

**PLANNING COMMISSION  
MINUTES  
MEETING OF OCTOBER 5, 2023  
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

<u>Attendees</u>	<u>Absent</u>	<u>PH Attendees</u>	<u>PC Attendees</u>
Benton Barnes, Chairman	John Thorpe	Thomas Hastings	Kate Guin
Daniel Eldridge, Co-Chair		John Phillips	Thomas Hastings
Charles Hunter, Secretary		Daniel Green	Charles Caldwell
Cole Blocker		Knox Smith	Bonnie Caldwell
Mackenzie Carter			Daniel Green
Jimmy Sumners			John Phillips
Danny Shelton			Jennie Roles-Walter
Chad Mullins			Nancy Harris
David Sanders			Andy Rotenstreich
Traci Perkins, LC Planner			William J. Harris
Michele Rutledge, Admin. Asst.			Dale Riddle
			Sherri Riddle
			Mike Holt
			Will Hamilton
			Heather Hamilton
			Randy Hunter
			John Trueschler
			Jared Byrd
			Knox Smith

Chairman Barnes called the meeting to order at 6:07 PM upon closing the Public Hearing for file SR2023-1, Amend SD Regulations and file 2023-C1, Communication Improvement-Cell Tower.

**ROLL CALL**

Michele Rutledge conducted a roll call; 9 present, 1 absent. Chairman Barnes announced PC member, Colin Wakefield has resigned from the PC and BZA.

**MINUTES OF PREVIOUS MEETING**

David Sanders moved to approve the PC meeting minutes of September 7, 2023 as submitted. Second offered by Co-Chair Eldridge. **Call for vote, unanimously approved.**

**PUBLIC COMMENT TIME**

There was none

**OLD BUSINESS**

There was none.

## NEW BUSINESS

1. SR2023-1-Amend Subdivision Regulations-Art. IV Sec.4.106 Water Facilities/ Art. VI Sec. 6-102 Words and Terms defined/ Art. I Sec. 1-112.109 Access to Lots by Public Way/ Art. I Sec. 1-113 Change the definition of Major as it pertains to SD Plats- Chairman Barnes received approval to divide the amendments into 5 separate items. He introduced the first item, Art. IV Sec. 4.106, Water Facilities, and opened for discussion. After a short discussion, Mackenzie Carter made a motion to approve the amendments to Art. IV, Sec. 4.106.1, a, b and i. Secretary Hunter explained the amendment in more detail. David Sanders seconded. **Call for vote, 8 ayes, 1 nay vote cast by Chad Mullins. Motion passed.**

Chairman Barnes moved on to the next item, Art. VI Sec. 6-102 Words and Terms Defined, specifically Major and Minor Subdivision and define Vacant Lot. After a lengthy discussion, David Sanders made a motion to leave the Minor and Major Subdivision definitions as is. Chad Mullins seconded. **Call for vote, 8 ayes, 1 nay vote cast by Jimmy Sumners. Motion passed.**

Chairman Barnes moved on to item 3, adding a definition for Vacant Lot. Secretary Hunter made a motion to approve the proposed definition for Vacant Lot. Mackenzie Carter seconded. **Call for vote, unanimously approved.**

Chairman Barnes moved on to the next item. It is Art. I, Sec. 1-112.109 Access to Lots by Public Way. Secretary Hunter stated the easement amendments were requested by several emergency services, such as Fire, EMA, Sheriff's Dept., etc., due to difficulty determining the correct structure experiencing an emergency due to a shared drive and address not visible. After a short discussion, Mackenzie Carter made a motion to approve. Danny Shelton seconded. **Call for vote, unanimously approved.**

Chairman Barnes stated no action is required for the last item, Art. I, Sec. 1-113, Planning Commission Schedule of Fees due to not changing the definition of Major Subdivision.

Co-Chair Eldridge made a motion to schedule a public hearing next month to discuss changing the time frame which a Minor Subdivision can be cut from the same plat from 1 year to 3 years subject to Kevin Chastine, the Planning Commission and the public's input. Mackenzie Carter seconded. **Call for vote, 8 ayes, 1 nay vote cast by Secretary Hunter. Motion passed.**

2. 2023-C1 Communication Improvement-Cell Tower-Petersburg Chestnut Ridge Rd.- Chairman Barnes opened the second agenda item. Andy Rotenstreich was in attendance and represented Vertical Bridge Reit, LLC. He provided site development plans for the PC to review. Secretary Hunter stated the proposed site is in a Special Flood Hazard area and all utilities will be elevated. This project received approval from the Utility Committee on September 6, 2023. David Sanders made a motion to approve the site development plan. Jimmy Sumners seconded. **Call for vote, unanimously approved.**
3. Construction Site Plan-Mike Holt Tractor Shop- Huntsville Hwy- Mike Holt provided plans for the PC to review. After a lengthy discussion, Cole Blocker made a motion to approve the construction site plan. Danny Shelton seconded. **Call for vote, 8 ayes, 1 nay vote cast by Mackenzie Carter. Motion passed.**

4. Construction Site Plan (Remodel)-Park City Holiness Church-3025 Huntsville Hwy- Dale Riddle represented the Park City Holiness Church. He stated this remodel will provide additional handicap accessibility. Construction Site Plans were on hand for review. Co-Chair Eldridge made a motion to approve the site plan. Cole Blocker seconded. **Call for vote, unanimously approved.**
5. Construction Site Plan-Custom Automated Machines Inc-Will Harris-Huntsville Hwy- Will Harris and John Phillips was in attendance. Construction Site Plans were provided. Mackenzie Carter made a motion to approve. Cole Blocker seconded. **Call for vote, unanimously approved.**
6. Minor Plat Subdivision and Private Rd-Westridge Community Subdivision-John Trueschler- John Trueschler and Nancy Harris were in attendance. Plats were provided for review and it was stated Utility Committee did grant approval. After a short discussion, Secretary Hunter made a motion to approve. Jimmy Sanders seconded. **Call for vote, unanimously approved.**
7. File 2023-R7 Rezoning request –Randall Hunter-106 McAlister Rd.-Chairman Barnes introduced the last agenda item, which Secretary Hunter recused himself due to the applicant being immediate family, and stepped out of the conference room into the hallway. Planner Perkins read the staff report aloud. David Sanders made a motion to send to the County Commission to call for a Public Hearing. Cole Blocker seconded. **Call for vote, unanimously approved.** Chairman Barnes called for Secretary Hunter’s return to the meeting.

#### **REPORTS OF OFFICERS and COMMITTEE**

Co-Chair Eldridge reminded the Planning Commission of the first meeting of the Steering Committee on Wednesday October 11, 2023 at 9AM in the Fayetteville Public Utilities conference room to discuss the initial introduction to the process and to start the Request for Qualifications (RFQ). He encouraged the public to attend.

#### **PUBLIC BUSINESS**

Commissioner Guin spoke in regards to calls from her constituents regarding billboards on 231-431 Hwy. She requested a sign ordinance be adopted in the near future and a resolution to be presented at the October 17, 2023 County Commission meeting stating no more signs or she will speak with the county attorney Ed Simms requesting he issue a resolution. Several members of the Planning Commission and the public announced these signs were on state maintained thoroughfares which were regulated by Tennessee Dept. of Transportation (TDOT), as well as some signs were on private property. Concerns were voiced that action to deter these signs could violate the first amendment. Questions arose as to who would enforce any sign ordinance if it was adopted.

**ADJOURN**

With no further business, Secretary Hunter moved to adjourn, second offered by Cole Blocker. **Call for vote, unanimously approved.** Meeting adjourned at 7:42 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*