

Walker County Planning Commission
Minutes

January 19, 2023
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Cindy Askew
Daryl Brooks
Robert Carter
Zack Chapman
Michael Haney
Michael Hicks
Todd Holt
Gary Miller
John Morehouse
Robert Walthour

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. ELECTION OF THE 2023 PLANNING COMMISSION OFFICERS:

Chairman Haney asked if there were any nominations for vice chairman. Chairman Haney made a motion to leave Michael Hicks vice chairman. There were no other nominations. Chairman Haney asked if there was a motion. Daryl Brooks made a motion to approve Michael Hicks as vice chairman. Robert Carter seconded the motion. Vote was unanimous.

II. READING & APPROVAL OF THE DECEMBER 15, 2022 MEETING MINUTES:

Chairman Haney asked if there were any changes to the December 15, 2022 minutes and if not was there a motion to approve? Daryl Brooks made a motion to approve. Todd Holt seconded the motion. Michael Hicks abstained from the vote with everyone else in favor of approval. 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. John Morehouse made a motion to open the public hearing. Todd Holt seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

IV. PUBLIC HEARING:

Final Plat Approval:

1. NGA Harrier Developers LLC/Hawks Ridge: Ben Hagaman came forward and stated that he was requesting final plat on 37 lots. He stated that everything was done except a small amount of sewer lines. Todd Holt asked about the sewer and Mr. Hagaman stated that they were finishing up about 200' of sewer lines. He said that all that had already been bonded. Chairman Haney then read the approval letter from the Road Department.

V. 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. Daryl Brooks 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. Daryl Brooks seconded the motion. Vote was unanimous. Motion to open new business carried.

VII. NEW BUSINESS:

Final Plat Approval:

1. NGA Harrier Development LLC/Hawks Ridge: Chairman Haney asked if there was a motion. Todd Holt made a motion to approve. Michael Hicks seconded the motion to approve. Vote was unanimous. Motion to approve carried.

VIII. ADJOURNMENT:

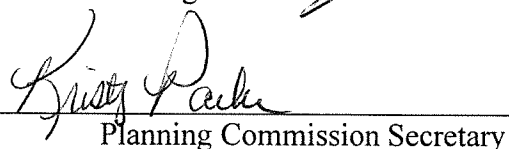
Chairman Haney asked if anyone had anything to say. Zack Chapman asked if anyone on the Board had saw the last Board of Commissioners meeting. He stated that there were some thing brought up that pertained to the Planning Commission. Michael Hicks said he had heard about it. Zack said to his understanding that right now where this Board hears and aproves variances and if the Board denys then the land owner could appeal the decision to the Board of Commmissioners. He said that the County Commissioners are looking at changing this

to where this Board only makes a recommendation to the Board of Commissioners on everything. Chairman Haney stated that a lot of places do either or. He said that the City of Chickamauga now does it that way. Cindy Askew asked if when the Planning Commission denies something is the Board of Commissioners primarily approving appeals. Michael Hicks said yes from what he understands. Zack Chapman said he was just curious how everyone felt about it. John Morehouse asked Commissioner Hart if this was correct. Commissioner Hart said yes that the Board of Commissioners were looking at changing this. Michael Hicks asked Commissioner Hart if they are aware of what is discussed by the Planning Commission when someone is appealing and Commissioner Hart said yes but not in a lot of detail. Chairman Haney said that when the Board votes now that they probably need to give a reason when denying something to give them a better understanding. John Morehouse asked if the public that shows up at the Planning Commission meeting to voice their disapproval of something are they showing up at the Commissioners meetings or do they just think once this Board makes a decision then its over. Zack Chapman asked if the Planning Commission meetings were on tv like the Board of Commissioners would that help people understand whats going on. Michael Hicks stated that it bothers him sometimes when the Board of Commissioners goes against the Planning Commissions recommendation. He said he feels like there are some Commissioners that feel like any business is good business but they need to look at the master plan. He said like the guy that came in with the mobile home that he already brought in set it up when he shouldn't have he comes in here gets turned down then appeals to the Board of Commissioners and they approve it. He said yeah he understands but it was the owner that did not do his homework on the front end. He said that makes one more mobile home out of compliance. Chairman Haney said that was a good example of why we need to say why we are denying. Cindy Askew brought up about the Planning Commission having training to help them better understand. Commissioner Hart stated that the Enabling Act states that the decisions are the Board of Commissioners responsibility but that could be interpreted several different ways. Zack Chapman stated that each Planning Commission member was appointed by the Board of Commissioners Chairman. Cindy Askew said that each Planning Commission member was asked to be part of this Board because someone thought that they had valid experience to begin with and that should be taken into account. Commissioner Hart said that someone from this Board needs to be at the Board of Commissioners meeting to tell them more about their decision. Michael Hicks gave an example of when a PUD development comes before the Board that they can set restrictions on what they are building. Chairman Haney then talked about getting the Carl Vinson to come give training to the Planning Commission and the cities that need traing for their Planning Commissions Boards also. Chairman Haney asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. John Morehouse seconded the motion. Vote was unanimous. Motion to ajourn carried.

~~02-16-2023~~ 02-16-2023
Date Submitted:


Planning Commission Chairman

~~1-19-2023~~ 2-16-2023
Date Submitted:


Planning Commission Secretary

Date Submitted:


Planning Commission Director