



Walker County Planning Commission
Minutes

February 16, 2023
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Cindy Askew
Gary Miller
Zack Chapman
Michael Haney
Michael Hicks
Todd Holt
Stan Porter
Jon Hentz

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. READING & APPROVAL OF THE JANUARY 19, 2022 MEETING MINUTES:

Chairman Haney asked if there was a motion to deny or approve the minutes. Michael Hicks made a motion to approve. Gary Miller seconded the motion to approve. Motion to approve the minutes as submitted carried.

III. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to open the public hearing. Cindy Askew made a motion to open the public hearing. Stan Porter seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

IV. PUBLIC HEARING:

Variance:

1. Mr. & Mrs. Saunders: Randy and Marolyn Saunders came forward and stated that they would like to place a single wide mobile home on the property. They handed out a layout of the property. She stated that they also own the property next door. She said that there is an existing driveway there because there use to be a house on the property and that the property is on sewer. Chairman Haney asked how long they had owned the property and Mrs. Saunders said since November 2020. Stan Porter asked if this would be rental property and she said yes. Zack Chapman asked the dimensions of the property and she said it was around 65' wide and about 140' deep. Michael Hicks asked if it was one or two parcels. There was some confusion on looking at the tax maps, but this is just one parcel. Stan Porter asked if they had already bought the mobile home and they said no. They talked about the size of a mobile home and what size might or might not fit on the property. They were also told what the setbacks would have to be. Kristy Parker explained that this was an existing lot that did not meet the requirements. Michael Hicks said that he felt like the property was considered a lot of record where the lots there were developed before the requirements of today. Jon Pursley stated that the mobile home would have to be at least a 16' wide. Zack Chapman asked if a site-built home would be allowed, and Kristy Parker said yes and Zack said would they need a variance if they built a home and Kristy Parker said no. Mrs. Saunders said she would have to run numbers since building cost were so high right now. A gentlemen stepped forward and wanted someone to explain to him what was going on. He lives at 313 Catoosa Street. Chairman Haney asked him if he had received a letter and he said he didn't know. He explained his hearing loss and was very upset that he could not hear what was being said. Chairman Haney tried to explain to him what the variance request was for. The neighbor explained problems in the neighborhood and said that was why he was against this request.

Rezone:

1. Mack Pettigrew: Mr. Pettigrew came forward and said he would like to get the property rezoned from commercial to R-2. He explained that he has a buyer for the property. Mr. Blake Hamilton stepped up and said he would like to build a three unit townhome on the property. He passed out a drawing of what he would like to build. He stated that he would face it toward E. Reed Road. Zack Chapman asked if R-2 allowed for multi structures. Kristy Parker said yes that R2 & R3 both allow for multi-family dwellings and that it adjoined R2 in the back. Michael Hicks asked what the square footage of the property was and Kristy Parker said 1.03 acres. He then asked what the required square footage was per unit and said it was 15,000 square foot per dwelling unit. There was some discussion on the commercial running along Hwy 27. There was no one in the audience there in favor or against the rezone requests.

V. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Jon Hentz made a motion to close the public hearing. Stan Porter seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

VI: MOTION TO OPEN NEW BUSINESS:

Chairman Haney asked if there was a motion to go into new business. Michael Hicks made a motion to open the new business. Todd Holt seconded the motion. Vote was unanimous. Motion to open new business carried.

VII: NEW BUSINESS:

Variance:

1. Marolyn Saunders: Chairman Haney asked if there was a motion. Zack Chapman said he had a question. He said did he understand that they did not need a variance to build a house on this lot as it stands. There was some confusion on when Kristy Parker said they would not need a variance if they built a house and what she meant was if they did not build a tiny house one would not be needed but the variance on the lot size does require one. Chairman Haney asked again if there was a motion. Jon Hentz made a motion to deny. Cindy Askew seconded the motion to deny. There were six that voted in favor to deny (Gary Miller, Todd Holt, Cindy Askew, Stan Porter, Jon Hentz and Zack Chapman. Michael Hicks said he didn't know how to vote but raised his hand to oppose the motion to deny. Several members stated that they felt like this was set up wrong because of it being an existing lot of this size. She was told she could appeal to the Board of Commissioners Motion to deny carried.

2. Mack Pettigrew: Chairman Haney asked if there was a motion on the rezone from C-1 to R-2. Stan Porter made a motion to approve. Jon Hentz seconded the motion. Vote was unanimous. Motion to rezone carried.

VIII: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. Gary Miller seconded the motion. Vote was unanimous. Motion to adjourn carried.

3/16/2023

Date Submitted:

Planning Commission Chairman - Vice

3-16-2023

Date Submitted:

Planning Commission Secretary

3-16-2023

Date Submitted:

Planning Commission Director