

**MINUTES**  
**Heard County Planning**  
**Commission Meeting**  
**January 17, 2022**

**Roll Call:**

Chad Wood called meeting to order.

Mr. Randy was not present.

Josh Parmer gave invocation.

**Public Hearing:**

A. Application for Text Amendment, Mike Crane.

Chad Wood asks for motion to open public hearing.

Josh Parmer makes a motion.

Dustin Pate 2<sup>nd</sup>.

Motion Carries.

Mike Crane comes to the podium and shows a presentation of what is plan would be for Big Pine Plantation. He states that he wants to develop 8 tracts with approximately 15 acres each. He explains that he wants 1 gated entrance to serve all households. Mike states that he will have agreements with all homeowners for maintenance and that the county will never be responsible for the road into the property. Mr. Crane explains that the zoning change would require a minimum of 1750 square feet per house and that there would be requirements for how and what type of houses will be allowed within the development. Attorney Jerry Ann Conner explains to Mr. Crane that he will still have to apply to have the zoning of the property changed if this text amendment is passed and Mr. Crane agreed. Chad Woods asks how close the houses will be to the water behind the property and Mr. Crane stated no less than 400 feet. Josh Parmer suggested to change the development size to a minimum of 30 acre tracts.

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

Josh Parmer makes a motion.

Rick Jones 2<sup>nd</sup>.

Motion Carries.

**Approval Of Minutes:**

Dustin Pate makes motion for the minutes to be approved as read.

Rick Jones 2<sup>nd</sup>.

Motion Carries.

**Unfinished Business:**

NONE

**New Business:**

A. Discussion/Decision – Application for Text Amendment, Mike Crane.

Josh Parmer makes a motion to approve the Text Amendment

Rick Jones 2<sup>nd</sup>.

Motion Carries.

**Old Business:**

NONE

**Adjourn:**

Josh Parmer makes a motion to adjourn.

Dustin Pate 2<sup>nd</sup>

Motion Carries.