

Walker County Planning Commission
Minutes

March 21, 2024
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Will Ingram
Michael Haney
Todd Holt
Jon Hentz
John Morehouse
Stan Porter
Randy Pittman
Cindy Askew
Rob Walthour

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 6:10 P.M.

II. ROLL CALL

IV. READING & APPROVAL OF THE JANUARY 18, 2024 MEETING MINUTES:

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

V. 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. Rob Walthour seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

VI. PUBLIC HEARING:

Rezone:

- 1. William & Anna Carpenter:** Chairman Haney asked if there was anyone present for the Carpenter property. Anna Carpenter came forward and explained the hording situation that had gone on at the adjoining property and they wish to rezone the properties so this does not happen again. There was discussion by the Planning Commission members of the county doing a rezone on all the parcels in that area not meeting the A-1 requirements. Cindy Askew mentioned that she was concerned that rezoning these would make it easier for the larger tracts to be rezoned as well.
- 2. Kenneth & Judy Lawson:** Chairman Haney asked if anyone was present for the Lawson property. Mr. & Mrs. Lawson raised their hands. Mrs. Lawson came forward and stated that they have the same reasons as Mrs. Carpenter as why they what the rezone. Chairman Haney said that the first three rezone requests tonight was all for the same reason but each had to be voted on separate.
- 3. Rios Renovations LLC:** Chairman Haney asked if there was anyone present for Rios Renovations. Jon Pursley stated that he had talked to Mr. Rios and that he wanted to go along with the neighbors and have his property also rezoned. He bought the property that the hording situation had happened on and had remodeled the house.
- Kim Champion:** Chairman Haney asked if Ms. Champion was present. Ms. Champion came forward and stated that she had recently purchased the property and would like it rezoned to ag because she has horses. Kristy Parker stated that sometimes people are unsure of A-1 rezones because they are afraid of poultry houses being built. With all the surrounding property being zoned residential there would have to be a 400' setback from the property lines if someone wanted poultry houses and this property is 780-800' wide making it unable to meet the required setbacks for any poultry houses. Ms. Champion laughed and said she did not want to build any poultry houses.
- 5.Cody Jeffcoat:** Chairman Haney asked if anyone was present for Mr. Jeffcoat. Susan Jeffcoat came forward and stated that they own the property where Shirley's BBQ use to be on Hwy 27. She said that the property has three houses on it and that they would like it rezoned for the use it is being used for.
- 6. Lori & Camilla Carter:** Chairman Haney asked if the Carters were present. Lori and Camilla Carter came forward and stated that they have a small farm and when they came in to get a business license they found out they were not zoned correctly for the use they were wanting to do. She said they grow fruits, vegetables and flowers and would like to have a small farmer stand that would be set up and taken down daily or after each event. Anita Brandenburg came forward and stated that she was worried if they do this it will cause traffic issues. Camilla Carter came back up and stated that they own two pieces of property and the piece they are wanting to place the farm stand on is across Lula Lake Road and not close to Ms. Brandenburgs property.

Variance:

1. **Eugene Hester:** Chairman Haney asked if Mr. Hester was present. Mark Momon with Hibbymo Properties came forward and stated that he was with the Dollar General that is wanting to buy the property from Mr. Hester. He stated that they were requesting a variance on the number of parking spaces. He said that Dollar General has noticed that they really do not need that many parking spaces. Jon Pursley stated that the county has in the past granted these variance for Dollar Generals and the less spaces means less water runoff.

2. **Larry Bang:** Chairman Haney asked if Mr. Bang was present. Larry Bang came forward and said he purchased some property on Briddle Lane in LaFayette. He said that the county road was never built out and that the pavement ends at his property. He is requesting a variance to build closer to where the road is supposed to be due to the steep dropoff at the back of his property. Jon Pursley explained what the property and road looked like.

VII. 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. The vote was unanimous. Motion to close the public hearing carried.

VIII: 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. Rob Walthour seconded the motion. The vote was unanimous. Motion to open new business carried.

IX: NEW BUSINESS:

1. **William & Anna Carpenter:** Chairman Haney asked if there was a motion to approve or deny and if a deny a reason why. Todd Holt made a motion to approve. Rob Walthour seconded the motion. The vote was unanimous. Motion to approve carried.

2. **Kenneth & Judy Lawson:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve. Rob Walthour seconded the motion. Vote was unanimous. Motion to approve carried.

3. **Rios Renovations LLC:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve. Rob Walthour seconded the motion. The vote was unanimous. Motion to approve carried.

4. **Kim Champion:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Randy Pittman made a motion to approve. Stan Porter seconded the motion. The vote was unanimous. Motion to approve carried.

5. **Cody Jeffcoat:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve. Stan Porter seconded the motion. The vote was unanimous. Motion to approve carried.

6. **Camilla & Lori Carter:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. John Morehouse made a motion to approve. Randy Pittman seconded the motion. The vote was unanimous. Motion to approve carried.

7. **Eugene Hester:** 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. Todd Holt seconded the motion. The vote was unanimous. Motion to approve carried.

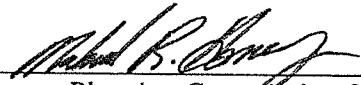
8. **Larry Bang:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Will Ingram made a motion to approve. John Morhouse seconded the motion. The vote was unanimous. Motion to approve carried.

X: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. John Morehouse made a motion to adjourn. Randy Pittman seconded the motion. Vote was unanimous.

4-18-2024

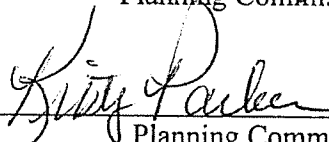
Date Submitted:



Planning Commission Chairman

4-18-2024

Date Submitted:



Planning Commission Secretary

4-18-2024

Date Submitted:



Planning Commission Director