

MINUTES
Heard County Planning
Commission Meeting
November 2, 2020

Roll Call:

Chad Wood called meeting to order.

Josh Parmer gave invocation.

All members were present.

Chad Wood makes motion to amend agenda under New Business to include election of new officers- Chairman and Vice Chairman.

Josh Parmer makes a motion to amend the agenda.

Mrs. Hazel 2nd

Motion Carries.

Public Hearing:

A. Application to rezone property, Simms Cemetery , Emilio Ornelas.
Application was withdrawn by applicant.

B. Amendments to Subdivision Regulations Chapter 40 and 46 of the Zoning Ordinance.

Chad Wood opens public hearing.

County Attorney Jerry Ann Conner explains that currently our Subdivision Regulations and Zoning Ordinances do not match in definition. Jerry Ann prepared updated text amendments for the board to review. Jerry Ann also asks the Planning Commission if in the future they would like to see information more often regarding subdivisions or divisions of property.

Mike Robinson comes to the podium to speak about traffic increase in areas where housing developments are happening. Mr. Robinson states that most of our roads are not equipped to handle and increase of traffic nor would current land/homeowners want an increase.

David Walls comes to podium to speak. Mr. Walls expresses interest in having more information provided to the citizens as well as the

Board of Commissioners about decisions being made by the Planning Commission. Mr. Walls stated the community does not have enough input onto the decisions made. Mr. Walls stated he thinks our current ordinances have served us well, but it may be time for an update. Mr. Walls also expressed concern over new houses contaminating Centralhatchee Creek which is the county's main water supply. Jerry Ann stated we could review the ordinances involving the watershed protections and make amendments if needed.

Mrs. Hazel asked that the zoning office send information packets as well as the minutes to the Board of Commissioners in the future.

Mike Robinson comes back to the podium to speak about agricultural land that may come up for sale in the near future and when it does if someone buys it with the purpose of building a home it should have to be rezoned before a home can be built on it.

Josh Parmer asked Jerry Ann to come up with a proposal for changes that could be made to lot size requirements for agricultural land.

Chad Wood acts for a motion to close public hearing.

Mr. Randy makes a motion to close.

Mrs. Hazel 2nd.

Motion carries.

C. New Official Zoning Maps of Heard County.

Chad Wood opens public hearing.

The members of the board reviewed the 16 updates to the map. Chad Wood asked that the map be updated more often. Mr. Wood suggested every 6 months to a year.

Chad Wood asks for motion to close public hearing.

Josh Parmer makes motion to close the public hearing.

Dustin Pate 2nd.

Motion carries.

Approval Of Minutes:

Mrs. Hazel made a motion to approve the minutes as read.

Mr. Randy 2nd.
Motion Carries.

Unfinished Business:

NONE

New Business:

A. Discussion/Decision – Application to rezone, Emilio Ornelas.
Application withdrawn by applicant.

B. Discussion/Decision- Amendments to Subdivision Regulations Chapter 40 and 46 of the Zoning Ordinance.

Josh Parmer makes a motion to approve update to definitions of Subdivisions Regulations and Zoning Ordinances.

Mr. Randy 2nd
Motion carries.

C. Discussion/Decision- New Official Zoning Maps of Heard County.

Josh Parmer makes a motion to recommend approval of the New Official Zoning Maps to the Board of Commissioners.

Dustin Pate 2nd.
Motion carries.

D. Discussion/Decision- Election of Chairman and Vice Chairman.

Mrs. Hazel makes a motion to appoint Chad Wood as Chairman of the Planning Commission and Dustin Pate as Vice Chairman.

Mr. Randy 2nd.
Carries

Old Business:

NONE

Adjourn:

Mr. Randy makes a motion to adjourn.

Mrs. Hazel 2nd.

Motion Carries.