

**PLANNING COMMISSION
MINUTES
MEETING OF DECEMBER 7, 2023
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

<u>Attendees</u>	<u>Absent</u>	<u>PH Attendees</u>	<u>PC Attendees</u>
Daniel Eldridge, Co-Chair	Benton Barnes		John Phillips
Charles Hunter, Secretary			John Trueschler
Cole Blocker			Mark Hoffman
Mackenzie Carter			Gary Byers
Jimmy Sumners			
Danny Shelton			
Chad Mullins			
David Sanders			
John Thorpe			
Mike Bevels			
Traci Perkins, LC Planner			
Michele Rutledge, Admin. Asst.			

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

ROLL CALL

Michele Rutledge conducted a roll call; 10 present, 1 absent.

MINUTES OF PREVIOUS MEETING

John Thorpe moved to approve the PC meeting minutes of November 2, 2023 as submitted. Second offered by Mackenzie Carter. **Call for vote, unanimously approved.**

PUBLIC COMMENT TIME

There was none

OLD BUSINESS

1. Westridge Subdivision Private Road-Final approval-John Trueschler- Mr. Trueschler and Surveyor Mark Hoffman were in attendance and provided plats. Secretary Hunter stated he and Chairman Barnes visited the location, initiated an inspection of the private road and upon it meeting the private road standards per Lincoln County Zoning Regulations, they granted approval. Secretary Hunter made a motion to approve, seconded by Cole Blocker. **Call for vote, unanimously approved.**

NEW BUSINESS

1. Bankston Subdivision Private Road- Surveyor John Phillips provided plats for the PC to review for preliminary approval. This plat was resubmitted due to the Utility Committee requesting a cul de sac and E911 requesting the road name be removed until final approval. Cole Blocker made a motion to approve. John Thorpe seconded. **Call for vote, unanimously approved.**

2. File 2023-R9 Rezone request-3342 Huntsville Hwy-Barbara Shepardson- Co-Chair Eldridge and Planner Perkins announced this agenda item representative was a no show and moved on to the next agenda item.
3. Vogue Towers (Plada Heights) Cell Tower 2593 Huntsville Hwy Rene Vawter - Item was rescheduled for the 1/4/24 Planning Commission meeting.

Non agenda item discussion- Dayton Freight Site Plan- Co-Chair Eldridge explained Secretary Hunter was requesting a motion, a second, and a vote to place a late resubmittal for Dayton Freight Site Plan on tonight's agenda. He explained the site plan was approved by the PC approximately 6 months ago but they've made several field changes. Chad Mullins made a motion to place on the agenda, Cole Blocker seconded. **Call for vote, unanimously approved.** Secretary Hunter provided plats for the PC review. Secretary Hunter explained the water line location going into the building was moved about 2 feet to the West. The width of the sidewalk entering the front was changed from 7' wide to 6'4" wide and the gutter drains running off the building was moved but still drains to the same retention pond. He informed the PC approval was granted by the Utility Committee on 12/6/23. Cole Blocker made a motion to approve, seconded by Mike Bevels. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

Planner Perkins informed the PC of hardcopies in their folders reminding them of four items- the importance and steps required to file the required Statement of Interest, reminders of the upcoming required PC and BZA training, the election of PC officers at the 1/4/24 PC meeting and 2024 PC meeting dates. Secretary Hunter went into detail regarding the upcoming training. Planner Perkins informed the PC of the availability of iPads for PC use, if interested.

Co-Chair Eldridge spoke regarding the RFQ down select. An email was sent earlier in the week with this information attached for PC review. After a discussion pertaining to the possible vendors for the Comprehensive Growth Plan, Mackenzie Carter made a motion to select Croy Engineering as the primary vendor for the Comprehensive Growth Plan. Secretary Hunter seconded. **Call for vote, unanimously approved.** Co-Chair Eldridge reminded everyone of the upcoming Steering Committee meeting on December 14th as well as stating he will extend an invitation to Croy Engineering. Co-Chair Eldridge proposed speaking with the City of Fayetteville and the Industrial Development Board (IDB) to request financial assistance to secure Edsel Charles as an advisor. Mr. Charles is the founder of a research company that specializes in new home market. He came highly recommended by the City of Fayetteville and the Industrial Development Board.

PUBLIC BUSINESS

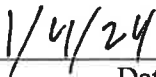
Gary Byers had several questions regarding septic perc tests, process of minor plats, and water pressure. The PC attempted to answer Mr. Byers' questions and listen to his concerns.

ADJOURN


With no further business, Chad Mullins moved to adjourn, second offered by David Sanders. **Call for vote, unanimously approved.** Meeting adjourned at 6:57 PM.



Benton Barnes, Chairman



Date



Charles Hunter, Secretary

Minutes unofficial until voted on and signed