

**PLANNING COMMISSION
MINUTES
MEETING OF JANUARY 5, 2023
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

Attendees

Paul Braden, Chairman
Roy Butler, Co-Chair
Charles Hunter, Secretary
Tony Brown
David Sanders
Colin Wakefield
Cole Blocker
Daniel Eldridge
Benton Barnes
Nancy Harris, P & Z Dir.
John Trueschler, Planner In Training
Michele Rutledge, Admin. Asst.

Absent

Mackenzie Carter
Mike Hyde

Other Attendees

See attached list

Chairman Braden called the meeting to order at 7:00 PM upon closing the Public Hearing for SR2022-2.

ROLL CALL

Michele Rutledge conducted a roll call; 9 present, 2 absent.

MINUTES OF PREVIOUS MEETING

Roy Butler moved to approve the minutes of December 1, 2022 as submitted. Second offered by Cole Blocker. **Call for vote, unanimously approved.**

OLD BUSINESS

There was none. PC member Benton Barnes excused himself from the meeting due to a family emergency.

NEW BUSINESS

1. Welcome new Planner in training- Chairman Braden introduced Director Harris' replacement effective April 3, 2023, John Trueschler.
2. SR2022-2 Art.V, Sec. 5-104.2, Subpart 23 & 25- Director Harris read the staff report which explains the 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. Based on comments during the public hearing and after a brief discussion, Secretary Hunter made a motion to table this agenda item. David Sanders seconded. **Call for vote, unanimously approved.**

3. ZR2023-R1-Administrative Zoning Correction-C-1 General Commercial to I-1 General Industrial-PID 041 001.00-Lynchburg Hwy-Brown Forman- In April 2018, this property was rezoned from A-1 Agriculture, Forestry, Rural Residential to C-1 General Commercial to accommodate warehousing. During the initial consideration and review, the level of alcohol storage was unknown by this office. We currently understand the level of contents being stored and have determined the classification falls into a *Hazardous Material Storage* category. The appropriate zoning district for this use is I-1 General Industrial. This is an administrative request, not a request by the owner, to correct this oversight. Discussion entailed deferring this matter to the attorney appointed to take the Jack Daniel's case. Secretary Hunter made a motion to strike from new business. Daniel Eldridge seconded this motion. **Call for vote, unanimously approved.**
4. ZR2023-1 Amend Art. IV, Sec. D (n) Uses permitted-Eliminate Solid Waste Landfills- This amendment is a request from Mayor Newman and would prohibit any **future** solid waste landfills in the county. Existing solid waste landfills may continue as is but may not be expanded to additional lands. Overflow and new collections would be hauled out of the county. The Planning Commission had several questions and comments. Tony Brown made a motion to approve the amendment, with no second, the motion failed. After a second discussion, David Sanders made a motion to leave verbiage as written in the zoning resolution, Daniel Eldridge seconded the motion. **Call for vote, 7 ayes, 1 nay. Tony Brown voted nay.**
5. Election of officers- Chairman Braden opened the floor for nominations for the Chair position. Co-Chair Butler made a motion to re-nominate Paul Braden. Secretary Hunter seconded. David Sanders made a motion to cease nominations. Secretary Hunter seconded. **Call for vote to cease nominations, unanimously approved. Call for vote for election of Chairman, passed unanimously.**

Chairman Braden opened the floor for nominations for the Co-Chair position. Colin Wakefield made a motion to re-nominate Roy Butler. Cole Blocker seconded. Secretary Hunter made a motion to cease nominations. David Sanders seconded. **Call for vote to cease nominations, unanimously approved. Call for vote for election of Co-Chair, passed unanimously.**

Chairman Braden opened the floor for nominations for the Secretary position. Cole Blocker made a motion to re-nominate Charles Hunter. Colin Wakefield seconded. Daniel Eldridge made a motion to cease nominations. Co-Chair Butler seconded. **Call for vote to cease nominations, unanimously approved. Call for vote for election of Secretary, passed unanimously.**

REPORTS OF OFFICERS and COMMITTEE

1. Director Harris reminded the Planning Commission of the required annual training for the PC and the Board of Zoning Appeals scheduled for February 25, 2023 at the SCHRA on Winchester Hwy. 8:30am to 1:00pm.
2. Director Harris reminded the Planning Commission to file their Statement of Interest, if they have not already.
3. Director Harris provided a list of the 2023 meeting dates for the Planning Commission.
4. Director Harris announced her proposed retirement date of March 31, 2023 pending County Commission approval. Otherwise she will retire January 20, 2023.

PUBLIC BUSINESS

Commissioner Roles-Walter asked if additional literature could be included in future presentations for Commissioners in regards to new industry and minor plat subdivisions i.e. when they hear rezoning requests before Commission meetings. She referenced the need for impact statements from community services for new industry and subdivisions.

ADJOURN

With no further business, Cole Blocker moved to adjourn, second offered by Colin Wakefield. **Call for vote, unanimously approved.** Meeting adjourned at 7:47 PM.

Paul Braden, Chairman

Date

Charles Hunter, Secretary

Minutes unofficial until voted on and signed