

## Walker County Planning Commission

Minutes

July 21, 2022

Walker County Civic Center

6:00 PM

### ATTENDEES:

#### **Planning Commission Members**

Jon Hentz  
Stan Porter  
John Morehouse  
Daryl Brooks  
Jack Mullinax  
Michael Haney  
Zack Chapman  
Todd Hold  
Michael Hicks

#### **Walker County Planning Staff**

David Brown, Director of Codes, Inspections & Planning  
Kristy Parker, Planning Commission Secretary

#### **CALL TO ORDER:**

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

### **II. ROLL CALL**

**III. READING AND APPROVAL OF THE MINUTES FOR JUNE 16, 2022:** Chairman Haney asked if there were any corrections to last month's minutes. Being none Chairman Haney asked if there was a motion to approve. Daryl Brooks made a motion to approve as submitted. Jack Mullinax seconded the motion to approve. Michael Hicks abstained. Vote to approve carried.

**II. MOTION TO OPEN THE PUBLIC HEARING:** Chairman Haney asked if there was a motion to open the public hearing. Jack Mullinax made a motion to open. Daryl Brooks seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

### **III. PUBLIC HEARING:**

**1. Eugene Hester:** Mr. Hester came forward and explained that he now had a survey of his property and that he would like to extend the commercial part that was approved last time further back. There were no questions from the board or audience.

**2. Ramanda Melton:** Mandy Melton came forward and handed out a picture of a survey plat. She stated that she would like to rezone the property in order to divide off their house with 1.42 acres. She said they are not wanting to sell the rest but maybe have their children build on the other lots. She said that the property to the south is already zoned R-2. Todd Holt stated that the rest of the lots were all five acres each and she said yes. He then asked if these lots were going to be for her children and she said yes but right now they don't know what they want to do but they don't want to sell it. She said they just want to sell the house. Stan Porter asked about the plat because she requested to divide off less than five acres. Ms. Melton showed Mr. Porter on the plat which one she wanted less than five acres. Jon Hentz asked if the rezone was just for that one tract in orange on the plat or the whole parcel. Kristy Parker with the Planning Office explained that was a copy of an old plat and the lots that it shows has been put together making this one larger parcel. Allen Durham came forward and stated he is not in favor of the rezone. He stated that his property adjoins this property and there are big ditches in that area and he said they flip houses and dump stuff on the property line. He said that he has a lot of fruit trees. Doug Gottlieb came forward and stated that all the property around is agricultural and that even the future land use maps show agricultural, and he is not in favor of the rezone. Bill Kretch came forward and stated the only thing he was worried about was the sewer system. Joseph Thayer came forward and stated he had moved to this area to be in the country, and he is not in favor of the rezone due to it opening it up for development. Jeff Rowan came up and said that he was not in favor of the rezone because he is worried about multi-family dwellings coming in and about the septic systems being so close to the creek.

**3. Ronald Sanders:** Mr. Sanders came forward and stated that his daughter has started jumping horses and they would like to rezone the property so they could board horses and build a barn. Jack Mullinax asked how many horses they would have, and Mr. Sanders stated four.

**4. Randy Harden:** Mr. Harden came forward and said that last year he had divided off seven plus acres of his twenty-four acres to one grandchild and nine plus to another and that left him with a little over five acres and he now would like to give his son some to build one. Michael Hicks asked if he wanted to cut the five plus acres into smaller pieces and Mr. Harden said yes. Chairman Haney asked if there was any other zoning around other than A-1 and he was told no.

**5. BLH Enterprises:** Mr. Bob Hannah came up and said he was representing BLH Enterprises, but he was going to let KC Campbell go first to explain what they were wanting to do. Mr. Campbell came up and said that they were requesting the rezone because at some point they were going to put in a subdivision. In order to do that he said that they would have to cut down the property to a certain level. He said right now it's kind of like a bowl. Because this type of use would be considered mining it would have to be rezoned for that and then later rezoned back for the subdivision. He had the soil and erosion plans in, but the state said that the rezone would have to happen first. Jon Hentz asked if they had any architectural plans and Mr. Campbell said no that would have taken a lot of time and money if it was denied. Mr. Hentz said that it probably took more money and time to prepare what Mr. Campbell had done but he would like to see a set of plans like that. Mr. Campbell said was he talking about like what type of houses would be build and Mr. Hentz said yes, and Mr. Campbell said he could not answer that type of question. He said he would only do the plans for like the lots and streets. Jack Mullinax asked about how long it would take to cut the property down and Mr. Campbell said about a year. Mr. Campbell said that there is not that many burrow pits around now and Michael Haney stated there was one in Rock Spring, but Mr. Campbell said that one was closed. Jack Mullinax stated that on that property there was a

mobile home that owed a lot of back taxes and what was going to be done about that. The owner said that they would pay those. Chairman Haney asked what the depth would be that needed to be cut down. Mr. Campbell stated that the highest point was 960' and the lowest was 840'. Chairman Haney said that would be about 90' of cut. He said that would be a lot of dirt to move in a year. Stan Porter wanted clarification on what zoning mining had to go in. Zach Chapman asked why not rezone too commercial and not agricultural. Mr. Hannah stated that A-1 goes along with kind of what's there. Mr. Hannah also said that it would not be 90' cut on the whole property. Ms. Charlotte Shull came forward and said she is not in favor of the rezone. She said that she has worked at fixing up her home. She is tired of all the junk from this property coming over onto her property. Ann Turley spoke against approving the rezone. She said Mr. Campbell stated that they would do the mining pit up to a certain point. She said when would this point be, maybe ten years. She also was against it because of the issue with mud washing down into the road and the extra trucks coming and going on Arnold Road. Ms. Bernice Howard spoke against the rezone because she is worried about the stormwater issue this may cause.

#### **IV. MOTION TO CLOSE THE PUBLIC HEARING:**

Chairman Haney asked if there was a motion to close the public hearing. Jack Mullinax made a motion to close the public hearing. Daryl Brooks seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

**V. MOTION TO OPEN NEW BUSINESS:** Chairman Haney asked was there a motion to open new business. Jack Mullinax made a motion to open new business. Daryl Brooks seconded the motion. Vote was unanimous. Motion to open new business carried.

#### **VI. NEW BUSINESS:**

**1. Eugene Hester:** Chairman Haney asked if there was a motion on the rezone. Todd Holt made a motion to approve. Stan Porter seconded the motion to approve. Vote was five (Michael Hicks, Todd Holt, John Morehouse, Jack Mullinax and Stan Porter) in favor of approving the rezone and three (Daryl Brooks, Zack Chapman and Jon Hentz)) against the rezone. Motion to approve the rezone carried.

**2. Ramanda Melton:** Chairman Hany asked if there was a motion on the rezone. Jon Hentz made a motion to deny. John Morehouse seconded the motion to deny. Seven members voted in favor to deny. Michael Hicks abstained from the vote. Motion to deny the rezone carried.

**3. Ronald Sanders:** Chairman Haney asked if there was a motion. Jon Hentz made a motion to approve. Todd Holt seconded the motion. Vote was five (Daryl Brooks, Zack Chapman, Jon Hentz, Todd Holt & John Morehouse) in favor of approving and three (Michael Hicks, Jack Mullinax & Stan Porter) against the motion to approve. Vote to approve carried.

4. **Randy & Mary Harden:** Chairman Haney asked if there was a motion. Jack Mullinax made a motion to deny. Stan Porter seconded the motion. Vote was unanimous. Vote to deny carried.

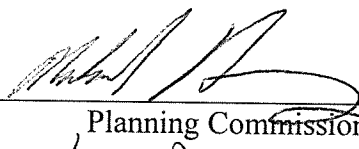
5. **BLH Enterprises:** Chairman Haney asked if there was a motion. Daryl Brooks made a motion to deny. Jack Mullinax seconded the motion. Vote was unanimous. Motion to deny carried.

**VII. ADJOURNMENT:**

Chairman Haney asked if there was a motion to adjourn. Jack Mullinax made a motion to adjourn. Daryl Brooks seconded the motion to adjourn. Vote was unanimous. Motion to adjourn carried.

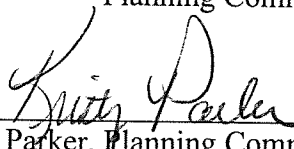
09-15-22

Date Submitted

  
Planning Commission Chairman

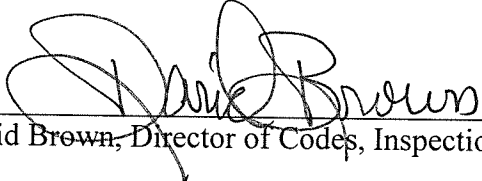
9-15-2022

Date Submitted

  
Kristy Parker, Planning Commission Secretary

09/15/2022

Date Submitted

  
David Brown, Director of Codes, Inspection & Planning