

MINUTES
Heard County Planning
Commission Meeting
March 7, 2022

Roll Call:

Chad Wood called meeting to order.

All members present.

Randy Chesnut gave invocation.

Public Hearing:

A. Application for Variance on road from, Darren Boyer.

Chad asks for a motion to open the public hearing.

Josh Parmer makes a motion.

Rick Jones 2nd.

Motion carries

Applicant was not present. Macie explained that as part of a divorce process Mr. Boyer was being required to split land off to give to his wife for her to put a home on their shared property and the land did not have proper road frontage.

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

Josh Parmer makes a motion.

Dustin Pate 2nd.

Motion carries.

B. Application for Rezone from Agricultural to ELA, Shane White.

Chad Wood asks for motion to open public hearing.

Josh Parmer makes a motion.

Mr. Randy 2nd.

Motion Carries.

Ryan Mattocks comes to the podium and explains that he wants to create on ELA on land on Notnomis Road. He states he wants a single road feeding the 8 lots, with underground power and water. He stated that they

plan to install the water and power before selling any lots. Ryan stated that they do not plan on installing a gate at the entrance. Ryan explained that they will have a wide entrance for buses or mail services and deliveries.

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

Josh Parmer makes a motion.

Mr. Randy 2nd.

Motion Carries.

C. Application for Special Use Permit, Robert Reece.

Chad Wood asks for motion to open the public hearing.

Rick Jones makes a motion.

Josh Parmer 2nd.

Motion carries.

Robert Reece comes to the podium and explains that he wants to create a AIR B&B rentals for his current rental houses. He wants them to be able to be rented daily or weekly, or some monthly and make the property have more of a resort feel.

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

Mr. Randy makes a motion.

Josh Parmer 2nd.

Motion carries.

D. Application for Rezone from Agricultural to Rural Development, Nick Harvey.

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

Rick Jones makes a motion.

Mr. Randy 2nd.

Motion carries.

Nick explains that he purchased land on Mahaley road to build a house and that the property is zoned as agricultural and he doesn't meet the acreage requirements to build on so he would like the zoning changed for him to put one house on.

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

Mr. Randy makes a motion.

Josh Parmer 2nd.

Motion Carries.

Approval Of Minutes:

Dustin Pate makes 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 on road from, Darren Boyer

Mr. Randy makes a motion to approve the variance.

Dustin Pate 2nd.

Motion Carries.

- B. Discussion/Decision- Application for Rezone from Agricultural to ELA, Shane White.

Dustin makes a motion to approve the rezone subject to approval by Road Department for entrance.

Mr. Randy opposed.

Motion carries 3-1

- C. Discussion/Decision- Application for Special Use Permit, Robert Reece.

Josh Parmer suggests dismissing non-conforming use application.

Rick Jones 2nd.

Motion carries.

- D. Discussion/Decision- Application for Rezone from Agricultural to Rural Development, Nick Harvey.

Mr. Randy makes a motion to approve the rezone.

Josh Parmer 2nd.

Motion carries.

Old Business:

NONE

Adjourn:

Rick Jones makes a motion to adjourn.

Mr. Randy 2nd

Motion Carries.