

**PLANNING COMMISSION
MINUTES
MEETING OF MARCH 2, 2023
LINCOLN COUNTY COURTHOUSE – CHANCERY COURTROOM**

Attendees

Paul Braden, Chairman
Roy Butler, Co-Chair
Charles Hunter, Secretary
Mackenzie Carter
Mike Hyde
Colin Wakefield
Cole Blocker
Daniel Eldridge
Tony Brown
David Sanders
Kevin Chastine, Planner on contract
Michele Rutledge, Admin. Asst.

Absent

Benton Barnes

Other Attendees

See attached list

Chairman Braden called the meeting to order at 6:02 PM upon closing the Public Hearing for SR2022-2 Art. V, Sec. 5-104.2, Subpart 23 & 25 Final Plat Requirements.

ROLL CALL

Michele Rutledge conducted a roll call; 10 present, 1 absent.

MINUTES OF PREVIOUS MEETING

Daniel Eldridge moved to approve the minutes of February 2, 2023 as submitted. Second offered by Cole Blocker. **Call for vote, unanimously approved.**

OLD BUSINESS

There was none.

NEW BUSINESS

1. Introduction of Griggs & Maloney Consultant, Kevin Chastine- Chairman Braden introduced and welcomed Kevin Chastine, Planner on contract.
2. SR2022-2 Art.V, Sec.5-104.2, Subpart 23 & 25 Final Plat Requirements- This item follows a public hearing held prior to the opening of this regular session. This 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. Colin Wakefield made a motion to approve. Secretary Hunter seconded. **Call for vote, unanimously approved.**
3. Southland Est. SD PH II-Preliminary & Construction Site Plan- Mike Gooding, surveyor representing Southland Est. SD PH II, provided preliminary and

construction site plans for the Planning Commission's review. Secretary Hunter stated approval was granted by the Utility Committee at their March 1st meeting. Co-Chair Butler made a motion to approve and David Sanders seconded. **Call for vote, unanimously approved.**

4. File #2022-R7 Rezoning Request-Brown-Forman- The applicant requested, via email, to remove this item from the agenda.
5. Dollar Tree Construction Site Plan-Revised Site Plan-Barry Brown- Chairman Braden allowed Secretary Hunter to insert and bring before the Planning Commission, the revised Dollar Tree Construction Site Plan. Secretary Hunter stated the original site plan was reviewed and approved by the Planning Commission at their November 3, 2022 meeting. The site plan revisions include moving the proposed access on Highway 431 based on feedback from Tennessee Department of Transportation. The moving of the access required the building and parking to be moved as well. Secretary Hunter, requested the revised site plan be reviewed by the Planning Commission and stated the revised site plan received approval from the Utility Committee at their March 1st meeting. Barry Brown, representing Dollar Tree, provided revised site plans for the Planning Commission. After a short question and answer session, Tony Brown made a motion to approve and Mike Hyde seconded. **Call for vote, unanimously approved.**
6. Discussion-Land Use Study and Comprehensive Growth Plan- Chairman Braden announced several people requested a Land Use Study and a Comprehensive Growth Plan at the recent required annual training for the Planning Commission and Board of Zoning Appeals. Chairman Braden explained he thought Lincoln County started the process in 2020 only to be stopped by Covid-19. Mayor Newman was in attendance and concurred. Several Planning Commission members were in agreement with the study as well as multiple members of the public in attendance. The Planning Commission discussed ideas regarding moving forward with this request. Daniel Eldridge made a motion to set a work session scheduled after the March 21, 2023 County Commission meeting so the Planning Commission can inform and invite the County Commission and present their approach, with Kevin Chastine in attendance. Seconded by Mackenzie Carter. **Call for vote unanimously approved.**

Daniel Eldridge also stated a motion was made at the last County Commission meeting for the Planning Commission to revisit Subdivision Regulations regarding minor plats and others issues. He requested these issues be discussed in the proposed future work session.

REPORTS OF OFFICERS and COMMITTEE

1. Chairman Braden read a touching letter from outgoing planner, Nancy Harris, who will be sorely missed. Congratulations on her well-deserved retirement.

PUBLIC BUSINESS

Chairman Braden asked if anyone wanted to address the Planning Commission. Commissioner Caldwell spoke requesting the issues with minor subdivisions be addressed. Gary Byers and Ernie Roles, Sr. had questions about the location of septic field lines and water pressure issues. Patrick Long, public member, mentioned the importance of all utilities agreeing on collaboration and coordination in this task, but felt this would be a big struggle.

Tony Brown stated the acoustics in the meeting room is not great and made a motion for the Planning Commission to check into purchasing equipment to aid in amplification. Secretary Hunter explained he is in the process of working with the IT Dept. for lapel microphones or a similar item. Tony Brown withdrew his motion.

Chairman Braden thanked the public for attending and encouraged the public input.

ADJOURN

With no further business, Mike Hyde moved to adjourn, second offered by Secretary Hunter. **Call for vote, unanimously approved.** Meeting adjourned at 7:12 PM.

Paul Braden, Chairman

Date

Charles Hunter, Secretary

Minutes unofficial until voted on and signed