

MINUTES
Heard County Planning
Commission Meeting
March 4, 2024

Roll Call:

Chad Wood called meeting to order.
Chad Wood gave invocation.
Larry Spruill and Charlene Storey not present.

Public Hearing:

A. Application for Variance on Hwy 27, Thomas and Anna Wilson.

Chad Wood asks for a motion to open the public hearing.
Josh Parmer makes a motion.
Dustin Pate 2nd.
Motion carries

No one was present for public hearing.

Chad Woods asks for a motion to close the public hearing.
Mr. Randy makes a motion.
Dustin Pate 2nd.
Motion carries.

B. Application for Special Use, Casey Pierce.

Chad Wood asks for a motion to open the public hearing.
Josh Parmer makes a motion.
Mr. Randy 2nd.
Motion carries.

Lindsey Pierce who is the applicant's daughter comes to the podium and explains her mother is hearing impaired so she will be addressing the board on her behalf. Lindsey explains they would like to create a market day on their property with 3-4 events per year. They would like to have the hours of operation to be between 10 am and 4 pm. They expect to have between 50-125 vendors at

the event with approximately 10 food trucks. They will provide portable restrooms and have parking in an open field. They would also allow elopement weddings on the property with a limit of 20 people per wedding.

James Wilson comes to the podium and states that he sold the property to the applicant, and he is not in favor of a wedding venue in his backyard.

Parks Lane comes to the podium and explains he owns the chicken houses across the road, and he just wants the applicant to be aware there will be a smell in the summer.

Jeff Rood comes to the podium and states he lives around the corner, and he is against approval because it will generate noise.

Brad Jackson comes to the podium and states that the property is zoned as agricultural and should be used as such.

Will Muse comes to the podium and states he also owns chicken houses nearby and is against approval due to noise and traffic.

Chad Wood asks for a motion to close the public hearing.

Josh Parmer makes a motion.

Dustin Pate 2nd.

Motion carries.

C. Application for Special Use, Stag Valley Farms.

Chad Woods asks for a motion to open the public hearing.

Josh Parmer makes a motion.

Dustin Pate 2nd.

Motion carries,

Luke Mersberger comes to the podium and explains that he has recently purchased the property and wants to transform the buildings on the property into venue instead of greenhouses. He stated that there are currently 4 tiny houses on the property and that no one has ever lived in them but he would like to rent them out with a part of the wedding packages.

Approval Of Minutes:

Mr. Randy makes a motion for the minutes to be approved as read.
Dustin Pate 2nd.
Motion Carries.

New Business:

A. . Discussion/Decision -Application for Variance, Thomas and Anna Wilson

Mr. Randy makes a motion to deny.
Dustin Pate 2nd.
Motion Carries.

B. Discussion/Decision- Application for Special Use Casey Pierce.

Josh Parmer makes a motion to deny.
Mr. Randy 2nd.
Motion Carries.

C. Discussion/Decision- -Application for Special Use Stag Valley Farms LLC.

Josh Parmer makes a motion to approve with the following conditions.

1. Events at the location shall be limited to wedding ceremonies, receptions, rehearsal dinners, birthday and retirement parties, team building events, family reunions, and other activities similar in nature.
2. Occupancy of the property shall be limited to 150 and adequate parking shall be provided for 100 vehicles.
3. No alcohol shall be sold or consumed on the premises.
4. A natural vegetative buffer of fifty feet shall be maintained around the boundary of the property.
5. Hours of operation shall be as follows: Monday- Thursday 10 a.m. to 8 p.m. Friday and Saturday 10 a.m. to 10 p.m. and Sunday 1 p.m. to 10 p.m.

6. No use permitted shall exceed a noise level of 45 dBa, as measured from the property lines. A decimeter shall be kept on the property during events. All speakers shall be angled toward the interior of the property to limit sound.
7. Lighting shall be established in such a manner that adjacent properties are not adversely affected and to ensure that no direct light is cast upon adjacent properties or roadways.
8. Food shall not be prepared on the premises. However outdoor grilling will be allowed subject to any applicable fire marshal or board of health regulations.
9. Adequate refuse collection containers will be provided.
10. The property will be served by a licensed port-a-potty company. If bathrooms are constructed the septic system must meet board of health requirements.
11. All construction must meet ADA requirements.
12. All construction and activities conducted on the premises shall meet applicable requirements of the Heard County Building Department, County and State Fire Marshall's Office and the Heard County Board of Health.

Dustin Pate 2nd.
Motion Carries.

Old Business:

NONE

Adjourn:

Josh Parmer makes a motion to adjourn.

Mr. Randy 2nd
Motion Carries.