

MINUTES
Heard County Planning
Commission Meeting
September 3, 2024

Roll Call:

Chad Wood called meeting to order.

Josh Parmer gave an invocation.

All members present

Public Hearing:

- A. Application for Special Use, Viridi RE Development, Pea Ridge Road, Franklin.

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

Mr. Randy makes a motion.

Josh Parmer 2nd.

Motion carries

Ellen Smith representing Viridi comes to the podium, she explains that this is an application resubmitted from 2023. They have resubmitted the application and are filing under the old ordinance. The property has been used for timber management and will continue to be used as such with addition of the solar farm. The application meets the requirements of the ordinance and in line with the comprehensive plan. She states that the new plan will shrink the farm by about 20 acres and give larger setbacks from neighbors. She states that this will be a complimentary use for the land.

Mark Callahan approaches the podium; he states that he is the closest neighbor to the proposed solar farm. He gave a history of what had changed in his setbacks and agreements with Viridi. He stated Viridi agreed to test his drinking water and keep the project at least 1000 feet from his property. He stated that he would not oppose the farm but was not necessarily in favor of it.

Gary Barrington comes to the podium and states that he has traveled the last 12 years and seen a lot of solar farms and talked to people in areas that they are in place he states he is against the solar farm.

Bryan Bishop comes to the podium and says he has not been contacted as an adjacent property owner. He explains he is not for or against but does have more questions and would like to see more erosion control measures in place. He also explained he was concerned about pesticides.

Robert Hardeman comes to the podium; he states he just has a few questions. He asked if there was anything in the panels that may hurt the environment.

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

Josh Parmer makes a motion.

Charlene Storey 2nd.

Motion carries.

Approval Of Minutes:

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

Mr. Randy 2nd.

Motion Carries.

New Business:

A. . Discussion/Decision -Application for Special Use, Viridi RE Development.

Josh Parmer makes a recommendation with the following conditions:

1. THEY RECEIVE NO FEDERAL OR STATE FUNDING OR GRANTS
2. NOT VISABLE FROM RIGHT OF WAY OR ANY NEIGHBORING HOUSES
3. MUST MEET 8 FOOT FENCE REQUIREMENT

Charlene Storey 2nd.

Laurie Gibson and Randy Chesnut against.

Motion carries 3-2

Old Business:

NONE

Adjourn:

Josh Parmer makes a motion to adjourn.

Mr. Randy 2nd

Motion Carries.