

**PLANNING COMMISSION
MINUTES
MEETING OF JULY 7, 2022
Lincoln County Courthouse Basement Conference Room**

<u>Attendees</u>	<u>Absent</u>	<u>Other Attendees</u>
Paul Braden, Chairman	Kay Brewer	See attached list
Roy Butler, Co-Chair	Tony Brown	
Charles Hunter, Secretary	Benton Barnes	
Mike Hyde		
Mackenzie Carter		
David Sanders		
Cole Blocker		
Colin Wakefield		
Nancy Harris, P & Z Dir		
Michele Rutledge, Admin. Asst.		

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

ROLL CALL

Michele Rutledge conducted a roll call; 8 present, 3 absent.

MINUTES OF PREVIOUS MEETING

Co-Chair Butler moved to approve the minutes of June 2, 2022 as submitted. Second offered by Cole Blocker. **Call for vote, unanimously approved.**

OLD BUSINESS

1. SR2022-2 Amend Art. V, sec. 5.104.2, Subpart 23 & 25 Final Plat requirements (Septic)- Secretary Hunter made a motion to table this agenda item. Colin Wakefield seconded. **Call for vote, unanimously approved.**

NEW BUSINESS

1. Non-Customary Home Occupation-Dog Breeding-Jodi Erbe, 433 Gunter Hollow Rd.- Director Harris read the staff report. The applicant, Jodi Erbe was in attendance. She is requesting to operate a dog breeding business from her property. Several Planning Commission members had questions which Ms. Erbe answered. The dogs will be housed in a conditioned 2.5 garage and breeding will be in a detached 500 sq. ft. building. The area is completely fenced. Secretary Hunter made a motion to approve the request. David Sanders seconded. **Call for vote, unanimously approved.**
2. Non-Customary Home Occupation-Dog Breeding, Grooming and Kennel-Farah Price, 21 Grassy Branch Rd. -Director Harris read the staff report aloud. The applicant proposes to operate a dog breeding, grooming and boarding business from her residence. The Planning Commission had several questions regarding

noise and fences due to neighbors nearby. Mrs. Price was in attendance and answered their questions. The dogs will be housed indoors with supervised outdoor stays. The area is completely fenced. Co-Chair Butler made a motion to approve the request. Mike Hyde seconded. **Call for vote, unanimously approved.**

3. 2022-R4 Zoning Request-Dr. Jones-2694 Huntsville Hwy- Applicant, Dr. Alan Jones, wishes to properly establish a proper zoning district. The property lies in the Urban Growth Boundary (UGB) without the benefit of a designated zoning district. The property has an established commercial veterinary clinic. Dr. Jones was in attendance. Secretary Hunter moved to approve and send to the County Commission to call for a public hearing. Cole Blocker seconded. **Call for vote, unanimously approved.**
4. 2022-R5 Zoning Request-Charles Gleghorn-PID 102 030.01 HSV HWY.- David Sanders recused himself and proceeded to the Planning & Zoning office for this agenda item due to being an employee of Mr. Gleghorn's. Director Harris read the staff report. The property lies within the Urban Growth Boundary (UGB) without the benefit of a designated zoning district. When the official zoning map was approved in March 2014, several areas within the UGB were not given a specific zoning district. Mr. Gleghorn was in attendance. He may market the vacant property as commercial in the future, if approved. Colin Wakefield made a motion to approve and send to the County Commission to call for a public hearing. Mike Hyde seconded. **Call for vote, unanimously approved.** David Sanders returned to the meeting.
5. 2022-R6 Zoning Request-Chad Mullins-310 Ardmore Hwy- Director Harris explained this rezoning reflects the previous two, the property lies within the UGB, without the benefit of a designated zoning district. Mr. Mullins was in attendance and stated he wishes to construct an addition to his existing concrete plant that has been in operation prior to the adoption of the zoning map. This addition would require the zoning to be correct. Co-Chair Butler made a motion to approve and send to County Commission. Colin Wakefield seconded. **Call for vote, unanimously approved.**
6. Classy Chassis Construction Site Plan-7 Houk Rd- Nathan Lawrence represented Classy Chassis and provided construction site plans for the Planning Commission to review. Director Harris informed the Planning Commission this item went before the Utility Committee yesterday and received approval. Mackenzie Carter made a motion to approve the site plan. David Sanders seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

1. Discussion item-Helena Agri., Flintville- Director Harris explained the original site plan showed a future building for a future dry fertilizer building in approximately a year. Helena Agri anticipate starting construction of this dry fertilizer building at this time, due to everything moving quicker than anticipated. Helena Agri is asking if they need to resubmit another construction site plan or

receive approval based on initial submittal. Director Harris stated Helena Agri went before the Utility Committee yesterday and the UC did waive the requirement to resubmit because all items were addressed during the initial review of the first building and all the information on there would be the same, with the exception of the word "future". Co-Chair Butler made a motion to move forward with the initial drawings. Secretary Hunter seconded the motion. **Call for vote, unanimously approved.**

2. Discussion item-Rural Preservation Art. IV, Sec. 4.041 A-1 Increase minimum lot dimension- Director Harris read the staff report aloud, explaining 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. Mackenzie Carter made a motion to table this item so she and the other Planning Commission members may take time to read and research this item. Cole Blocker seconded. **Call for vote, unanimously approved.**

PUBLIC BUSINESS

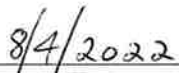
There was none, but Chairman Braden asked several members of the public if they had any questions or comments since they were quiet throughout the meeting. The Goldtraps and Ms. Cowan stated they were simply wanting to learn more about Lincoln County and to be more informed of local happenings.

ADJOURN

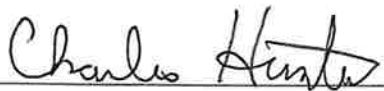
With no further business, Mike Hyde moved to adjourn, second offered by Mackenzie Carter. **Call for vote, unanimously approved.** Meeting adjourned at 7:01 PM.



Paul Braden, Chairman



Date



Charles Hunter, Secretary

Minutes unofficial until voted on and signed