

HENRY COUNTY PLANNING COMMISSION
MINUTES OF MEETING

May 14, 2025

The regular meeting of the Henry County Planning Commission was held on Wednesday, May 14, 2025, in the Second Floor Conference Room of the Henry County Administration Building. The meeting was called to order by Mr. Paul Setliff with Richard Reynolds, Jeff Prillaman, Stuart Bowman, Glenwood Vaughn, and Dee West present. Recording Secretary, Wanda Setliff, Planner/Community Development Specialist, Micah Montgomery and Director of Planning, Zoning, and Inspection Lee Clark were also in attendance.

The minutes of the March 12, 2025 meeting were reviewed by Paul Setliff. Motion to approve the minutes was made by Dee West, seconded by Jeff Prillaman, and followed by a unanimous vote.

R-25-06 Steve R. Martin, Steve Martin's Family Properties, LLC

The property is located at 3119 Stones Dairy Road, in the Blackberry District. The property is shown on Tax Map 26.7/97F, 26.7(11)/97R and part of 26.7(11)/A. The applicant is requesting the rezoning of approximately 8-acres from Agricultural District A-1 and Commercial District B-1 to Limited Industrial District I-2. The applicant wishes to add approximately 2 acres to the existing property, add an equipment shed, and bring the remainder of the property into conformity with current zoning.

The public hearing opened at 6:06.

Steve Martin addressed the group, explaining that we are currently in the process of expanding our equipment inventory, much of which is currently stored outside on the yard. To protect our equipment, we are requesting a rezoning of this property in order to build a shed for proper equipment storage.

Paul Setliff asked if anyone wished to speak on behalf of this Rezoning Permit. Ray Reynolds came forward to speak in favor of the Rezoning. He stated that

he has observed Mr. Martin's business grow over the years and noted that the area is always well-maintained.

Paul Setliff asked if anyone wished to speak in opposition to this application and no one came forward.

The public hearing closed at 6:08.

Paul Setliff asked if there were any discussion from the Board.

Dee West made a motion to request the Board of Supervisors approve the zoning change, and Richard Reynolds seconded the motion. It was followed by unanimous approval.

R-25-07 McArthur Lee

The property is located at 1690 Crestview Drive, in the Blackberry District. The property is shown on Tax Map 14.8/158,159,160. The applicant is requesting the rezoning of approximately 6-acres from Suburban Residential District S-R to Agricultural District A-1. The applicant wishes to construct a barn and to keep agricultural animals.

The public hearing opened at 6:11.

McArthur Lee expressed his intention to fill in the gorge behind his home to construct a barn for agricultural animals.

Paul Setliff asked if anyone wished to speak on behalf or in opposition to this application with no one coming forward.

The public hearing closed at 6:13.

Stuart Bowman made a motion to request the Board of Supervisors approve the zoning change, and Richard Reynolds seconded the motion. It was followed by a vote of 5-1 for approval.

R-25-08 Luke Aaron Kanode

The property is located at 334 Centerville Road, in the Iriswood District. The property is shown on Tax Map 56.4/15R. The applicant is requesting the rezoning of approximately 11.4-acres from Suburban Residential District S-R to Agricultural District A-1. The applicant wishes to construct additional accessory buildings, operate a home occupation under the proposed zoning, and to keep

agricultural animals.

The public hearing opened at 6:16.

Luke Kanode expressed that his interest lies more in the accessory structures than in the animals, as well as the possibility of relocating his wife's business to their home in the future.

Paul Setliff asked Mr. Kanode what type of buildings he intended to construct on the property. Mr. Kanode replied, "Storage or garage."

Paul Setliff asked if anyone wished to speak on behalf or in opposition to this application and no one came forward.

The public hearing closed at 6:18.

Jeff Prillaman made a motion to request the Board of Supervisors approve the zoning change, and Stuart Bowman seconded the motion. It was followed by a unanimous vote for approval.

R-25-09 William B. Wimmer

The property is located on the north east side of Stones Dairy Road, directly across from the intersection of Morningside Drive, in the Blackberry District. The property is shown on Tax Map 25.8/235. The applicant is requesting the rezoning of approximately 1.483-acres from Mixed Residential District M-R to Rural Residential District R-R. The applicant wishes to place a manufactured home on the property.

The public hearing opened at 6:22.

William Wimmer spoke on his own behalf, explaining that he is trying to assist a friend who cannot afford a double-wide mobile home but can manage a single-wide. Although his friend will own the mobile home, William Wimmer will own the property. Having someone living there will also help him keep an eye on his business.

Paul Setliff questioned Mr. Wimmer, "Will you own the property while they own the mobile home?" Mr. Wimmer replied, "Yes." Paul Setliff then asked, "What will happen if they don't want it anymore? Will you buy it?" Mr. Wimmer responded, "Yes." Mr. Setliff followed up with, "Will you rent it out?" Mr.

Wimmer replied, "No, I don't want to rent to anyone."

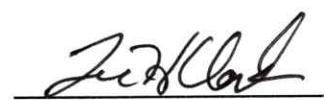
Paul Setliff asked if anyone wished to speak on behalf or in opposition to this application.

The public hearing closed at 6:25.

Dee West commented in his opinion the property is already zoned properly as Mixed Residential.

Dee West made a motion to request the Board of Supervisors deny the zoning change, and Richard Reynolds seconded the motion. It was followed by a unanimous vote.

The meeting adjourned at 6.29.


Lee Clark