

**PLANNING COMMISSION
MINUTES
MEETING OF AUGUST 3, 2023
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

Attendees

Daniel Eldridge, Co-Chair
Charles Hunter, Secretary
Cole Blocker
Jimmy Summers
John Thorpe
Danny Shelton
Chad Mullins
Mackenzie Carter
Kevin Chastine, Planner on contract
Traci Perkins, LC Planner
Michele Rutledge, Admin. Asst.

Absent

Benton Barnes, Chairman
David Sanders
Colin Wakefield

Other Attendees

Kate Guin
Randy Jones
Jennie Roles-Walter
Barry Brown
Brenda Wade
Sue Morris
Michael Morris

Co-Chair Eldridge called the meeting to order at 6:00 PM

ROLL CALL

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

MINUTES OF PREVIOUS MEETING

John Thorpe moved to approve the PC meeting minutes of July 6, 2023 as submitted. Second offered by Cole Blocker. **Call for vote, unanimously approved.**

WELCOME NEW PLANNING & ZONING PLANNER

Secretary Hunter introduced the new Lincoln County Planning & Zoning Planner, Traci Perkins.

PUBLIC COMMENT TIME

Co-Chair Eldridge explained the State of Tennessee recently added a provision which allows the public an opportunity to sign up and speak on an agenda item at any public meeting. The sign-up sheet is filed with the minutes in the Planning & Zoning office. 3 citizens signed up to speak on agenda item #1-Site Construction plan for VIASAT Internet Satellite. They had questions and concerns. VIASAT representative, Randy Jones, was in attendance and responded when New Business was opened.

OLD BUSINESS

There was none.

NEW BUSINESS

1. VIASAT Site Construction Plan- Secretary Hunter stated the VIASAT Site Construction Plan was approved by the Utility Committee and proceeded to distribute site plans to the Planning Commission. Randy Jones, representing VIASAT, explained the project and responded to the public's questions and concerns. After a short discussion, John Thorpe made a motion to approve the site plan. Chad Mullins seconded. **Call for vote, unanimously approved.**
2. File #2023-R6- Rezoning request for Larry Barnett-Huntsville Hwy. PID 102 028.03 – Interim Planner Chastine read the staff report. The applicant wishes to establish a zoning district of C-1 General Commercial to attract commercial development. The property is located in the Urban Growth Boundary (UGB). Barry Brown was in attendance and represented Mr. Barnett. Mackenzie Carter made a motion to send to the County Commission on August 15, 2023 to call for a public hearing. Secretary Hunter seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

1. Co-Chair Eldridge stated the County Commission voted on Tuesday August 1st, to allocate \$50,000.00 to the Planning Commission for a General Development Study. Co-Chair Eldridge also stated on Wednesday August 2nd, he met with Britt Dye, with Fayetteville Public Utilities, who stated he was onboard with this study and offered help. Mr. Dye also stated FPU was starting a similar initiative with TVA and multiple county entities, which included Mayor Newman, local law enforcement, EMA, etc. Mr. Dye invited Co-Chair Eldridge to sit in on the meeting scheduled for Thursday August 3rd, which he did. A future meeting is scheduled for September and he is invited.

Co-Chair Eldridge suggested keeping the County Commission abreast regarding updates with the General Development plan via Commissioner Sanders and himself. Also, Co-Chair Eldridge suggested forming a steering committee which would include the main players, such as, County and City Mayors, Fayetteville Public Utilities, Lincoln County Board of Public Utility, Chamber of Commerce, Sheriff's Dept., Emergency Management Agency, Lincoln County Board of Education, Fayetteville City Schools, Riverside Christian Academy, Motlow College, TCAT, Fayetteville Main Street Board, Lincoln County Highway Dept., Industrial Development Board, City of Ardmore, City of Petersburg, Health Systems and any other players that may have an interest in future development. A town hall meeting in each of the 8 districts was suggested, as well as, creating an active website and social media could help get the word out. Interim Planner Chastine corroborated Co-Chair Eldridge's suggestions. Development of a Request for Proposal (RFP) was discussed.

Secretary Hunter stated the County Commission has asked the Planning Commission to review portions of the Subdivision Regulations. He reiterated the PC only reviews anything less than 5 acres. Above that, we don't review. Doug Campbell, with EMA, and Joey Clark, with the Lincoln County Board of Public Utilities, have spoken with Secretary Hunter regarding concerns with certain Subdivision Regulations and minor plats. Secretary Hunter introduced several possible solutions to be proposed in the near future. A discussion followed.

PUBLIC BUSINESS

There was none.

ADJOURN

With no further business, Mackenzie Carter moved to adjourn, second offered by Jimmy Sumner. **Call for vote, unanimously approved.** Meeting adjourned at 7:11 PM.

Benton Barnes, Chairman

Date

Charles Hunter, Secretary

Minutes unofficial until voted on and signed