

Walker County Planning Commission
Minutes

June 15, 2023
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Cindy Askew
Zack Chapman
Michael Haney
Jon Hentz
Todd Holt
John Morehouse
Stan Porter

Walker County Planning Staff

Jon Pursley, Planning Director
Secretary Kristy Parker, Planning Commission

I. CALL TO ORDER:

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

II. ROLL CALL

III. READING & APPROVAL OF THE MAY 18, 2023 MEETING MINUTES:

Chairman Haney asked if there was a motion to approve or deny the minutes. John Morehouse made a motion to approve. Zack Chapman 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. Todd Holt made a motion to open the public hearing. Stan Porter seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

V. PUBLIC HEARING:

Rezone:

1. Randal Dalton: Chairman Haney asked Mr. Dalton to step forward and explain what he was requesting. Mr. Dalton said that he came before the Board a few months back and requested a rezone for commercial on this entire parcel and now his son and himself would like to build a house on the back of this property so he would like to rezone little over ten acres back to A-1 in order to do this. He said he has had it surveyed into little over five acres each on the back. Zack Chapman asked if this property was previously zoned R-2 and Kristy Parker stated no that he was rezoning it back like it was to A-1.

Variance:

1. James Lyon.: Chairman Haney asked if there was anyone present for this item. Attorney David Lockhart came forward and explained that he felt like Mr. Lyons did not need a variance because in the County ordinance that it states that there can not be more than six houses on a private drive. He said that each one of these cabins would be on one acre and this would not be a subdivision that would change the character of the area. He said this would be the best use for this property. Mr. Craig Braun then came forward and stated that he would be buying the property from Mr. Lyons and building the cabins. He said that these would be places that people could come and stay. Zack Chapman asked who owned two of the front properties because he said that the property is currently landlocked. Mr. Braun said that Mr. Lyons owns two properties that front and would give rights to enter. Mr. Lockhart stated that these would not be residences but cabins. There was discussion on if the "cabins" were built with a bathroom, kitchen and bedrooms and being stayed in they would be considered a residential structure that would have to meet the current building codes. Mr. Braun said that each cabin would be around a thousand square feet and would be on septic. Stan Porter asked if there were five dwellings there now and he was asking to put six more. Kristy Parker stated that where the County part of Gilley Lane stops and the private part starts there are five dwellings on that private part and Mr. Lyons owns an empty parcel making six parcels. Mr. Lyons is asking on his parcel to build a total of eight cabins because he could build one there now making seven variances needed. Zack Chapman stated that would make thirteen. Mr. Lyons came forward and said that he owns two parcels that front the road and that he would give a legal access back to this property. The issue was brought up that if they do get access through one of Mr. Lyons other properties then that could cause there to be a private drive coming off the private drive part of Gilley which the county does not allow.

Final Plat Approval:

NGA Harrier Developers LLC: Chairman Haney asked if there was anyone present on behalf of NGA. Ben Hagaman came forward and said that this was the final plat for section 1D of Hawks Ridge Development. Chairman Haney read a letter on the roads from Carlen Bowers with the Walker County Road Department. Zack Chapman asked about a buffer area. Mr. Hagaman stated that was part of the other plans that have already been approved.

VI. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Todd Holt made a motion to close the public hearing. John Morehouse 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. Todd Holt made a motion to open the new business. John Morehouse seconded the motion. Vote was unanimous. Motion to open new business carried.

VIII: NEW BUSINESS:

1. Randal Dalton: Chairman Haney asked if there was a motion to approve or deny the rezone request. Todd Holt made a motion to approve. Stan Porter seconded the motion to approve. Vote was unanimous to approve. Motion to approve carried.

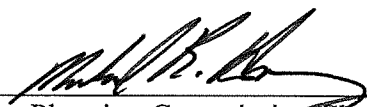
2. James Lyon: Chairman Haney asked if there was a motion to approve or deny the variance request. Cindy Askew made a motion to deny. Stan Porter seconded the motion to deny. The vote to deny was unanimous. Motion to deny carried.

3. NGA Harrier Development: Chairman Haney asked if there was a motion to approve or deny the request. John Morehouse made a motion to approve. Todd Holt seconded the motion to approve. The vote was unanimous to approve. Motion to approve carried.

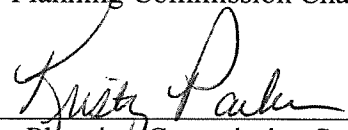
IX: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Stan Porter made the motion to adjourn. Todd Holt seconded the motion. Motion to adjourn carried.

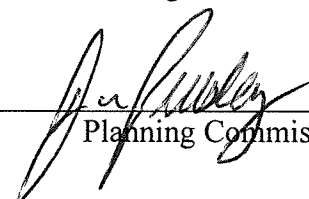
07-20-23
Date Submitted:


Planning Commission Chairman

7-20-2023
Date Submitted:


Planning Commission Secretary

7-20-2023
Date Submitted:


Planning Commission Director