

**PLANNING COMMISSION
MINUTES
MEETING OF JULY 6, 2023
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

Attendees

Benton Barnes, Chairman
Daniel Eldridge, Co-Chair
Charles Hunter, Secretary
Colin Wakefield
David Sanders
Cole Blocker
Jimmy Sumners
John Thorpe
Danny Shelton
Kevin Chastine, Planner on contract
Michele Rutledge, Admin. Asst.

Absent

Mackenzie Carter
Chad Mullins

Other Attendees

Kate Guin
John Rogers
Marshall Miller
Mark Hoffman
Jason Nix

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

ROLL CALL

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

WELCOME NEW PLANNING COMMISSION MEMBERS

Chairman Barnes introduced the new PC members.

MINUTES OF PREVIOUS MEETING

Cole Blocker moved to approve the PC meeting minutes of June 1, 2023 as submitted.
Second offered by Secretary Hunter. **Call for vote, unanimously approved.**

OLD BUSINESS

There was none.

NEW BUSINESS

1. File #2023-R4- Rezoning request for Josh, Julieanna, David and Sherry Ogle- Corner of Quarter Rd. & Winchester Hwy. PID 081 010.04- Planner Chastine proceeded to read the staff report aloud. The applicants wish to establish a zoning district of I-1 General Industrial. It is located in the Urban Growth Boundary (UGB). John Rogers and Marshall Miller were in attendance. After a short discussion, Colin Wakefield made a motion to send to the County Commission on July 18, 2023 to call for a public hearing. David Sanders seconded. **Call for vote, unanimously approved.**
2. File #2023-R5-Rezoning request for Mike and Shannon Holt-Huntsville Hwy. PID 139 025.00 – Planner Chastine read the staff report. The property is currently zoned A-1, Agriculture, Rural Residential, Forestry and the applicants

wish to rezone a 1.58 (+/-) acres portion of the 6.27 (+/-) acres parcel to C-1, General Commercial. Surveyor Mark Hoffman was in attendance, representing the Holt's. Mr. Hoffman provided survey plats to the PC members indicating the area to be rezoned. Co-Chair Eldridge made a motion to send to the County Commission on July 18, 2023 to call for a public hearing. David Sanders seconded. **Call for vote, unanimously approved.**

3. Subdivision Regulations and Growth Plan Workshop Discussion – Co-Chair Eldridge spoke about revisiting the Subdivision Regulations. Chairman Barnes explained the Growth Plan and Subdivision Regulations go hand in hand and he feels the need to confirm funding before moving forward, in addition to securing confirmation of cooperation, participation and input from the utilities, which is a necessity.

REPORTS OF OFFICERS and COMMITTEE

1. Secretary Hunter noted Planning & Zoning has been busy, stating another rezoning is being prepared for next month's PC meeting and interviewing several candidates for the Planner position is under way. Director Hunter also announced the approximate total for building permits for the fiscal year is \$402,000 and approximately \$13,500 for other fees, such as minor plat review fees and rezoning application fees. He stated he felt the Planning & Zoning office is a self-supporting office. Planner Chastine explained next month's PC agenda is already developing with the previously mentioned rezoning and the submittal of a cell tower application as well as a satellite dish for internet usage application.

PUBLIC BUSINESS

Chairman Barnes asked the public if they wish to speak. Commissioner Kate Guin introduced herself and questioned Director Hunter about the applicants for the Planner position.

ADJOURN

With no further business, Cole Blocker moved to adjourn, second offered by Colin Wakefield. **Call for vote, unanimously approved.** Meeting adjourned at 6:55 PM.


Benton Barnes, Chairman


Date


Charles Hunter, Secretary

Minutes unofficial until voted on and signed