

**PLANNING COMMISSION  
MINUTES  
MEETING OF JUNE 1, 2023  
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

Attendees

Benton Barnes, Chairman  
Daniel Eldridge, Co-Chair  
Charles Hunter, Secretary  
Mackenzie Carter  
David Sanders  
Cole Blocker  
Jimmy Sumners  
Chad Mullins  
Michele Rutledge, Admin. Asst.

Absent

Kevin Chastine, Planner on contract  
Colin Wakefield  
John Thorpe  
Danny Shelton

Other Attendees

George Monks  
Jennie Roles-Walter  
Scott Fruehauf

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

**ROLL CALL**

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

**WELCOME NEW PLANNING COMMISSION MEMBERS**

Chairman Barnes introduced 2 of the 4 new PC members in attendance.

**MINUTES OF PREVIOUS MEETING**

Secretary Hunter moved to approve the PC meeting minutes of May 4, 2023 as submitted. Second offered by David Sanders. **Call for vote, unanimously approved.**  
Co-Chair Eldridge made a motion to approve the May 8, 2023 PC work session minutes as submitted. Mackenzie Carter seconded. **Call for vote, unanimously approved.**

**OLD BUSINESS**

There was none.

**NEW BUSINESS**

1. File #2023-R3- Rezoning request for Monks, Hammons and West- Huntsville Hwy. PID115 159.00- Secretary Hunter explained Planner Chastine was unavailable tonight and proceeded to read the staff report aloud. Mr. George Monks was in attendance. After a short discussion, David Sanders made a motion to send to the County Commission on June 20, 2023 to call for a public hearing. Secretary Hunter seconded. **Call for vote, unanimously approved.**
2. Site Construction Plan – Dayton Freight Lines, Inc. Runway Centre Blvd. PID 126 041.19 – Secretary Hunter read the staff report. Scott Fruehauf was in attendance representing Dayton Freight Lines, Inc. Site plans were provided to the PC members for review. Secretary Hunter declared site plan approval was granted by the Utility Committee on May 17, 2023. Mackenzie Carter made a

motion to approve the Site Plan. Cole Blocker seconded. **Call for vote, unanimously approved.**

3. Subdivision Regulations and Growth Plan Workshop Discussion – Chairman Barnes noted due to Planner Chastine’s absence, the PC needs to provide the points of tonight’s discussion to Planner Chastine since he is presenting to the Budget Committee. Mackenzie Carter announced several of her thoughts and asked if the PC has presented their thoughts to Planner Chastine. After a lengthy discussion, they decided to research more, gather thoughts and ideas and present to Planner Chastine.

**REPORTS OF OFFICERS and COMMITTEE**

1. Secretary Hunter noted an updated Planning Commission members list was provided in each member’s folder.

**PUBLIC BUSINESS**

Chairman Barnes asked the public if they wish to speak. Commissioner Roles-Walter stated Williamson County Mayor and Planner extended an open door for assistance. She requested the PC look into an educational impact fee, as well.

**ADJOURN**

With no further business, David Sanders moved to adjourn, second offered by Secretary Hunter. **Call for vote, unanimously approved.** Meeting adjourned at 7:02 PM.

  
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Benton Barnes, Chairman

  
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Date

  
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Charles Hunter, Secretary

*Minutes unofficial until voted on and signed*