

**MINUTES**  
**Heard County Planning**  
**Commission Meeting**  
**December 4, 2023**

**Roll Call:**

Chad Wood called meeting to order.

Randy Chesnut gave an invocation.

Josh Parmer not present.

**Public Hearing:**

- A. Application for Rezone from Rural Development to Agricultural, Elm Road, Bryan and Jessica Stone.

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

Dustin Pate makes a motion.

Mr. Randy 2<sup>nd</sup>.

Motion carries

Bryan and Jessica Stone come to the podium and state that they have built a deer processing facility on their property but at the time were unaware that it needed to be zoned as agricultural in order to be allowed there so they need to have it rezoned.

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

Larry Spruill a motion.

Mr. Randy 2<sup>nd</sup>.

Motion carries.

- B. Application for Special Use, Liberty Hill Glenn Road, James Hadden.

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

Mr. Randy makes a motion.

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

Mr. Hadden comes to the podium and states that he has approximately 144 acres of land and that there are old graves on it from the 1800s

and he would like to expand the cemetery to ½ acre and use it for a family grave in the future.

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

Dustin Pate makes a motion.

Larry Spruill 2<sup>nd</sup>.

Motion carries.

#### C. Application for Variance, Ferry Road, Angie McCullough.

Angie McCullough comes to the podium and explains that she has 95 acres on Ferry Road that is landlocked and has an easement going to the land and she would like a variance on the amount of road frontage necessary to be considered buildable.

Ross Henry comes to the podium and explains that the land has been in their family for over 150 years. The easement crosses his property, and he does not want a house built behind him on the property because it will ruin the use of his property. If the property is ever sold, he wouldn't know the intentions of the new owners, so he is against variance.

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

Mr. Randy makes a motion.

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

Motion carries.

#### D. Application for Special Use, Loblolly Lane, Brent Harris.

Emily Faulkner comes to the podium and explains that she is helping Dr. Harris plan the event. She states that they plan on having different classes to teach things such as breadmaking, canning, gardening, etc. They plan to have 1500 tickets available to sell. The event could possibly be held at McIntosh and this property could be used only for camping. She also stated that they plan on this being a yearly event that could eventually draw 2000-3000 people. Dr. Harris comes to the podium and explains that people will be paying admission to get into the event. He plans on having porta johns brought onto the property for sanitation.

Chad Wood asks for a motion to close.  
Larry Spruill makes a motion.  
Dustin Pate 2<sup>nd</sup>.

### **Approval Of Minutes:**

Larry Spruill makes a motion for the minutes to be approved as read.  
Dustin Pate 2<sup>nd</sup>.  
Motion Carries.

### **Unfinished Business:**

NONE

### **New Business:**

- A. . Discussion/Decision- Application for Rezone, Bryan and Jessica Stone.  
Mr. Randy makes a motion to approve.  
Larry Spruill 2<sup>nd</sup>.  
Motion Carries.
- B. Discussion/Decision-Application for Special Use, James Hadden.  
Larry Spruill makes a motion to approve.  
Mr. Randy 2<sup>nd</sup>.  
Motion Carries.
- C. Discussion/Decision- Application for Variance, Angie McCullough.  
Charlene Storey makes a motion to table until the next meeting on January 4<sup>th</sup> 2024.  
Mr. Randy 2<sup>nd</sup>.
- D. Discussion/Decision- Application for Special Use, Brent Harris.  
Larry Spruill makes a motion to approve the festival for a one time use upon approval from the Sheriff and EMA director and approve RV camping and tent camping for the one time event.  
Dustin Pate 2<sup>nd</sup>.  
Motion Carries.

### **Old Business:**

NONE

### **Adjourn:**

Mr. Randy makes a motion to adjourn.  
Dustin Pate 2<sup>nd</sup>  
Motion Carries.