



Walker County Planning Commission
Minutes

August 15, 2024
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Will Ingram
Randy Pittman
Todd Holt
Michael Hicks
Cindy Askew
Stan Porter
John Morehouse
Rob Walthour

Walker County Planning Staff

Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Vice Chairman Hicks called the meeting to order at 6:10 P.M.

II. ROLL CALL

III. READING & APPROVAL OF THE JULY 18, 2024 MEETING MINUTES:

Vice Chairman Hicks asked if there was a motion to approve or deny the minutes. Todd Holt made a motion to approve. Randy Pittman seconded the motion to approve. The vote was unanimous. Motion to approve minutes carried.

IV. MOTION TO OPEN THE PUBLIC HEARING:

Vice Chairman Hicks asked for a motion to open the public hearing. Stan Porter made a motion to open the public hearing. Will Ingram seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

V. PUBLIC HEARING:

Variance:

1. **Robert Carter:** Vice Chairman Hicks asked if there was anyone present for Mr. Carter. Robert Carter came forward and stated that he was asking for variances in order to put four more quadplex units, two in the front and two in the back of his property. Jon Pursley asked about there being sewer there and Mr. Carter said yes. Todd Holt asked about the driveways and Mr. Carter said that all drives would come off of the Claire Street side.
2. **Timothy Moore:** Vice Chairman Hicks asked if anyone was present for Mr. Moore. Mr. Moore was not present, so Jon Pursley stated that Mr. Moore has the property on Old LaFayette Road and due to it being narrow was requesting a variance to be closer than 60' from the center of the road. He explained that there are some houses already on the road that are closer than what is required. It was also brought up that Mr. Moore has some health issues and that his dad lives on the next property so it would allow his family to be closer to him. Rob Walthour asked about the setback from the railroad at the back of the property and Jon stated that it looks like the property line on the map already shows the right-of-way for the railroad.

Rezone:

1. **J&E Pichardo LLC:** Vice Chairman Hicks asked if anyone was present for the Pichardo property. Jasmine Pichardo came forward and stated that she would like to have a tax office on the property. She stated that the property really could not be used for agricultural purposes. Jon Pursley explained that the existing building use to be a store and sold food. Ms. Pichardo stated that in the future she might like to buy a food trailer and sell food but right now the tax office would allow her to make money so she could do that. Nelda Parrish came forward and stated that she has property next door and she has no problem with what they are wanting to do.

VI. MOTION TO CLOSE THE PUBLIC HEARING:

Vice Chairman Hicks asked if there was a motion to close the public hearing. Todd Holt made a motion to close the public hearing. Rob Walthour seconded the motion. The vote was unanimous. Motion to close the public hearing carried.

VII. MOTION TO GO INTO NEW BUSINESS:

Vice Chairman Hicks asked if there was a motion to open new business. Randy Pittman made a motion to open new business. Will Ingram seconded the motion. The vote was unanimous. Motion to open new business carried.

VIII. NEW BUSINESS:

1. Robert Carter: Vice Chairman Hicks asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to approve. Randy Pittman seconded the motion to approve. Six members voted in favor to approve with one member voting against the motion. Vote to approve carried.

2. Timothy Moore: Vice Chairman Hicks asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to approve. Will Ingram seconded the motion to approve. The vote was unanimous. Motion to approve carried.

3. J&E Pichardo LLC: Vice Chairman Hicks asked if there was a motion to approve or deny and if deny a reason why. There was some discussion on a discrepancy in the ordinance on professional service and office not being allowed in an A-1 zone but neighborhood commercial is allowed and that in neighborhood commercial it allows for professional service. It was brought up that this ordinance needs to be looked at and updated. Randy Pittman made a motion to approve. Rob Walthour seconded the motion to approve. The vote was unanimous. Motion to approve carried.

XI: ADJOURNMENT:

Vice Chairman Hicks asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. John Morehouse seconded the motion. Vote was unanimous.

Date Submitted: _____ Planning Commission Chairman

Date Submitted: _____ Planning Commission Secretary

Date Submitted: _____ Planning Commission Director