

MINUTES
Heard County Planning
Commission Meeting
September 5, 2023

Roll Call:

Chad Wood called meeting to order.
Josh Parmer gave an invocation.
All members present.

Public Hearing:

A. Application for Variance on setbacks on Ash Road, Dana Banks.

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

No one was present for public hearing.

Chad Woods asks for a motion to close the public hearing.
Mr. Randy a motion.
Larry Spruill 2nd.
Motion carries.

B. Application for Variance on Cofield Road, Kevin Norred.

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

Mr. Norred comes to the podium and states that he owns a small tract of land on Cofield Road, and he would like to build a storage barn with a bathroom in it without a primary house on the property. He explained that he has a house just a few miles away and will only be using the property for its lake access.

Chad Wood asks for a motion to close the public hearing.
Josh Parmer makes a motion.
Larry Spruill 2nd.
Motion carries.

C. Application for Rezone from Rural Development to Single Family Residential on Jenny D Lane, Tracy Cronic.

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

Tracy Cronic comes to the podium and tells the board that she wants to split her property and let her daughter put another mobile home behind the house that is currently there. She explains that would make each tract a little over 1.5 acres each.

Chad Wood asks for a motion to close the public hearing.
Josh Parmer makes a motion.
Charlene Storey 2nd.
Motion carries.

D. Application for Special Use for a Wedding Venue, Jan Buchwald.

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

Brett Buchwald comes to the podium and tells the board he wants to build a wedding venue on the property that will have a 5000 square foot venue and will hold about 150 guests. They plan to have employees on site during all events. The venue would not be able to be seen from the main road. The venue will be inspected by the fire marshal and up to all safety codes. He also stated that the nearest home was over half a mile away.

Melissa Griffis comes to the podium. Stated she was there to represent multiple Heard County residents that are opposed to the venue. She stated application and documentation submitted by the applicant do not meet the county requirements. She stated there were no buffers shown in plans, she

asked about how many entrances will there be in case of an emergency. She stated she believed a traffic study should be mandatory. If any road improvements are needed the applicant should cover the costs. She stated there will be negative impact to the neighborhood from this request and asked that it be denied.

Frank Bradshaw came to the podium and explained that he was concerned about the impact on wildlife since this is an agricultural area. He stated he thinks it will reduce the value of his property. He is concerned of runoff onto his property. He thinks the neighbors will be the ones who suffer.

Lana Bussey comes to the podium and is concerned about the noise from the venue, she stated that the traffic on Frolona Road is already terrible on the weekends, and this will just make it worse.

Robbie Bussey comes to the podium and stated he thinks that agricultural land should remain as it is and be used for those purposes.

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

Josh Parmer makes a motion.

Mr. Randy 2nd.

Motion carries.

E. Application for Special Use for a Solar Farm, Viridi RE.

Chad Wood makes a motion to open the public hearing.

Mr. Randy makes a motion.

Dustin Pate 2nd.

Javiar a representative of Viridi RE Development LLC comes to the podium, and states they plan to use about 700 acres of a 1700 acre tract of land on Pea Ridge Road. Viridi has 5 sites in Georgia and 10 sites in the US but they are under construction. Viridi will be leasing the land from the timber company that currently owns it with a 25-year lease with 5-year extensions up to a 40-year maximum. When the lease is over they will dismantle the panels and return the land to its original condition. There will be no concrete used on the property and they will provide the county a construction plan. They plan to build water basins on the property to collect runoff and they will also provide an erosion plan.

Mark Callahan comes to the podium and explains he lives next door to this property, he states he wants the panels as far away from his property lines as possible. He wants them to provide a large buffer.

Scott Parrott comes to the podium and states he currently has he land leased and his is concerned for the impact to the creeks and wildlife on the property. He also stated it is time for the timber to be cut and there will be no buffer until the timber grows back. He stated the property already has problems with runoff and this will make things much worse.

Chad Wood asks for a motion to close.

Josh Parmer makes a motion.

Larry Spruill 2nd.

Motion carries.

Approval Of Minutes:

Josh Parmer makes a motion for the minutes to be approved as read.

Mr. Randy 2nd.

Motion Carries.

Unfinished Business:

NONE

New Business:

A. . Discussion/Decision -Application for Variance, Dana Banks.

Mr. Randy makes a motion to deny the application.

Larry Spruill 2nd.

Motion Carries.

B. Discussion/Decision- Application for Variance, Kevin Norred.

Josh Parmer makes a motion to approve.

Mr. Randy 2nd.

Motion Carries.

C. Discussion/Decision- Application for Rezone, Tracy Cronic.

Josh Parmer makes a motion to deny.
Larry Spruill 2nd.
Motion Carries.

D. Discussion/Decision- Application for Special Use, Jan Buchwald.

Larry Spruill makes a motion to deny.
Mr. Randy 2nd.
Motion Carries.

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

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

Old Business:
NONE

Adjourn:
Josh Parmer makes a motion to adjourn.
Larry Spruill 2nd
Motion Carries.