



MINUTES  
REGULAR MEETING  
BOARD OF ZONING APPEALS & PLANNING COMMISSION

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Thursday, February 8, 2018

10:00 AM

Commission Chambers

I. Call To Order

Attendee Name	Title	Status	Arrived
Sandy Winslow	Board Member	Absent	
Ashley McCoy	Board Member	Present	
Kristi Hacker	Board Member	Absent	
Vanessa Griggs	Board Member	Present	
Robert Petry	Board Member	Present	
Charles Milligan	Board Member	Present	
Mike Angstadt	Board Member	Present	
James Thrailkill	Board Member	Present	
Hilda Railey	Board Member	Present	

Chairperson Charles Milligan called the meeting to order and asked the staff for any announcements. Mr. Jay Anderson, Chief Building Official, informed the board of the recent Board of Commissioner decisions. Ms. Tracie Hadaway read the public hearing procedures.

II. Approve the Final Agenda

III. Approve Minutes of Last Meeting

**1. Board of Zoning Appeals & Planning Commission - Regular Meeting - Jan 11, 2018 10:00 AM**

The Board of Zoning Appeals/Planning Commission approved the final agenda and minutes as submitted.

- RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Robert Petry, Board Member  
**SECONDER:** Hilda Railey, Board Member  
**AYES:** McCoy, Griggs, Petry, Milligan, Angstadt, Thrailkill, Railey  
**ABSENT:** Winslow, Hacker

IV. Rezoning

V. Special Uses

**1. Special Use Permit - Chris East - 82 Hillcrest Road (APN: 064-4-000-052) - 2nd Reading - Vote Eligible**

Chief Building Official, Jay Anderson, presented the application and staff report for the property located on 82 Hillcrest Road. Mr. Anderson stated that staff had received two phone calls in opposition to the application since the staff report had been prepared. Mr. Mike Angstadt made a motion to enter into public hearing, the motion was seconded by Mrs. Hilda Raily and the motion passed. Chairperson Milligan asked the applicant if he wanted to speak. The applicant declined. Milligan asked if there was anyone that wanted to speak in favor. Mr. Hollis Bowen, 59 Glenda Drive, came forward and stated that the county will eventually the north and a tow truck business would be needed. He asked about the buffer requirements due to the fact that he would be preparing the site. Milligan asked if there was anyone in opposition. Mr. Garner Calhoun, 190 Hillcrest Road, came forward. Mr. Calhoun stated that this was a residential area, there would be a storage yard and due to the topography of the property, a 8' fence would not screen anything. He stated that there should not be heavy commercial in the area.

There were no other comments. Mrs. Railey made the motion to close the public hearing and enter into regular session, the motion was seconded and passed. Once in regular session, the board made the motion to recommend denial of this request.

**RESULT:** DENIED [UNANIMOUS]  
**MOVER:** Robert Petry, Board Member  
**SECONDER:** Ashley McCoy, Board Member  
**AYES:** McCoy, Griggs, Petry, Milligan, Angstadt, Thraikill, Railey  
**ABSENT:** Winslow, Hacker

VI. Manufactured Home Placement

VII. Variances

VIII. Subdivisions

1. Preliminary Plat - Seneca Farms - APN: 090-4-000-075 (For information and comments only)

The applicant has requested that this preliminary plat be tabled until next month.

**RESULT:** TABLED [UNANIMOUS] **Next: 3/8/2018 10:00 AM**  
**MOVER:** Ashley McCoy, Board Member  
**SECONDER:** Hilda Railey, Board Member  
**AYES:** McCoy, Griggs, Petry, Milligan, Angstadt, Thraikill, Railey  
**ABSENT:** Winslow, Hacker

IX. Quailty Development Corridor Approval

1. QDC Site Plan - SolAmerica Energy - Hamilton Road / Hwy 27 (APN#012-0-000-005)

Anderson presented the QDC application from SolAmerica Energy. Peter Corbett, applicant, came forward to discuss the project. There was general discussion regarding the 200' vegetative buffer and the plans for the end of useful life of these panels. The board approved a motion to approve the QDC application.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Mike Angstadt, Board Member  
**SECONDER:** James Thraikill, Board Member  
**AYES:** McCoy, Griggs, Petry, Milligan, Angstadt, Thraikill, Railey  
**ABSENT:** Winslow, Hacker

X. Home Occupation

XI. Adjourn

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Attest: \_\_\_\_\_