

MINUTES
Heard County Planning
Commission Meeting
August 1, 2022

Roll Call:

Chad Wood called meeting to order.

All members present.

Larry Spruill gave invocation.

Public Hearing:

A. Application for Variance on road frontage, Travis Thornton.

Chad asks for a motion to open the public hearing.

Josh Parmer makes a motion.

Randy Chesnut 2nd.

Motion carries

Travis comes to the podium and states that he has no road frontage on the tract of land he wishes to build his house on but he owns property that does have road frontage but is currently unable to combine the tracts because of the conservation agreement they are currently in.

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

Mr. Randy makes a motion.

Dustin Pate 2nd.

Motion carries.

B. Application for Rezone, Richard Todd.

Chad Wood asks for motion to open public hearing.

Rick Jones makes a motion.

Mr. Randy 2nd.

Motion Carries.

Mr. Todd comes to the podium and states that he is settling his mothers estate and he wants to rezone two acres to sell with the house on the

property so that he can maintain most of his acreage. He does not want to sell the full 5 acres that is required of agricultural land.

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

Mr. Randy makes a motion.

Larry Spruill 2nd.

Motion Carries.

C. Application for Rezone, Greg Thompson.

Chad Wood asks for motion to open the public hearing.

Dustin Pate makes a motion.

Mr. Randy 2nd.

Motion carries.

Mr. Thompson comes to the podium and explains business has been run since his last application. He states that the property at one time was commercial. Mr. Thompson explains that he is aware of the fact that he doesn't meet the setbacks but is willing to work with property owners next door to create a noise barrier.

LaDonna Reynolds comes to the podium and says that she owns 150 acres across from the property and that the lot is full of cars and messy. She states that other neighbors have complained to her that the property is loud and stays open all night. She said she fears this will become worse if it is approved.

Jonathan Smith comes to the podium and states that this property is loud and not following proper business hours.

Jeff Strong comes to speak and says that cars come onto his property with loud radios and disturb his home because they are trying to find the repair shop.

Mr. Thompson comes back to the podium and explains that because they are not allowed to advertise and put a sign up sometimes customers do get lost. He states that the business is secluded and hidden. Mr. Thompson also stated that he has done random inspections of the property to make sure it is clean and orderly. He states he has given his personal phone number to the neighbors to call if they have had any issues, but no one has called him. He states they need it to be rezoned so that he can get an address and be able to have a dumpster on site to keep the property clean.

James McDonald from Codes Enforcement comes to the podium and says that when he has done random inspections of the property that it has been clean and that very few cars have been parked on the lot.

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

Mr. Randy makes a motion.

Rick Jones 2nd.

Motion carries.

D. Application for Special Use Permit, Tillman Infrastructure.

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

Mr. Randy makes a motion.

Dustin Pate 2nd.

Motion carries.

Andy Rotenstreich comes to the podium on behalf of Tillman he states that they want to put a 180 foot monopole that will not be lit in the middle of a 26 acre tract of land. He states that this was applied for last May and SBA sent a lawyer to discourage approval because there is a tower near this proposed location that is charging a very high fee so they do not want any competition. He stated that the BOC approved the tower and SBA filed suit. In court a judge ordered that the application be heard again. Mr. Rotenstreich stated that in 2018 AT&T sent a letter to SBA asking to renegotiate terms of their contract, but they never heard back. He stated that because of the cost of the rent on the current tower AT&T is unable to upgrade their services. With the new tower it would be a lower monthly rate so they would be able to have new and better equipment on the tower to better serve the community.

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

Josh Parmer makes a motion.

Dustin Pate 2nd.

Motion carries.

E. Application for Special Use Permit, Marsha Hunt.

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

Dustin Pate makes a motion.

Mr. Randy 2nd.

Motion carries.

Applicant was a no show for the meeting. No one else came to speak for or against.

Chad Wood asks for motion to close the public hearing.

Josh Parmer makes a motion.

Larry Spruill 2nd.

Motion carries.

Approval Of Minutes:

Rick Jones makes motion for the minutes to be approved as read.

Dustin Pate 2nd.

Motion Carries.

Unfinished Business:

NONE

New Business:

A. . Discussion/Decision Application for Variance on road frontage, Travis Thornton

Mr. Randy makes a motion to approve the variance.

Dustin Pate 2nd.

Motion Carries.

B. Discussion/Decision- Application for Rezone, Richard Todd.

Josh Parmer makes a motion to approve.

Larry Spruill 2nd

Motion carries.

C. Discussion/Decision- Application for Rezone, Greg Thompson.

Mr. Randy makes a motion to deny.

Rick Jones 2nd.

Motion carries.

D. Discussion/ Decision- Application for Special Use, Tillman Infrastructure.

Mr. Randy makes a motion to approve.
Josh Parmer 2nd.
Motion carries.

E. Application for Special Use Permit, Marsha Hunt.

Mr. Randy makes a motion to deny.
Rick Jones 2nd.
Motion carries.

Old Business:

NONE

Adjourn:

Josh Parmer makes a motion to adjourn.
Dustin Pate 2nd
Motion Carries.