

**PLANNING COMMISSION
MINUTES
MEETING OF AUGUST 4, 2022
Lincoln County Courthouse Basement Conference Room**

Attendees

Paul Braden, Chairman
Roy Butler, Co-Chair
Mike Hyde
Mackenzie Carter
Cole Blocker
Colin Wakefield
Tony Brown
Nancy Harris, P & Z Dir
Michele Rutledge, Admin. Asst.

Absent

Kay Brewer
David Sanders
Benton Barnes
Charles Hunter, Secretary

Other Attendees

See attached list

Chairman Braden called the meeting to order at 6:00 PM.

ROLL CALL

Michele Rutledge conducted a roll call; 7 present, 4 absent.

MINUTES OF PREVIOUS MEETING

Co-Chair Butler moved to approve the minutes of July 7, 2022 as submitted. Second offered by Mike Hyde. **Call for vote, unanimously approved.**

OLD BUSINESS

1. SR2022-2 Amend Art. V, Sec. 5-104.2, Subpart 23 & 25 Final Plat requirements (Septic)- Tony Brown made a motion to table this agenda item. Cole Blocker seconded. **Call for vote, unanimously approved.**
2. Discussion Item-Rural Preservation Art. IV, Sec. 4.041 A-1 Increase minimum lot dimension- This would provide for a more rural atmosphere with the A-1 & A-2 districts by reducing the density and create another zoning district to continue suburban development, per request by Mayor Newman. Director Harris requested the Planning Commission review the proposed amendments provided to the Planning Commission and prepare comments for next month's Planning Commission meeting. Chairman Braden encouraged the Planning Commission to read carefully and provide input next month, as well.

NEW BUSINESS

1. 2022-R7 Rezoning request from A-1 to C-1 Jack Daniels | Brown-Forman Wabash Rd., Mulberry-PID 041 001.06.- Director Harris read the staff report aloud. Donna Willis, Director of Engineering, Maintenance and Environmental

for Jack Daniels, explained the proposed rezoning was due to warehouse expansion, 6 to 9 possibly. After a lengthy question and answer session, Tony Brown made a motion to table this rezoning request awaiting answers from Donna Willis. Colin Wakefield seconded. **Call for vote, 6 ayes, 1 nay vote cast by Mike Hyde. Motion passed.**

2. SR2022-3 Art. II, Sec. 2-101.201 (a-iv) Minor Plat Review Authorization- Director Harris read the staff report to the Planning Commission which explains the General Assembly of the State of Tennessee recently passed HB2534, amending certain sections of TN Code Annotated (TCA) that require the county legislative body to approve any delegation of the Planning Commission to its staff. More specifically, as authorized by TCA 13-3-403, on June 01, 2017 the Planning Commission voted to allow planning staff to review and approve Minor Plats, forgoing full submittal to the Planning Commission meeting. With the passing of HB2534, the legislative body must now sanction the previous authorization. Tony Brown made a motion to send to County Commission to call for a Public Hearing. Mackenzie Carter seconded. **Call for vote, unanimously approved.**
3. SR2022-4 Art. I, Sec. 1-102 General Provisions-Authority- Director Harris read the current language aloud. The General Assembly of the State of Tennessee recently passed SB2849, amending certain sections of TN Code Annotated (TCA) relative to regulation of property development. As such, the Bill further requires certain language to be adopted into both the Zoning Resolution and Subdivision Regulations. The Planning Commission has caused action to amend the Subdivision Regulations. Co-Chair Butler made a motion to call for a Public Hearing. Cole Blocker seconded. **Call for vote, unanimously approved.**
4. ZR2022-4 Art. 1, Sec. 1.010 Enactment-Authority- The General Assembly of the State of Tennessee recently passed SB2849, amending certain sections of TN Code Annotated (TCA) relative to regulation of property development. As such, the Bill further requires certain language to be adopted into both the Zoning Resolution and Subdivision Regulations. The Planning Commission has caused action to amend the Subdivision Regulations. Cole Blocker made a motion to send to the County Commission to call for a public hearing. Tony Brown seconded. **Call for vote, unanimously approved.**
5. Cheyenne Crews-Non-Customary Home Occupation-Dog Grooming and Boarding-2117 Ardmore Hwy.- The owner and applicant, Cheyenne Crews, was in attendance to answer any questions or address concerns. She proposes to operate a dog grooming and boarding business from her property. Several neighbors were in attendance and voiced concerns. Director Harris explained a future amendment regarding Home Occupations and Tony Brown made a motion to table this Non-Customary Home Occupation request pending the updated amendment. Co-Chair Butler seconded. **Call for vote, unanimously approved.**
6. Discussion Only- Blanche Fire Station- EMA Director, Doug Campbell, was in attendance to answer questions. Director Campbell explained the current

Blanche Fire Station is on property shared with the old Blanche School. The Lincoln County School Board is contemplating selling this property. If this comes to fruition, the Blanche Fire Station will request subdividing and purchasing 1+/- acres from this parcel which the Fire Station sits on. Director Campbell is requesting the Planning Commission's thoughts regarding accepting a LiDAR map instead of a survey, when applicable. Each Planning Commission member voiced their opinion-all were in favor of this substitution.

REPORTS OF OFFICERS and COMMITTEE

1. Discussion item-Urban Poultry- Director Harris provided a staff report which explained Urban Poultry and stated Urban Poultry was a study item, and requested the Planning Commission to please review and provide input and comment next month. Mayor Newman tasked Director Harris with this research item. Raising poultry is an increasingly popular hobby as more people continue to work from home. When located on agricultural lands, this doesn't present *much* of a problem, however, unless there are existing covenants and restrictions governing this topic, raising poultry on non-agricultural levels may present problems with neighbors.

PUBLIC BUSINESS

There was none.

ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Co-Chair Butler. **Call for vote, unanimously approved.** Meeting adjourned at 7:00 PM.



Paul Braden, Chairman



Date



Charles Hunter, Secretary

Minutes unofficial until voted on and signed