

**PLANNING COMMISSION
MINUTES
MEETING OF MARCH 7, 2024
LINCOLN COUNTY COURTHOUSE – BASEMENT CONFERENCE ROOM**

PC Attendees

Charles Hunter, Secretary
Cole Blocker
Jimmy Summers
Danny Shelton
David Sanders
John Thorpe
Mike Bevels
Traci Perkins, LC Planner
Michele Rutledge, Admin. Asst.

PC Absent

Mackenzie Carter
Benton Barnes
Daniel Eldridge
Chad Mullins

Attendees

Gabriela Kent
Danny Schmidt
Angela Schmidt
Eric Bonds
Joseph Schmidt
Barry Brown
Karli Spencer

Secretary Hunter called the meeting to order at 6:00 pm.

ROLL CALL

Michele Rutledge conducted a roll call; 7 present, 4 absent.

MINUTES OF PREVIOUS MEETING

David Sanders moved to approve the PC meeting minutes of February 1, 2024 as submitted. Second offered by Mike Bevels. **Call for vote, unanimously approved.**

PUBLIC COMMENT TIME

There was none

OLD BUSINESS

There was none.

NEW BUSINESS

1. Non-Customary Home Occupation –Danny Schmidt-Deer Processing-outside of personal residence- Secretary Hunter introduced agenda item #1. Planner Perkins read the staff report aloud. Applicant Danny Schmidt, was in attendance. Mr. Schmidt proposes to operate a deer processing business from an accessory structure on his property. Art. III, Sec. 3.040(B) requires non-customary home occupations to be reviewed and approved by the Planning Commission. Attorney Shawn Henry was consulted and corroborated this would be a valid approval for the PC. John Thorpe made a motion to approve, David Sanders seconded. **Call for vote, unanimously approved.**
2. Construction Site Plan- Bailey Park SD Sewer Pump Station Access Drive- Secretary Hunter introduced this item. Planner Perkins announced it received Utility Committee approval on February 7, 2024. Barry Brown was in attendance for any questions. Construction Site Plans were provided to the PC for review. David Sanders made a motion to approve, Cole Blocker seconded. **Call for vote, unanimously approved.**

3. Construction Site Plan-Palatec Mfg.- Secretary Hunter introduced item 3. Planner Perkins read the staff report and stated Utility Committee approval was given February 21, 2024. Eric Bonds was in attendance. Palatec proposes building two structures- an office as well as a storage facility. Jimmy Sumners made a motion to approve, John Thorpe seconded. **Call for vote, unanimously approved.**
4. File #2024-R1 Zoning Request for 2754 Huntsville Hwy-Gabriela Kent/Brooks Henderson – The applicant is requesting approval to designate a C-1 General Commercial zoning district to this property located within the Urban Growth Boundary (UGB). UGB property did not receive a zoning district overlay during the process of adopting the official zoning map for the county. Gabriela Kent was in attendance. This site has always had a commercial use. John Thorpe made a motion to send to the County Commission. Danny Shelton seconded. **Call for vote, unanimously approved.**
5. File #2024-R2 Zoning Request for 2724 Huntsville Hwy-Barry Brown- The applicant is requesting approval to designate a C-1 General Commercial zoning district to this property located within the Urban Growth Boundary (UGB). UGB property did not receive a zoning district overlay during the process of adopting the official zoning map for the county. Barry Brown was in attendance. David Sanders made a motion to send to the County Commission. John Thorpe seconded. **Call for vote, unanimously approved.**

REPORTS OF OFFICERS and COMMITTEE

1. Comprehensive Plan Update-Daniel Eldridge was absent but Secretary Hunter explained Daniel sent an email with an update-data requests to various offices around the county were sent out. Many responses were received with others working on their response. Upon compilation of the data, Daniel will send a completed package to Croy. Daniel has been in contact with Houston Matthews so he is aware of the progress. Daniel stated he will be scheduling a Steering Committee meeting upon receipt of the remaining data reports.

PUBLIC BUSINESS

There was none.

ADJOURN

With no further business, Jimmy Sumners moved to adjourn, second offered by Cole Blocker. **Call for vote, unanimously approved.** Meeting adjourned at 6:18 PM.



 Benton Barnes, Chairman



 Date



 Charles Hunter, Secretary

Minutes unofficial until voted on and signed