

Walker County Planning Commission

Minutes
February 17, 2022
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Todd Holt
Stan Porter
Elliott Pierce
Michael Hicks
Daryl Brooks
Jack Mullinax
Michael Haney
Cindy Askew
John Morehouse
Robert Carter

Walker County Planning Staff

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

I. CALL TO ORDER:

Chairman Michael Haney called the meeting to order at 6:00 P.M. Chairman Haney asked for an amendment to the minutes because Elliott Pierce was listed as being present at the January meeting and he was absent. Chairman Haney asked if there was a motion to approve the minutes with amendment. Daryl Brooks made a motion to approve. Stan Porter seconded the motion to approve the minutes. Vote was unanimous. Motion to approve minutes carried.

II. MOTION TO OPEN THE PUBLIC HEARING: Chairman Haney asked if there was a motion to open the public hearing. Todd Holt made a motion to open. Daryl Brooks seconded the motion.

III. PUBLIC HEARING:

A. Variance:

1. G&C Trott Properties: Chris Trotter came forward and explained that he was the owner of the property and would like to build a triplex unit for rental property at 308 Alabama Street in Rossville. He said that he had a similar one in Catoosa County and thinks one would fit on this property. He said that in the past he had trouble with some of the people that were renters, but they are now better screened before able to rent. Chairman Haney called Jeremy Wilson up and Mr. Wilson said that he and his wife had worked hard to have a nice looking home and that he felt that a multi-family unit would not fit in this neighborhood and that they have had issues with some of the previous renters. Chairman Haney then called up Angela McCary up and she agreed with Mr. Wilson about the past renters and stated that Walker County has been helping clean up the area where there was rent out houses and she was hoping for more single-family homes in the area. Chairman Haney then called up

Robert Sills. Mr. Sills presented photos from his security cameras of people that hang out at the rental home beside him and that the police are always called out and that he hopes it says a single-family structure.

IV. MOTION TO CLOSE 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. Daryl Brooks seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

V. MOTION TO OPEN NEW BUSINESS:

Chairman Haney asked if there was a motion to go into new business. Todd Holt made a motion to go into new business. Daryl Brooks seconded the motion. Vote was unanimous to go into new business. Vote carried.

VI. NEW BUSINESS:

1. G&C Trott Properties: Chairman Haney asked if there was a motion. Jack Mullinax made a motion to deny the variance request. John Morehouse seconded the motion. Daryl Brooks, Jack Mullinax, John Morehouse, Todd Holt, Cindy Askew, Stan Porter and Elliott Pierce voted in favor of denying the variance request. Robert Carter voted in favor of the request and Michael Hicks abstained. Vote to deny carried.

VII. ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Michael Hicks stated that before adjourning he would like to say something. He stated that when the rezone for the MGM Development was heard he understands that the procedure for sending out letters and notifying neighbors in Walker County is that if the neighboring properties are in another jurisdiction that letters are not sent to those individuals, and he has an issue with that. He said he feels like if you have a property in Walker County that borders a property in the City of Rossville that those property owners in the city have a right to be notified in this case that a potential large commercial development is coming into their back yard. They said they had no idea of the rezone. Mr. Hicks said that if that was the procedure then a change needs to be made. He said that he has been notified by some of the neighbors that feel they were not able to represent themselves at the meeting. He would like to make a recommendation, or he said he was not even sure of the legality of that rezone if they were supposed to be notified or not but if not then the ordinance needs to be changed. Chairman Haney stated if the ordinance states that abutting property owners must be notified then Michael Hicks has a valid point. Planning Director David Brown stated that if it was an oversight by the Planning Office that all abutting owners would be notified from now on and if those property owners had any questions they could contact the Planning Office. Michael Hicks also brought up that he had talked to some of the Commissioners, and they would like the board to either vote yes or no on something and not have it die from a lack of votes and Chairman Haney explained about the voting procedure. Jack Mullinax made a motion to adjourn. Todd Holt second the motion. Vote carried. Motion adjourned.

3-18-2022

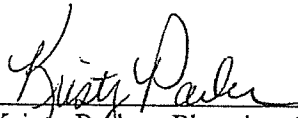
Date Submitted



Planning Commission Chairman

3-17-2022

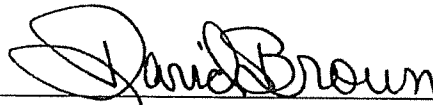
Date Submitted



Kristy Parker, Planning Commission Secretary

03/17/2022

Date Submitted



David Brown, Director of Codes, Inspection & Planning