



Walker County Planning Commission
Minutes

May 16, 2024
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Will Ingram
Michael Haney
Zack Chapman
John Morehouse
Stan Porter
Cindy Askew
Rob Walthour
Michael Hicks

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 6:00 P.M.

II. AMENDMENT OF AGENDA:

Chairman Haney stated that the agenda needed to be amended because there was old business that needed to be heard also. He said that it had been tabled but the Board of Commissioners was sending it back before the Planning Commission. He stated that it would be added under section A for the public hearing on the variance request for Roy & Kimberly Ballard for property located at 255 Windy Meadow Drive in LaFayette tax map 0-515-1-020C. Michael Hicks made a motion to amend the agenda. Stan Porter seconded the motion to amend. The vote to amend the agenda was unanimous. Motion to approve carried. Chairman Haney then stated that there needed to be a motion to create a section for old business. Stan Porter made a motion to add an old business section. Will Ingram seconded the motion. The vote was unanimous to add an old business section. Motion carried.

III. ROLL CALL

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

Chairman Haney asked if there was a motion to approve or deny the minutes. Michael Hicks made a motion to approve. Zack Chapman 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. John Morehouse 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. Wendell Allan Barnes: Chairman Haney asked if anyone was present for this property. Mr. Barnes came forward and stated that the property was zoned commercial when he purchased it but he had rezoned it to residential but would now like to rezone it back to commercial. Michael Hicks asked if a structure had been built on the property since it was rezoned and Mr. Barnes said no. Jon explained that there is commercial property across the street and up at the corner of Hwy 27 and Bicentennial Trail. Cindy Askew asked if the entrance to the property he is wanting to use be at the south end of the property. Mr. Barnes stated that there are no entrances and one is at the south end of the property. Zack Chapman asked about the three lots on the southwest corner of Hwy 27 and Bicentennial Trail and if they were residential. Jon explained that there is one house and two lots are the Fire Department. Zack asked if these were zoned commercial and he was told no that the one house to the north is zoned residential. Michael Hicks stated that the property to the north was the truck training lot for the school. Kirty Parker asked if he was wanting to cut out part of the property where the house is and leave it residential or rezone the whole property. Mr. Barnes said the whole property and the house could be used as an office. Zack asked if the lot to the south was zoned residential and he was told yes. Anita Parker came forward and stated that she lived in the house to the north of this property and she is not for or against it she was just curious as to what commercial use it will be used for. Jon Pursley stated that Mr. Barnes original plans are to build storage buildings. She was just concerned about her privacy.

2. Happy Valley B.C. LLC.: Chairman Haney asked if there was anyone present for this request. Hamilton Brock came forward and stated that they had purchased the property and were trying to figure out how to use the property due to the power lines running through the property and flood area to the south. He said that they had met with the Development Authority and Chairman Whitfield and they gave some ideas on what might be some needs in the area. He said that their plans right now are to do a daycare and some flex building spaces. Jon Pursley stated that the property to the south is commercial. Mr. Brock stated that since there are five hundred new homes being built across the road that a daycare seemed to be a good fit. Cindy Askew asked about the flood area on the south side of the property and the detention pond area. There was some discussion on the possible zone of the property being rezoned to PUD. Mr. Brock said there would not be any heavy equipment storage but more like the buildings that have been built by Cosco in Catoosa County and them being leased out

to maybe contractors for office or other office areas. There was discussion on bringing the property out of the flood area. Mr. Brock stated that the engineers will work on all that if the rezone is approved.

3. Daniel Beyer & Ralph Paul Leming: Chairman Haney asked if anyone was present for Mr. Beyers and Mr. Leming. Their realtor and they came forward and stated that the property was commercial and wanted it to be residential. She said that there is a house on the property but years ago there was a store there. She said that they are running into issues because people that want to buy the property can not get a loan approval with it being zoned commercial and that is why they are asking for the rezone. Jon Pursley said that the old store has been torn down and that the house beside them just got approved for a rezone making this property the only one left that is zoned commercial.

VII. PUBLIC HEARING ON OLD BUSINESS (VARIANCE):

1. Roy & Kimberly Ballard: Chairman Haney asked if anyone was present for this request. Mrs. Ballard came forward and stated that she would like to deed out two acres for her daughter to place a home on. She said that her son owns the property across from her. Jon Pursley stated that she was not present for the last meeting and it was not clear on what she wanted to do but she would have to divide off at least one acre since it's on a private drive and he asked her if she said she wanted to do two acres and she said yes. Michael Hicks asked if the two acres would be up toward Dunwoody Road and she said yes and Michael also asked if the smaller lots up front were also zoned A-1 and was told yes they were. Jon said there was some R-3 close by. Zack Chapman asked how many homes/lots were on the drive and he was told four. Cindy Askew said that it was brought up before about if others on this drive wanted to do the same thing with the limit being six. Zack Chapman said he counts five using the drive now. Kristy and Jon both said there were only four. After pulling up the view on the county website it does show only four using that drive currently.

VII. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Michael Hicks made a motion to close the public hearing. Stan Porter seconded the motion. The vote was unanimous. Motion to close the public hearing carried.

VIII: MOTION TO OPEN OLD BUSINESS:

Chairman Haney opened the new business part of the meeting.

IX: OLD BUSINESS:

1. Roy & Kimberly Ballard: Chairman Haney asked if there was a motion to approve or deny and if a deny a reason why. Michael Hicks made a motion to approve. Stan Porter seconded the motion to approve. The vote was six in favor of the motion to approve and one (Zack Chapman) not in favor. Motion to approve carried.

X. NEW BUSINESS:

1. Wendell Allan Barnes: 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. Rob Walthour seconded the motion to approve. Zack Chapman said he would like to have a discussion on buffers between the residential properties. After a discussion Stan Porter revised his motion to approve the request with the condition that the existing vegetative buffer remains against the residential property lines. Rob Walthour seconded. The vote was unanimous. Motion to approve with conditions carried.

2. Happy Valley B.B. LLC: 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. Zack Chapman seconded the motion to approve. The vote was unanimous. Motion to approve carried.

3. Daniel Beyer & Ralph Paul Leming: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Zack Chapman made a motion to approve. Michal Hicks seconded the motion to approve. he vote was unanimous. Motion to approve carried.

XI: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Stan Porter made a motion to adjourn. Will Ingram seconded the motion. Vote was unanimous.

06-20-24

Date Submitted:



Planning Commission Chairman

6-20-2024

Date Submitted:



Planning Commission Secretary

06-20-2024

Date Submitted:



Planning Commission Director