

**PLANNING COMMISSION
MINUTES
Meeting of December 2, 2021
Lincoln County Courthouse Basement Conference Room**

Attendees

Roy Butler, Co-Chair
Charles Hunter, Secretary
Mike Hyde
Benton Barnes
Kay Brewer
Paul Braden
Tony Brown
Cole Blocker
Amanda Pigg
Nancy Harris, P & Z Dir.
Michele Rutledge, Admin. Asst.

Absent

Bruce Tanner, Chair
David Sanders

Other Attendees

Micky Capley
Steve Stewart
Travis Mann
Ryan Patterson
Luke Talley
Richard Holt

Co-Chair Butler called the meeting to order at 6:00 PM.

ROLL CALL

Michele Rutledge conducted a roll call; 9 present, 2 absent. Tony Brown and Cole Blocker came in after roll call, it was noted on the audio file.

MINUTES OF PREVIOUS MEETING

Mike Hyde moved to approve the minutes of November 4, 2021 as submitted. Second offered by Paul Braden. **Call for vote, unanimously approved.**

OLD BUSINESS

There was none.

NEW BUSINESS

1. Lincoln County Convenience Store-Construction Plan- Ryan Patterson, St. John's Engineering, provided construction plans for the PC to review. Director Harris stated Utility Committee approval was granted 12-1-21, contingent on widening Simmons Circle to accommodate sufficient r-o-w. The additional lands will come from the adjacent owner, Barry Brown. Mr. Brown will discuss requirements with Road Superintendent, Tim Gill. Benton Barnes made a motion to approve the construction plans. Paul Braden seconded. **Call for vote, unanimously approved.**
2. South Lincoln School Library-Construction Plan- Luke Talley, CSDG Engineering, distributed construction plans to the PC. Director Harris informed the PC approval was granted 12-1-21 by the Utility Committee. Tony Brown made a motion to approve the construction plans. Secretary Hunter seconded. **Call for vote, unanimously approved.**
3. Southpointe Landing Revision of lot 28A-discussion - Director Harris introduced Steve Stewart who was presenting a discussion item for his daughter and son in

law. They propose to subdivide a portion of a lot and add to another lot. This minor plat subdivision would violate the Subdivision Resolution Art. 1, Section 1-108.2 Procedures for subdivision where future subdivision is foreseen, due to the 1 year time frame for the plat in question expiring 1-5-2022. Mr. Stewart states the lot has changed ownership since the minor plat subdivision and is unbuildable due to a 150' TVA easement but has a water meter which he could access instead of purchasing a water meter. Director Harris cautioned the PC to word any exceptions carefully. Paul Braden made a motion to exercise the latitude to make a decision based upon that. It's not a hardship. It's an unusable lot and it was originally purchased in July, well outside the standard of one year. Tony Brown seconded the motion. **Call for vote, 7 yes, 2 no. Motion passes.**

4. Williams Property-discussion- Richard Holt, Sain Engineering, explained his client, Robert Williams, is proposing a residential development on Huntsville Highway. They are required to seek a permit with TDOT, which requires a Traffic Impact Analysis. He is proposing to come back at a later date as a formal agenda item to request a letter from the PC showing support for this proposed residential development as well as a letter stating the PC does not feel the need for a TIA due to no safety issues with ingress/egress at this location. Paul Braden made a motion to table this topic for future discussion. Cole Blocker seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

Co-Chair Butler reminded the PC of the election of officers scheduled for the January 6, 2022 PC meeting. He also mentioned the PC and BZA annual training was scheduled for February 26, 2021 at SCHRA at 8:30 AM. Director Harris reminded the members of the required Statement of Interest report due next month.

OLD BUSINESS

There was none.

PUBLIC BUSINESS

There was none.

ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Benton Barnes. **Call for vote, unanimously approved.** Meeting adjourned at 7:10 PM.

Bruce Tanner, Chairman

Date

Charles Hunter, Secretary

Minutes unofficial until voted on and signed