

Walker County Planning Commission
Minutes

August 17, 2023
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Rob Walthour
Michael Haney
Michael Hicks
Jon Hentz
Cindy Askew
John Morehouse
Stan Porter
Zack Chapman

Walker County Planning Staff

Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Chairman Haney called the meeting to order at 6:00 P.M.

II. ROLL CALL

III. READING & APPROVAL OF THE JULY 20, 2023 MEETING MINUTES:

Chairman Haney asked if there was a motion to approve or deny the minutes. Stan Porter made a motion to approve. Jon Hentz seconded the motion to approve. The vote was unanimous. Motion to approve minutes carried.

IV. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to open the public hearing. Michael Hicks made a motion to open the public hearing. John Morehouse seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

7. PUBLIC HEARING:

Rezone:

1. Mackenzie Perot: Chairman Haney asked if anyone was present for Mackenzie Perot. Ms. Perot came forward and stated that they were requesting a rezone from R2 to RA in order to put up a roadside farm stand so they can sell duck eggs and produce. She said that they did not have a high volume to sell at a farmers market but they do have their business license. Cindy Askew asked what the property behind her was zoned and Kristy Parker stated that they were very large tracts of land but they were also zoned R2. Zack Chapman stated that in an RA zone it does not allow for chickens or poultry. Kristy Parker stated that this has been brought up to some of the Commissioners because if you are moving more toward an agricultural use you would think that chickens would be allowed. Some of the Land Development Regulations need to be looked at because it contradicts itself. Cindy Askew asked if they approve this rezone is she going to be in trouble for having chickens. Jon Pursley said that selling the products is why she is requesting the rezone because having the chickens is not the issue because she already has those and is allowed to have them now. Jon Hentz asked why she did not just ask for a variance. Cindy Askew asked if they could grant a conditional use variance for what she wanted. Chairman Haney said that she would have to apply for a conditional use variance because she asked for a rezone. Kristy Parker gave an example of a subdivision that was rezoned from R2 to R1. There was a property owner that had horses. Horses are not allowed in R1 zones but because she already had them at the time of the rezone she was allowed to keep what she had but could not add more. Cindy Askew asked if there would be any issue with parking or traffic. Ms. Perot said that the stand would sit a little off the road so there would be room for people to pull onto the property and park.

2. James D. Cooper, James A. Maples & Christopher J. Purcell: Chairman Haney asked if there was anyone present on behalf of Cooper, Maples & Purcell. Hannah Boogers came forward and stated that this property is adjacent to the Roper Corporation and that there was at one time a mobile home on the property but has been taken down. Jon Pursley asked if the storage buildings was right behind this property and she said yes. She said she believes that they are wanting to expand that over onto this property.

Variance:

1. Joseph Allen Adkins: Chairman Haney asked if there was anyone present on behalf of Mr. Adkins. Mr. Joseph Adkins came forward along with his surveyor Fred Holt. The surveyor said that Mr. Adkins and his mother owned the property and that she has passed away and they want to divide the property up into three parts. Chairman Haney asked if any of the surrounding property owners would be getting any of this property. The surveyor said yes and showed them on a plat who would get the property. Stan Porter said he sees where there are a couple of homes already on the property and the surveyor said yes and Stan asked what was the purpose in dividing and he said it was for the children. Stan asked if they were going to build on it and he said no. Chairman Haney explained that by the plat it shows that two of the tracts will be joined together with a surrounding tract making it only one tract that will have less than five acres. Zack Chapman asked if the houses were currently being lived in and Mr. Adkins said yes. Kristy Parker said that the Planning Office can make sure before stamping any plats that they have gone to the Assessors Office and signed forms for the tracts to be put together.

2. **William Clackum:** Chairman Haney asked if anyone was present for the Clackum property. Mr. Bill Clackum came forward and stated that he has thirty -five acres on one side of the road and six on the other side. He said that his mother-in-law lives with them and that they want to divide off two acres for his sister-in-law to build a house and be able to help take care of her mother. Jon Hentz asked why not five acres and Mr. Clackum said that's all he wants to put it on. Michael Hicks asked which part does his house sit on and Mr. Clackum said the six acre part. Michael asked was he wanting to cut two from the six and Mr. Clackum said no two off the thirty-five. Zack Chapman asked how long he has lived there and Mr. Clackum said about twenty years. Stan Porter asked if he was going to deed this property to his mother-in-law and he said no right now it would remain in his name for a while. Zack Chapman said that if you took thirty-five acres and chopped it up into two acre tracts you would be able to build seventeen houses. Mr. Clackum said that right now he just wants to divide off two acres. Jon Pursley explained that the way the zoning maps is that it looks like the R2 zone runs through his property but it actually borders R2 on the east side. Kristy explained the zoning maps and how they are interpreted.

VI. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Stan Porter made a motion to close the public hearing. Rob Walthour seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

VII: MOTION TO OPEN NEW BUSINESS:

Chairman Haney asked if there was a motion to go into new business. John Morehouse made a motion to open the new business. Michael Hicks seconded the motion. Vote was unanimous. Motion to open new business carried. Chairman Haney asked if there was anyone in the audience that was against any of these items. There were none.

VIII: NEW BUSINESS:

1. **Mackenzie Perot:** Chairman Haney asked if there was a motion to approve or deny and if a motion to deny a reason why. Michael Hicks made a motion to approve contingent on the Board of Commissioners reviewing the verbiage of text regarding chickens in RA zones. Stan Porter seconded the motion to approve with the conditions. Vote to approve with conditions was unanimous. Zack Chapman is currently a non-voting member. Motion to approve with conditions carried.

2. **James Cooper, James Maples & Christopher Purcell:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to approve. Michael Hicks made a motion to second but would like to ask for an amendment that a vegetative buffer be placed on the road and south property line. Stan Porter agreed to the amendment. The vote to approve with conditions was unanimous. Zack Chapman is currently a non-voting member. Motion to approve with conditions carried. The representatives for the property owner asked if they could have a list of what kind of buffer would be required and they were told

ves that the Planning Office would provide that to them. There was some discussion that the property to the south is already zoned industrial but is inside the City of LaFayette. Michael Hicks said that maybe the County and City can work together regarding the buffer.

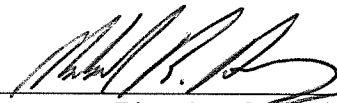
3. Joesph Allen Adkins: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Michael Hicks made a motion to approve with conditions that the two smaller tracts will be joined together with the owners other tracts making the only variance for the larger tract of 3.27 tract. Motion to approve with conditions seconded by John Morehouse. Motion to approve with conditions was unanimous. Zack Chapman is currently a non-voting member. Motion to approve with conditions carried.

4. William & Claudia Clackum: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Jon Hentz made a motion to deny due to the request being inconsistent with the zoning regulations for A1. Stan Porter seconded the motion. Motion to deny was unanimous. Zck Chapman is currently a non-voting member. Motion to deny carried.

IX: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjorn. John Morehouse made the motion to adjorn. Rob Walthour seconded the motion. Motion to ajorn carried.

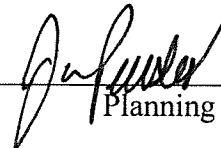
09-21-2023
Date Submitted:


Planning Commission Chairman

9-21-2023
Date Submitted:


Planning Commission Secretary

09-21-2023
Date Submitted:


Planning Commission Director