

**PLANNING COMMISSION  
MINUTES  
MEETING OF OCTOBER 6, 2022  
Lincoln County Courthouse Basement Conference Room**

Attendees

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

Absent

Charles Hunter, Secretary  
Mackenzie Carter  
Tony Brown

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, 3 absent.

**MINUTES OF PREVIOUS MEETING**

Mike Hyde moved to approve the minutes of September 1, 2022 as submitted. Second offered by David Sanders. **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 requested to move this agenda item to the bottom of the list due to a full agenda. He asked for any objections, there was none.

**NEW BUSINESS**

1. 2022-R9 Rezoning request-Bank of Lincoln County-Ardmore Hwy – Director Harris read the staff report aloud. John Phillips was in attendance representing Bank of Lincoln County and presented plats for the members to review. The owner and applicant, Bank of LC, request approval to rezone 0.53 +/- ac from A-2 Suburban Residential to C-1 General Commercial for a proposed unmanned ATM kiosk. Property will undergo a minor subdivision upon acceptance of this rezoning request, being a division of the parent parcel of Lincoln Farmers Co-Op. David Sanders recused himself to the Planning & Zoning office. Benton Barnes made a motion to send to the County Commission to call for a Public Hearing. Co-Chair Butler seconded. **Call for vote, 6 ayes, 1 abstention.** David Sanders was brought back in to the meeting.
2. T & W Operations-Construction site plan-Catalyst Design Group- Director Harris stated approval was gained by the Utility Committee last month. Plats

were provided for the Planning Commission to review. Wesley Blizzard, with Catalyst Design Group, explained they are proposing offices, a warehouse and a loading dock. Tony Head, representing T & W Operations, answered questions from the Planning Commission. Benton Barnes made a motion to approve. Mike Hyde seconded. **Call for vote, unanimously approved.**

3. 2022-R10 Rezoning Request –John Speck-307 John Hunter Hwy., Elora- Director Harris read the staff report. The owner and applicant request approval to rezone 2.0 +/- ac from A-1 Rural Residential to C-1 General Commercial. After a short discussion, Co-Chair Butler made a motion to send this request to the County Commission. Cole Blocker seconded. **Call for vote, unanimously approved.**
4. ZR2022-5 Amend Zoning Resolution, Art. VII Administration & Enforcement, Sec. 7.030(E) Fees- Director Harris explained amending the fees will help bring Lincoln County up to speed with building permit fees. The current fees are based on 2005 equivalent. The proposed schedule is a 6 year phase in. After an in-depth discussion, Cole Blocker made a motion to send to the County Commission for approval. Colin Wakefield seconded. **Call for vote, unanimously approved.** Colin Wakefield made another motion to revisit this amortized fee schedule annually, with Benton Barnes seconding. **Call for vote, unanimously approved.**
5. ZR2022-6 Amend Zoning Resolution, Art. II, Sec.2.090 Buffer Strips- Director Harris read the staff report proposing amending the current language to include any future residential areas. A buffer strip is defined as a planted strip not less than ten (10) feet in width. Such a planted strip shall be composed of one (1) row of evergreen trees, spaced not more than forty (40) feet apart and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet. Benton Barnes made a motion to send to the County Commission. David Sanders seconded. **Call for vote, unanimously approved.**
6. Old Business-Item 1- SR2022-2 Amend Art. V. Sec. 5-104.2 Subpart 23 & 25 Final Plat Requirements (Septic)- Current language may cause misinterpretation with regard to permitting septic systems, including field lines to be located on an adjacent parcel, maintained via an easement. By request of the Planning Commission, the proposed amendment attempts to require septic systems, including field lines, to be wholly located on the serving site and not permitted off site via an easement. Director Harris received 3 suggestions from the Planning Commission for the amendment-Septic system needs to be on the lot in which it serves, Surveyor must verify the septic in lieu of owner certification, and any created vacant or standalone lot must have an approved septic permit, which is good for 3 years, or have a soil scientist provide a soil analysis, which is good forever. Director Harris explained she will create a draft from these suggestions and present at a future Planning Commission meeting.

**REPORTS OF OFFICERS and COMMITTEE**

1. Urban Poultry- Director Harris and Chairman Braden asked the Planning Commission what their reviews were regarding Urban Poultry, which they reviewed and researched for 2 months. It was a strong no.
2. Home Occupation- Director Harris and Chairman Braden asked the Planning Commission what their reviews are regarding Customary Incidental Home Occupation, which they were presented in September to research. After a discussion, the Planning Commission chose to table this item.
3. Rural Preservation- Chairman Braden asked the Planning Commission what their research findings were regarding Rural Preservation, which they were presented in July. It was a strong no.
4. Sound system- The Planning Commission members are having difficulty hearing other members due to the noise level. Turning off the A/C unit is not a possibility. Matt McAulliffe, Lincoln County IT Dept. Director, offered the use of his sound system. We will implement this sound system next month.
5. Nancy Harris, Director of Planning & Zoning, is retiring- Director Harris announced her retirement effective January 20, 2023. The Planning Commission members were deeply saddened by this news, but wish her well.
6. PC member, Kay Brewer- Effective September 1, 2022, Kay Brewer has resigned.

**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 7:20 PM.

  
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Paul Braden, Chairman

  
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Date

  
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Charles Hunter, Secretary

*Minutes unofficial until voted on and signed*