Walker County Planning Commission
Minutes

May 18, 2023
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members
Cindy Askew
Todd Holt
Michael Hicks
Zack Chapman
Robert Walthour
John Morehouse
Michael Haney

Walker County Planning Staff
Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

CALL TO ORDER:

Chairman Haney called the meeting to order at 6:25 P.M.

II. ROLL CALL

III. READING & APPROVAL OF THE APRIL 20, 2023 MEETING MINUTES:

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

V. PUBLIC HEARING:

Variance:

1. Ada Jackson: Chairman Haney asked if there was anyone present for the Jacksons. Brain Jackson came forward and stated that they would like a variance to put a mobile home on his parents land. He stated that they are getting older and harder for them to get around and he would like to be there to help take care of them. Todd Holt asked if someone was living in the house that is on the property and Mr. Jackson said yes his parents and Mr. Holt asked if anyone lived in the mobile home on the property and he said his brother lived in it. Michael Hicks asked Mr. Jackson how many acres was there and he stated 8.7. Todd Holt stated that the tax records show 7.4 and Mr. Jackson said his brother has a one acre tract at the back. Mr. Jackson said that his brothers mobile home is not on his one acre tract. Michael Hicks asked if the house up front was his parents and he said yes and then Michael asked what was at the very top and Mr. Jackson said it was just a garage. Kristy Parker expalined that the one acre tract that his brother owns was there before zoning. Jon Pursley asked if they were all going to share the same drive and Kristy Parker asked Mr. Jackson that didn't he say they were going to have their own drive coming off at a different location and he said yes it would be. Michael Hicks said the property looked pretty steep and asked if they had cattle or anything and Mr. Jackson said no they do not use it for agricultural purposes. There were no other questions.

2. NGA Harrier Developers Inc.: Chairman Haney asked if there was anyone present for this item. Colin Johnson came forward and stated that this prelimiany plat was just a contiuation of the Hawks Ridge Subdivision. He said this would be phase three. Zack Champman asked about the lot size and Mr. Johnson ated that lot widths would all be 51'. Cindy Askew asked Mr. Johnson about the screen buffer running trough some of the lots. Mr. Johnson stated that there would be zero grading in that area and that the building pad would not be in it. Mr. Johnson stated that the setbacks showed on the plans. Cindy Askew asked if they had the land distubace permit for this and he said yes with the state but not yet with the county. Cindy then asked about the detention area and Mr. Johnson said that the detention area is on another phase and that they have it so this part is draining down into those ponds. There was some discussion on the green space area. There were no other comments.

3. Mauerick Development Group Inc.: Chairman Haney asked if there was anyone here on behalf of this. Brandon ? came forward and stated that the owner was RP Homes. He stated that this was an approved PUD. He said that there was some changes made that is not on these plans. He stated that they had to move road C to the east for safety issues because of a curve. Zack Chapman asked if that changed the number of lots and Brandon said yes that the original site plan showed a total of 166 lots and this plat shows 178. He said that as they move forward that they may have to remove some lots because they have already had to cut it down to 174. It was brought up that the Board of Commissioners did approve this to be zoned PUD. He said that page one of this plat would be their phase three, page two would be phase two and page three would be phase one. There was discussion on the lots sizes and how the middle part would be townhomes. Michael Hicks asked on phase two in the middle on the townhomes they would have a rear alley for access to the townhomes and Brandon said yes. Micahel then asked if that would make them closer to the road and that each unit would be the width of that unit and Brandon said yes. Michael then asked what would be the buffer between each townhome and Brandon said 25' and they would be four units each. Micahel asked if they were there for premiminary on phase one and Brandon said no they were asking for approval for the whole development. They would like to move forward with the land disturbance permit. Zack Chapman asked about the greenspace and buffer. Michael Hicks said there greenspace was more to the front. Zack said he feels like a flood area is not really a usable area. Micahel Hicks said that may be what they need to look at the next time with PUD requests. Colin Johnson then described the greenspace area in more detail. Cindy Askew asked them about the initial site plan. Colin Johnson said it was presented at the rezone and did show the proposed lots and greenspace area. Zack Chapman asked them about the topography and that the plans did not show the grading that will be done. Mr. Brian Morton came forward and wanted to know if the county was prepared for the traffic this will bring. Carlen Bowers tried to explain some of the traffic issues and how they are trying to help. He was wanting to know what they were planning on doing with the traffic that will be trying to avoid any round-a-bouts coming through Overbrook Drive. Michael Hicks asked if an option could be for a sign be put up that said right turn only. Carlen said it is possible. Chairman Haney let Mr. Morton know that it would be noted that he was against this. No further questions.

4. Elite Air HVAC & Maintenance: Chairman Haney asked if there was anyone present for this request. Aaron Kight came forward and said they would like to rezone the property to have storage for boats and RV's and things of that nature. Todd Holt asked if you got to this property off of Bailey Lane and Mr. Knight said yes even though it has a Mission Ridge address. Mr. Holt asked if their bussiness was at this location and Mr. Knight said that they use the building to store some of their stuff in. Kristy Parker expalined that the building has always been used as commercial and that there is a commercial business in front and to the south of this that is not zoned commerical. It was asked if they were going to have storage units and he said that they did not plan on having any. Micahel Hicks asked if Bailey Lane was a private drive and he was told no it is a county road. Michel Hicks asked if this would be covered stoarge and Mr. Knight said right now ony open storage but they would be open to either. It was discussed that parking and vehicles can be on the property lines that only ructures would have to meet the setbacks. There wer no other comments.

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. Rob Walthour 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. Ada Jackson: Chairman Haney asked if there was a motion to approve or deny the variance request. Michael Hicks made a motion to approve. There was no second. Motion failed. Chairman Haney then asked if the was a motion to deny. Cindy Askew made a motion to deny due to it being zoned agricultural. John Morehouse seconded the motion to deny. Vote in favor to deny was five (John Morehouse, Todd Holt, Cindy Askew, Rob Walthour & Zack Champman). One vote not in favor of denying was Michael Hicks. Vote was five to one in favor of denying the request. Motion to deny carried.

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

3. Mauerick Development Group: Chairman Haney asked if there was a motion to approve or deny the request. Michael Hicks made a motion to approve the preliminary plat with 165 lots. Zack Chapman seconded the motion. The vote was unanimous. The representative said there were 166 lots on the original site plan. Michael Hicks made a motion to amend his motion on approving the plat for 165 lots to a new motion to approve with 166 lots. Zack Chapman seconded the motion. The vote was unanimous. Vote to approve the plat with 166 lots carried.

4. Elite Air HVAC Maintenance: Chairman Haney asked if there was a motion to approve or deny this request. John Morehouse made a motion to approve the rezone with conditions that there be no temporary buildings or storage containers. Zack Chapman seconded the motion with conditions. The vote was unanimous. Vote to approve with conditions carried.

IX: <u>ADJOURNMENT:</u>

Chairman Haney asked if there was a motion to adjorn. Todd Hold made the motion to adjorn. John Morehouse seconded the motion. Motion to ajorn carried.

06-15-23
Date Submitted: Planning Commission Chairman

6-15-2023
Date Submitted: Planning Commission Secretary

6-15-2023
Date Submitted: Planning Commission Director