

Walker County Planning Commission

Minutes

May 19, 2022

Walker County Civic Center

6:00 PM

ATTENDEES:

Planning Commission Members

Jon Hentz
Stan Porter
John Morehouse
Daryl Brooks
Jack Mullinax
Michael Hicks
Cindy Askew
Zack Chapman
Todd Hold
Robert Carter

Walker County Planning Staff

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

I. CALL TO ORDER:

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

II. ROLL CALL

III. READING AND APPROVAL OF THE MINUTES FOR APRIL 21, 2022: Vice Chairman Michael Hicks asked if there were any corrections to last month's minutes. Being none Vice Chairman Hicks asked if there was a motion to approve. Daryl Brooks made a motion to approve as submitted. Jack Mullinax seconded the motion to approve. Vote was unanimous. Vote to approve carried.

II. MOTION TO OPEN THE PUBLIC HEARING: Vice Chairman Hicks 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:

A. Rezone:

1. Keri Davis: Mrs. Keri Davis came forward and stated that she would like to rezone the property so she could put a second home on the property. Zack Chapman asked why she did not just request a variance. Kristy Parker stated that she had recommended the rezone because of it touching R-2 zoning to the south. Stan Porter asked

Mrs. Davis if she would be building a home or placing a mobile home and Mrs. David said she was unsure yet but if the board told her a specific thing she would go with that but would like to keep it so she has the option. Todd Holt asked if there had been a house there before and she said she that there was a cabin there at one time. Vice Chairman Hicks asked if there was anyone in the audience against the request but there was none.

2. Eugene Hester: Mr. Hester came forward and stated he owns the property were the old John T Building Supply use to be. He said that he was wanting to rezone this property on Hwy 27 for that business to move to but since then he had found another place to move the trailer business. Mr. Hester stated that he would still like to rezone the front part of this property to commercial so maybe he could build some type of storage facility. Jack Mullinax asked how much of the property was he wanting rezoned. Mr. Hester stated only the front portion. Stan Porter asked what use to be there. Mr. Hester stated just farmland and the yearly yard sale where the billboard sign is. Zack Chapman asked if the three parcels to the south were commercial and Kristy Parker stated yes, the ones that run south touching Hwy 27. Zack Chapman stated he did not have a problem with the rezone but felt like they needed to know more specifically of how much of the property would be rezoned. Vice Chairman Hicks asked about if the front part was rezoned then would the back part not have any road frontage. After some discussion it was determined that the property actually has three road frontages giving the back part of the property access. Vice Chairman Hicks asked if there was anymore questions. No one else spoke.

IV. MOTION TO CLOSE THE PUBLIC HEARING:

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

V. MOTION TO OPEN NEW BUSINESS: Vice Chairman Hicks asked was there a motion to open new business. Jack Mullinax made a motion to open new business. John Morehouse seconded the motion. Vote was unanimous. Motion to open new business carried.

VI. NEW BUSINESS:

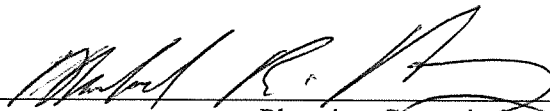
1. Keri Davis: Vice Chairman Hicks asked if there was a motion on the rezone. Jack Mullinax made a motion to approve. Robert Carter seconded the motion to approve. Vote was unanimous. Motion to approve the rezone carried.

2. Eugen Hester: Vice Chairman Hicks asked if there was a motion. Jack Mullinax made a motion to approve with the condition that it be for the portion of property from Hwy 27 West to Black Circle and South to the intersection at parcels 0-329-2-002 & 004 at Highland Drive. Daryl Brooks seconded the motion with the condition. Vote was unanimous. Motion to approve the partial rezone with conditions carried.

VII. ADJOURNMENT:

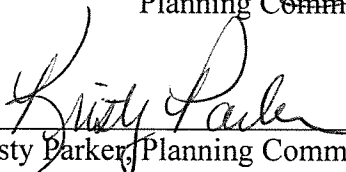
Vice Chairman Hicks asked if there was a motion to adjourn. Stan Porter made a motion to adjourn. Todd Holt seconded the motion to adjourn. Vote was unanimous. Motion to adjourn carried.

6-16-2022
Date Submitted



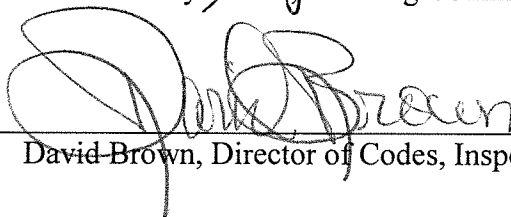
Planning Commission Chairman

6-16-2022
Date Submitted



Kristy Parker, Planning Commission Secretary

06/16/2022
Date Submitted



David Brown, Director of Codes, Inspection & Planning