

**PLANNING COMMISSION
MINUTES
MEETING OF FEBRUARY 2, 2023
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

Attendees

Paul Braden, Chairman
Roy Butler, Co-Chair
Charles Hunter, Secretary
Mackenzie Carter
Mike Hyde
Colin Wakefield
Cole Blocker
Daniel Eldridge
Benton Barnes
Nancy Harris, Planner
Michele Rutledge, Admin. Asst.

Absent

Tony Brown
David Sanders

Other Attendees

See attached list

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

ROLL CALL

Michele Rutledge conducted a roll call; 8 present, 3 absent. Mike Hyde came in at 6:10 PM, updating the roll call to 9 present and 2 absent.

MINUTES OF PREVIOUS MEETING

Benton Barnes moved to approve the minutes of January 5, 2023 as submitted. Second offered by Secretary Hunter. **Call for vote, unanimously approved.**

OLD BUSINESS

Revised-SR2022-2 Art. V, Sec. 5-104.2, Subpart 23 & 25 Final Plat requirements. Benton Barnes made a motion to move this agenda item to the bottom of the list due to the public waiting on the new business agenda items. Secretary Hunter seconded. **Call for vote, unanimously approved.**

NEW BUSINESS

1. Flintville Storage-Construction Site Plan-Ted McGehee- John Phillips provided construction site plans for the Planning Commission to review. Mr. McGehee was on hand to answer any questions and is proposing to construct storage units. This property was recently rezoned to C-1, General Commercial. Planner Harris stated this project received approval from the Utility Committee. After a short discussion, Benton Barnes made a motion to approve the construction site plan and to allow the use of gravel instead of impervious concrete. Cole Blocker seconded the motion. **Call for vote, 8 ayes, 1 nay. Mackenzie Carter voted nay. Motion passes.**

2. Southland Estates SD PH II-Gabriella Kent- Mike Gooding provided Sketch Plats for the Planning Commission. He explained PH I was previously approved within 1 year so the PH II prompts the Major Subdivision requirements to be followed, per Lincoln County Subdivision Regulations. Benton Barnes made a motion to approve the sketch plat. Mackenzie Carter seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

1. Planner Harris informed the Planning Commission of hardcopies in their packets referencing 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, updated Planning Commission member list and the Annual Performance Report.
2. Planner Harris stated Commissioner Walter requested the different utilities and agencies provide a report on each plat upon reviewing. This was presented before the Utility Committee, which they unfortunately declined. The general consensus was they were unable to set aside the time necessary to provide the requested report. Commissioner Walter was in attendance and stated she is very disappointed that people are trying to skirt around doing things that would make their job more fruitful for the community in the long run. Commissioner Walter stated she would like to research the possibility of implementing Impact Fees, Development Fees or Adequate Facilities Tax to benefit future development. She also stated she shared an email with Planner Harris regarding a plan from MTAS for the City of Fayetteville which identifies the different departments. These are goals and needs Lincoln County have, per Commissioner Walter. Planner Harris said she attempted this in 2018, explaining she invited the department heads to a meeting, and only one offered to provide a report. Daniel Eldridge suggested reaching out to CTAS regarding utilities providing impact reports, as a potential solution.

PUBLIC BUSINESS

Chairman Braden announced the Planner in training, John Trueschler, has resigned and the Planner position is still open.

Chairman Braden revisited Old Business, Revised SR2022-2 Art. V, Sec. 5-104.2, Subpart 23 & 25 –Planner Harris read the staff report, explaining it is version 3. This revision attempts to require septic systems, including field lines, to be wholly located on the serving site and not permitted off site via an easement. Mackenzie Carter offered advice on a few grammatical changes. Secretary Hunter made a motion to approve as noted with the additional grammatical changes per Mackenzie Carter. Co-Chair Butler seconded. **Call for vote, unanimously approved.** A Public Hearing will be advertised and scheduled for the next Planning Commission meeting dated March 3, 2023 at 6:00 pm.

ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Benton Barnes.
Call for vote, unanimously approved. Meeting adjourned at 7:32 PM.

Paul Braden, Chairman

Date

Charles Hunter, Secretary

Minutes unofficial until voted on and signed