

JACKSON COUNTY PLANNING BOARD

MINUTES

Date: August 11, 2022								
Time Begin: 6:03 p.m.								
Time End: 6:26 p.m.								
Location: Department on Aging, Heritage Room								
Members	Present	Absent		Present	Absent		Present	Absent
Emily Moss	X		Tamera Crisp	X		Joyce Cooper		X
Sandy Davis	X		Brad Waldrop		X	Thomas Taulbee	X	
Brian Barwatt	X		Mark Letson	X		Ken Brown	X	
Kirk Shufelt	X		Ollin Dunford		X			

Staff Present:

Michael Poston- Planning Director
 Anna Harkins- Planner I
 Heather Baker- County Attorney
 Allison Kelley- Administrative Assistant III

Call to Order and Quorum Check

Chairman Mark Letson called the meeting to order at 6:00 p.m. and a quorum was present.

Approval of the Agenda

Thomas Taulbee made a motion to approve the agenda as written. Tamera Crisp seconded the motion, and it carried unanimously.

Approval of the Minutes

Tamera Crisp made a motion to approve May 12, 2022 minutes. Thomas Taulbee seconded the motion, and it carried unanimously.

Public Comment

There were no public comments.

New Business

- a) **Public Hearing: Text Amendments to the Unified Development Ordinance(UDO) Article VI Section 6.4, Article XI Section 11.2 regarding Animal Processing Facilities-Small Scale, Cryptocurrency Mining facilities, and Renewable Energy facilities**

Chairman Mark Letson opened the public hearing at 6:01 p.m.

Mr. Poston highlighted one change to the proposed text amendments after speaking to the Agricultural Advisory Board they recommend to consider retail spaces that would sell process foods out of their establishments to not be counted with the maximum size calculations. Mr. Poston asked the board to consider the added statement *“Square footage for space designed for retail sales is exempt from the maximum size calculation.”* In addition, he stated staff added the 30 foot setback for the animal processing facility from all water bodies, rivers, streams, creeks, lakes, etc. that was requested by the board. He stated they are also creating standards for cryptocurrency mining facilities, and renewable energy facilities along with definitions for each of these facilities.

Ms. Crisp inquired if there is a minimum square footage for a retail space. Mr. Poston stated there is not a minimum square footage as this type of use happens outside the regulated

districts and theoretically, they could build a retail building next door to the facility. In addition, he stated being located outside the regulated districts they would still be required to abide by county ordinances such as protected watershed, floodplain, and erosion control. Mr. Taulbee inquired in regards to renewable energy facilities the standard “*Roof mounted or ground mounted wind energy systems, not exceeding 40 ft. in height, serving a single residential or commercial use are exempt from this section,*” he inquired what is the 40 ft. height based on. Mr. Poston stated it would be the highest point of the structure, they added residential to the standard as they have seen smaller wind energy systems on some properties on Big Ridge Road. He stated this standard is for if someone wants to do a large wind energy farm and dot the ridge with them, not necessarily for personal use of a single wind energy system. Therefore, they are trying to differentiate renewable energy for private residences or single commercial ventures between commercial renewable energy to help offset cryptocurrency facilities. Mr. Taulbee asked staff if an average slope of 35% is to be considered a steep slope. Mr. Poston stated our Mountain and Hillside Development Ordinance density limits standards begin at 35% and above. Based on studies that they have done most of slope failures occur around 35% and usually they are likely not modified slopes. He stated developing these regulations would aid in decreasing the impact, however there is debate whether or not Jackson County would find itself with large-scale renewable energy, as there is not enough high-sustained winds on ridges that would make it work and profitable.

Chairman Mark Letson closed the public hearing at 6:14 p.m.

Tamera Crisp made a motion to recommend approval of the text amendments to UDO Article VI, Section 6.4, Article XI Section 11.2 and the consistency statement. Sandy Davis seconded the motion, and it passed unanimously.

b) Text Amendment request to the Unified Development Ordinance Article IX, Section 9.5, Table 9.5.4 to allow micro-brewery/brewery to the Gateway and Industrial Districts table of uses

Ms. Harkins stated the Planning Department has received a text amendment request from Greg Wasik for Article IX Regulated Districts- Section 9.4.5 US 441 Gateway District: Table of Permitted Uses. The applicant has requested that “Brewery/Microbrewery” be added to the table of uses and be permitted within the Gateway District (GW). While the applicant only requests for the new use to be permitted in the Gateway District, the Planning Department would also suggest that this use be permitted in the Industrial District (IN).

Ms. Harkins stated the Planning Department has found the amendment to be consistent the Jackson County Comprehensive Plan and the US 441 Small Area Plan. In addition, she stated the Statement of Consistency is attached for the Boards review. The 441 Planning Council held a public hearing on June 2nd for this request and unanimously recommend approval of the text amendment request. The Jackson County Planning Department is requesting the Board consider recommending the text amendment and Statement of Consistency to the Board of Commissioners.

Thomas Taulbee made a motion to recommend approval of the text amendments to UDO Article IX, Section 9.5, Table 9.5.4 and the consistency statement. Sandy Davis seconded the motion, and it passed unanimously.

Adjournment

With no further business, Thomas Taulbee made a motion to adjourn. Ken Brown seconded the motion and the meeting adjourned at 6:21 p.m.

Submitted by:

Approved by:

A handwritten signature in blue ink that reads "Allison Kelley". The signature is written in a cursive style and is positioned above a horizontal line.

Allison Kelley
Administrative Assistant – Planning

A handwritten signature in black ink that reads "Mark Letson". The signature is written in a cursive style and is positioned above a horizontal line.

Mark Letson
Planning Board Chairman