

Walker County Planning Commission  
Minutes

March 16, 2023  
Walker County Civic Center  
6:00 PM

**ATTENDEES:**

**Planning Commission Members**

Cindy Askew  
Jon Hentz  
Michael Hicks  
Todd Holt  
Stan Porter  
John Morehouse  
Robert Walthour

**Walker County Planning Staff**

Jon Pursley, Planning Director  
Kristy Parker, Planning Commission Secretary

**CALL TO ORDER:**

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

**II. MOTION TO OPEN THE PUBLIC HEARING:**

Vice Chairman Hicks asked for a motion to open the public hearing. John Morehouse made a motion to open the public hearing. Todd Holt seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

**III. READING & APPROVAL OF THE FEBRUARY 16, 2022 MEETING MINUTES:**

Vice Chairman Hick asked if there was a motion to approve the minutes. Cindy Askew made a motion to approve. Stan Porter seconded the motion to approve. Motion to approve the minutes as submitted carried.

#### **IV. PUBLIC HEARING:**

##### **Variance:**

**1. Alexandria Howard:** Ms. Howard came forward and stated that she wanted to be able to separate her property so she could sell some off because it's a little bit more than she can take care of. She said it would also be another property that can bring in taxes for the county. Stan Porter asked if she said she was going to build on the property or sell it off and she stated that she would sell it. Vice Chairman Hicks asked if there were any more questions. No further questions were asked.

**2. Wesley & Mary Smith:** Mr. Smith came forward and stated that he would like to sell off some of his property to his nephew so he can put cattle on it. Mr. Smith said that they would like to separate one acre and the house to keep. John Morehouse said he could not hear but was he wanting to sell the part he is wanting to divide off and Mr. Smith said yes to his nephew that lives next door and the property would be combined. Cindy Askew said so there would not be another home just the pastureland that he would join to his where there is already a house and he said yes.

**3. John & Melissa Stanley:** Mr. & Mrs. Stanley came forward and stated that they have bought this property and they would like to be able to have more than six homes on this shared drive because of the amount of land and maybe build a pond on it. Vice Chairman Hicks asked how many home he would like to be on the shared drive. Mr. Stanley said eight or nine. Cindy Askew stated that after looking at the topo map even with that number of homes some of the driveways are going to be steep. Mr. Stanley passed out a map of how they would like the lots to be. Mr. Stanley said maybe some of the houses could be for their children or friends. Cindy Askew stated that his idea was commendable but what guarantees does this board have to know this is what will happen without subdivision ordinances. Mr. Stanley said he would be willing to do whatever he needed to. Vice Chairman Hicks stated that he was also concerned about the topography and looking at the driveway would emergency vehicles be able to access the properties. The Board looked over the maps Mr. Stanley provided. Mr. Stanley said they would love to have a pond and other areas for a barn with animals. John Morehouse asked about the driveway and Mr. Stanley stated that some of the drive would probably have to be paved so it would not wash. Jon Pursley showed a picture of the driveway entrance. Vice Chairman Hicks stated that they were really here to vote on more an six on a shared drive. Cindy Askew asked if the driveway would have to meet county specs. Carlen Bowers was there and stated that unless a drive is going to be turned over to the county it does not have to meet county specs. Vice Chairman Hicks asked if there was anyone present in favor or against this request. Tina Weaver came forward and said she owned property at the corner of Merrywood and Pine Valley and she has no issue with this request and thought it would enhance the area.

##### **Rezone:**

**1. John Stanley:** Mr. Stanley came forward and stated that the main reason for requesting the rezone was so they could have some agricultural use. They want to be able to have some chickens. Kristy Parker explained that in the current zoning it does not allow for any farm animals. Judy McDonald came forward and stated that he was in favor of the request.

2. **Daniel J. Waters:** Mr. Waters called and withdrew his request for a rezone.

**Final Plat Approval:**

1. **NGA Harrier Developers LLC:** Ben Hagaman came forward and said they were requesting final plat. He gave an update on the asphalt and stated that letters were submitted to the Planning Office. Vice Chairman Hicks read a letter from the Road Department.

**V. MOTION TO CLOSE THE PUBLIC HEARING:**

Vice Chairman Hicks asked if there was a motion to close the public hearing. Jon Hentz made a motion to close the public hearing. John Morehouse seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

**VI: MOTION TO OPEN NEW BUSINESS:**

Vice Chairman Hicks asked if there was a motion to go into new business. Todd Holt made a motion to open the new business. Stan Porter seconded the motion. Vote was unanimous. Motion to open new business carried.

**VII: NEW BUSINESS:**

**Variance:**

1. **Alexandria Howard:** Vice Chairman Hicks asked if there was a motion. John Morehouse made a motion to deny due to the regulations for A-1 zoning stating the minimum lot size as five acres. Stan Porter seconded the motion. Vote was unanimous. Motion denied.

2. **Wesley & Maruim Smith:** Vice Chairman Hicks asked if there was a motion. Jon Hentz made a motion to deny due to not knowing what is going to be separated and no planning involved and that it is less than five acres. John Morehouse seconded the motion to deny. Five members voted in favor of the denial (John Morehouse, Todd Holt, Stan Porter, Robert Walthour and Jon Hentz) and one member (Cindy Askew) voted against the denial. Motion to deny carried.

3. **John & Melissa Stanley:** Vice Chairman Hicks asked if there was a motion. Todd Holt made a motion to deny due to the limit just recently being raised from four to six on a shared driveway. Stan Porter seconded the motion to deny. Vote was unanimous. Motion to deny carried.

**Rezone:**

1. **John Stanley:** Vice Chairman Hicks asked if there was a motion on the rezone. Stan Porter made a motion to approve. John Morehouse seconded the motion. Motion was unaniomus, Motion to approve the rezone carried.

2. **Daniel J. Waters:** Vice Chairman Hicks stated that this request had been withdrawn.

**Final Plat Approval:**

1. **NGA Harrier Developers LLC:** Vice Chairman Hick asked for a motion. Cindy Askew made a motion to approve. Stan Porter seconded the motion. Vote was unanimous. Motion to approve carried.

**VIII: ADJOURNMENT:**

Vice Chairman Hicks asked if there was a motion to adjorn. Todd Holt made a motion to adjorn. Stan Porter seconded the motion. Vote was unanimous. Motion to ajourn carried.

04-20-2023

Date Submitted:

  
Planning Commission Chairman

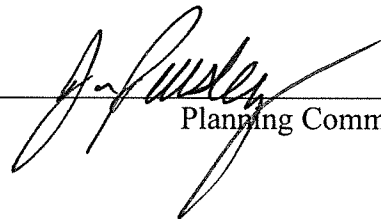
4-20-2023

Date Submitted:

  
Planning Commission Secretary

4-20-2023

Date Submitted:

  
Planning Commission Director