

**PLANNING COMMISSION  
MINUTES  
MEETING OF NOVEMBER 2, 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 Phillips	John Phillips
Daniel Eldridge, Co-Chair		Bonnie Caldwell	Bonnie Caldwell
Charles Hunter, Secretary			
Cole Blocker			
Mackenzie Carter			
Jimmy Sumners			
Danny Shelton			
Chad Mullins			
David Sanders			
John Thorpe			
Mike Bevels			
Traci Perkins, LC Planner			
Michele Rutledge, Admin. Asst.			

Chairman Barnes called the meeting to order at 6:13 PM upon closing the Public Hearing for file SR2023-2, Amend SD Regulations. He introduced the newest PC member, Mike Bevels.

**ROLL CALL**

Michele Rutledge conducted a roll call; 11 present, 0 absent.

**MINUTES OF PREVIOUS MEETING**

Mackenzie Carter moved to approve the PC meeting minutes of October 5, 2023 as submitted. Second offered by Cole Blocker. **Call for vote, unanimously approved.**

**PUBLIC COMMENT TIME**

There was none

**OLD BUSINESS**

Co-Chair Eldridge provided an update concerning the Comprehensive Plan, RFQ and Steering Committee meeting. He provided hard copies to the Planning Commission as well as electronic copies via email regarding the final draft of the proposed Comprehensive Plan RFQ. Responses were requested by Co-Chair Eldridge on or before December 4, 2023. He also requested approval to release this final version and send to Finance to issue the RFQ. John Thorpe made a motion to approve, seconded by Mackenzie Carter. **Call for vote, unanimously approved.**

**NEW BUSINESS**

1. Hirotec Site Plan-35 Koi Park Rd.- Site plans showing a proposed parking lot and storage building were distributed among the Planning Commission.

Secretary Hunter stated Utility Committee approval has been given. Chad Mullins made a motion to approve. Danny Shelton seconded. **Call for vote, unanimously approved.**

2. File 2023-R8 Rezoning request-Gary Priest-158 Flintville Rd.- Chairman Barnes opened the second agenda item. Surveyor John Phillips was in attendance and represented Gary Priest. He provided plats for the PC to review. Secretary Hunter made a motion to approve. Jimmy Sumners seconded. **Call for vote, unanimously approved.**
3. Changing the July 2024 PC meeting date- Chairman Barnes explained the July 2024 PC meeting date falls on Thursday, July 4, 2024 and asked for a change in meeting date. Mackenzie Carter made a motion to move the July 4, 2024 PC meeting to Thursday, July 11, 2024. John Thorpe seconded. **Call for vote, unanimously approved.**
4. SR2023-2-Amend Subdivision Regulations-Art. I Sec.1-108.2 Resubdivision of Land-Procedures for Subdivision. Art. I Sec. 1-108.2 Resubdivision of Land-Timeframe of Subdivision. Art. IV Sec. 4.106.1 Water Facilities. Art. VI Sec. 6-102 Words and Terms defined- Chairman Barnes introduced the first item of four items referencing subdivision regulation amendments-Procedures for Subdivision, which basically prevents the circumvention of Major Subdivision requirements. After a lengthy discussion, Co-Chair Eldridge made a motion to accept as written. Cole Blocker seconded. **Call for vote, 9 ayes, 2 nay votes cast by Chad Mullins and Danny Shelton. Motion passed.**  
Chairman Barnes moved on to item 2-Timeframe of Resubdivision, which increases the timeframe to resubdivide. Secretary Hunter made a motion to decline to act on item 2. John Thorpe seconded. **Call for vote, 9 ayes, 2 nay votes cast by Co-Chair Eldridge and Mackenzie Carter. Motion passed.**  
Chairman Barnes moved on to item 3-Water Facilities, which states property accessed by a private road may have water meters located in utility easement area, which is already in existence in the Private Road requirements. Mackenzie Carter made a motion to accept. David Sanders seconded. **Call for vote, unanimously approved.**  
Chairman Barnes introduced the last item-Words and Terms defined. Chairman Barnes explained this is simply defining Parent Parcel. David Sanders made a motion to approve. Cole Blocker seconded. **Call for vote, unanimously approved.**

Chairman Barnes requested a date these approved amendments, from the October 5, 2023 and November 2, 2023 Planning Commission meetings, shall go into effect. Mackenzie Carter made a motion to approve January 1, 2024 as the effective date for the October and November 2023 PC meetings approved amendments. David Sanders seconded. **Call for vote, unanimously approved.**

**Non agenda item discussion-** Co-Chair Eldridge stated Commissioner Guin request he speak about her concerns regarding billboards in the county. Several concerns voiced by Co-Chair Eldridge and Commissioner Caldwell were the looks and the size of the billboards. Several PC members voiced concerns regarding violating Freedom of Speech and the additional manpower and vehicle

needed by Planning and Zoning to regulate a possible sign ordinance due to the county's size (570 square miles). Another concern of the Planning Commission relates to the depth of monitoring other signs such as yard sale and real estate signs. The City of Fayetteville (9.62 square miles) has 1 employee just for sign ordinance enforcement. Several PC members stated if the billboards present a danger, such as obstructed views, Tennessee Department of Transportation or the Lincoln County Highway Department should intervene. But based on experience, these billboards are not obstructing traffic view due to height. Commissioner Caldwell suggested billboard installers pull a permit from the Planning & Zoning office. Secretary Hunter explained the process to require a billboard/sign permit be mandatory.

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

Chairman Barnes, Secretary Hunter and Planner Perkins explained the importance of ensuring the accuracy of the PC contact information for the required, annual Statement of Interests. An email requesting confirmation of correct information as well as a hardcopy in the PC folders have been provided to the Planning Commission.

#### **PUBLIC BUSINESS**


Commissioner Caldwell stated the importance of the Planning Commission and the impact on everyone in regards to the decisions made by the PC. She stated the importance of accountability and transparency and to keep that in mind.

#### **ADJOURN**

With no further business, Jimmy Sumners moved to adjourn, second offered by Cole Blocker. **Call for vote, unanimously approved.** Meeting adjourned at 7:16 PM.

  
Benton Barnes, Chairman

12/7/2023  
Date

  
Charles Hunter, Secretary

*Minutes unofficial until voted on and signed*