

**PLANNING COMMISSION  
MINUTES  
MEETING OF SEPTEMBER 1, 2022  
Lincoln County Courthouse Basement Conference Room**

Attendees

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

Absent

Kay Brewer  
Mackenzie Carter  
Benton Barnes

Other Attendees

See attached list

Chairman Braden called the regular meeting to order at 6:01 PM upon closing the Public Hearing for SR2022-2.

**ROLL CALL**

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

**MINUTES OF PREVIOUS MEETING**

Tony Brown moved to approve the minutes of August 4, 2022 as submitted. Second offered by Co-Chair Butler. **Call for vote, unanimously approved.**

**OLD BUSINESS**

1. SR2022-2 Amend Art. V, Sec. 5-104.2, Subpart 23 & 25 Final Plat Requirements (Septic)- Chairman Braden explained member Benton Barnes, who voiced concerns on this subject was absent, therefore, Colin Wakefield made a motion to table this agenda item. Mike Hyde seconded. **Call for vote, unanimously approved.**
  
2. 2022-R7 Rezoning request from A-1 to C-1 Jack Daniels | Brown-Forman Wabash Rd., Mulberry-PID 041 001.06 - Donna Willis, representing Jack Daniels, distributed visuals to the Planning Commission. She provided answers to the questions asked at the August '22 Planning Commission meeting regarding percentage of Jack Daniel employees from Lincoln County, information about the microflora, neighbors property values, property tax dollars, etc. After a lengthy discussion, David Sanders made a motion to recommend approval of the rezoning and send the request to the County Commission. Mike Hyde seconded the motion. Chairman Braden asked Mike Hyde if he is currently employed by Jack Daniels. Mike Hyde said no, he doesn't work for them but he does have relatives that work for Jack Daniels and he does not have a conflict with the Jack Daniels rezoning request. **Call for vote, unanimously approved.**

3. Non-Customary Home Occupation-Dog Grooming -2117 Ardmore Hwy.- This agenda item was originally on the August agenda to include boarding. Several neighbors were in attendance in opposition to boarding and the request was denied. At this time, the applicant, Cheyenne Crews, has agreed to remove boarding, only providing grooming. One of the neighbor in attendance gave her approval. Mrs. Crews stated she will consider a fence at a later date, depending on funds. Secretary Hunter made a motion to approve and Tony Brown seconded the motion. **Call for vote, unanimously approved.**

## NEW BUSINESS

1. SR2022-4 Art. I, Sec. 1-102 General Provisions-Authority – This item follows a public hearing held prior to the opening of this regular session. 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 approve. Tony Brown seconded. **Call for vote, unanimously approved.**
2. Bailey Park SD PH III-Final- Barry Brown, developer and John Phillips, surveyor representing Bailey Park, was in attendance. Mr. Phillips presented final plats to the Planning Commission for review. Tony Brown made a motion to approve. Secretary Hunter seconded. **Call for vote, unanimously approved.**
3. 2022-R8 Rezoning Request -Ted McGehee-Flintville Rd- John Phillips, surveyor and Mr. McGehee, applicant was in attendance. Director Harris read aloud her staff report provided in each member’s folder. Mr. Phillips distributed plats for the Planning Commission. He explained Mr. McGehee was seeking to rezone the property from A-1 to C-1 for the future construction of storage units. Mr. Phillips and several members of the Planning Commission discussed the construction site plan, to be presented in the future, shall reflect a buffer separating property zoned C-1 and property zoned residential as stated in the Lincoln County Zoning Resolution. Secretary Hunter made a motion to send this request to the County Commission. David Sanders seconded. **Call for vote, unanimously approved.**

### Minor Plat – Ted McGehee, Flintville Rd

John Phillips, surveyor for Mr. McGehee, presented a 2-lot minor plat, dividing 2 existing duplexes into 2 independent lots, in tandem. Local regulations require proposed easements to provide a minimum 50’ width. The distance between the first duplex and the existing southerly lot line only provides for 47’. An existing driveway of greater than 30 years is contained within this 47’. Mr. McGehee is requesting a variance to the minimum easement width of 50’. Co-Chair Butler made a motion to grant the variance. Mike Hyde seconded. **Call for vote, unanimously approved.** Director Harris explained the variance needs to be written on the plat to be recorded and on the copy of the plat for her file.

## REPORTS OF OFFICERS and COMMITTEE

1. Urban Poultry- Director Harris and Chairman Braden expressed urgency to the Planning Committee regarding sharing any comments or questions via email pertaining to the Urban Poultry discussion item with Director Harris so she may formulate a response to Mayor Newman. This is the second plea to the PC from Director Harris.
2. Rural Preservation- Director Harris and Chairman Braden expressed urgency to the Planning Committee regarding sharing any comments or questions via email pertaining to the Rural Preservation discussion item with Director Harris so she may formulate a response to Mayor Newman. This is the second plea to the PC from Director Harris.
3. Home Occupation- Director Harris presented a staff report in the PC members folders regarding the discussion item- Home Occupation. She asked the PC members to review, research and reply via email any questions, concerns or comments pertaining to this discussion item.

## PUBLIC BUSINESS


There was none.

## ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Colin Wakefield. **Call for vote, unanimously approved.** Meeting adjourned at 7:15 PM.

  
\_\_\_\_\_  
Paul Braden, Chairman

10-6-22  
Date

  
\_\_\_\_\_  
Charles Hunter, Secretary

*Minutes unofficial until voted on and signed*