

Walker County Planning Commission
Minutes

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

ATTENDEES:

Planning Commission Members

Rob Walthour
Michael Haney
Todd Holt
Jon Hentz
John Morehouse
Stan Porter
Zack Chapman
Randy Pittman
Cindy Askew

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. ROLL CALL

III. READING & APPROVAL OF THE OCTOBER 19, 2023 MEETING MINUTES:

Chairman Haney asked if there was a motion to approve or deny the minutes. Stan Porter made a motion to approve. John Morehouse seconded the motion to approve. All eligible voting members approved. Motion to approve minutes carried.

IV. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to open the public hearing. Rob Walthour made a motion to open the public hearing. Todd Holt seconded the motion. All eligible voting members approved. Motion to open the public hearing carried.

V. PUBLIC HEARING:

Variance:

1. Shebbie & Terral Cannon: Chairman Haney asked if anyone was present for the Cannons. Terral Cannon came forward and stated that they would like for their child to be allowed to place a mobile home on the property to help take care of them. He said that he has gone through several surgerys over that past few years and needing more. He said they have lived there for over thirty years. Todd Holt asked if they had any animals and Mr. Cannon said no just pets. Mr. Holt asked how much property they were planning on giving to their child and he said three and a quarter acres. John Morehoue asked about the adjoining property and what year mobile home they were looking at putting on the property and Mr. Cannon said a 2000 year model.

Rezone:

1. David Pace: Chairman Haney asked if there was anyone present for Mr. Pace. Mr. Pace, Jeff Chambers and John ? came forward and stated that they thought the property was already commercial but after starting their car business found out it was not. Jon Pursley stated that he had been out to the property and the existing building has always been used as a commercial business. Stan Porter asked if it was a mechanical shop and Mr. Chambers said they do auto mechanics and do work on their personal cars also. Zack Chapman asked about the drive coming off a residential road. Jon Pursley said that the property fronts on two roads and parking would not be an issue. John Morehouse asked what their business hours would be and Mr. Chambers said that they would have normal business hours but would go by the hours of the noise ordinance also. Kim Galloway came forward who lives next door and was concerned about the property upkeep and safety. Mr. Chambers stated that they would have a privacy fence around where the cars would be. Stan Porter stated that he lives just down the road and that he sees no issue with this.

2. Yogesh Patel: Chairman Haney asked if there was anyone present on behalf of Mr. Patel. Mr. Patel and Eddie Upshaw came forward and Mr. Upshaw read a letter of what Mr. Patel was wanting to do. It said that Mr. Patel wanted to rezone the property beside his store in order to expand his business and provide more parking for his existing business and the new liquor store. Stan Porter asked what type of business was there and Mr. Patel said a convenient store. Todd Holt asked Mr. Patel if he had considered just moving over the property line and keeping the existing house. Ron Walker came forward with his wife and daughter who also lives next door and stated that they are not in favor of the rezone. They stated that they are not in favor of a liquor store being put there. Mr. Patel stated that the liquor store has already been approved and can be added to the property now without the rezone. Paula Wilks who lives nearby stated that she is in favor of the rezone because it will provide a more safe way to pull in and out of the property.

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. Stan Porter seconded the motion. All eligible voting members approved 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. John Morehouse made a motion to open the new business. Stan Porter seconded the motion. All eligible voting members approved. Motion to open new business carried.

VIII: NEW BUSINESS:

1. Shebbie Cannon Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve with them giving the mobile home three and a quarter acres. Stan Porter made a motion to second. John Morehouse, Todd Holt, Stan Porter and Rob Walthour voted in favor of the variance with the conditions. Jon Hentz and Cindy Askew voted to deny. Motion to deny carried.

2. David Pace: 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. Todd Holt seconded the motion to approve All eligible voting members approved. Motion to approve carried.

3. Yogesh Patel: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Jon Hentz made a motion to approve. Todd Holt seconded the motion to approve. All eligible voting members approved. Motion to approve carried.

IX: ADJOURNMENT:

Chairman Haney adjourned the meeting

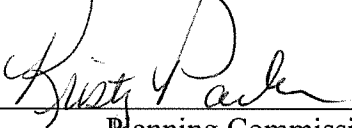
01-18-2024

Date Submitted:


Planning Commission Chairman

1-18-2024

Date Submitted:


Planning Commission Secretary

01-18-2024

Date Submitted:


Planning Commission Director