

Walker County Planning Commission

Minutes

October 20, 2022

Walker County Civic Center

6:00 PM

ATTENDEES:

Planning Commission Members

Jon Hentz
Stan Porter
John Morehouse
Daryl Brooks
Jack Mullinax
Michael Haney
Cindy Askew
Zack Chapman
Robert Carter
Todd Holt

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.

II. ROLL CALL

III. READING AND APPROVAL OF THE MINUTES FOR SEPTEMBER 15, 2022: Chairman Haney asked if there were any corrections to last month's minutes. Being none Chairman Haney asked if there was a motion to approve. Daryl Brooks made a motion to approve as submitted. Jack Mullinax seconded the motion to approve. Vote to approve carried.

IV. Chairman Haney stated that on section B on the agenda that number one had withdrew their request for a rezone so he would like to ask for a motion to amend the agenda to move number two up. Jack Mullinax made the motion to amend the agenda. Daryl Brooks seconded the motion. Vote was unanimous. Motion to amend the agenda carried.

V. MOTION TO OPEN THE PUBLIC HEARING: Chairman Haney asked if there was a motion to open the public hearing. Jack Mullinax made a motion to open. Stan Porter seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

VI. PUBLIC HEARING:

1. Jacob Everett came forward and stated that they would like to make a safe controlled area for people to park trucks, RV's, and boats. He passed out a drawing of the property and said that they would like to put down new gravel, a perimeter fence and a security-controlled access gate along with security cameras and lights that would be pointed away from any houses and Hwy 193. Cindy Askew asked if the water runoff had been looked at previously. Todd Schrader came forward and stated that the property in the past was used to park semi-trucks on and that it's an existing gravel lot. He then explained the amount of property they would be changing over a period of time. John Morehouse stated that it has been a hard surface area for a long time. His concern was that there would be adequate room for when someone would be pulling into the drive and not be halfway out into Hwy 193. Mr. Schrader stated that they would have the access gate back enough that they would not be in the road. Zach Chapman asked why they did not ask for a rezone of the property instead. Mr. Schrader said they were not going to need septic or anything like that, so they just asked for the conditional use variance. Kristy Parker explained that sometimes a conditional use variance will work better for the neighborhood because whatever they ask for is all that they can do. It goes with the property owner and if that use stops then it goes back to residential. Todd Holt asked if in the future they see themselves wanting to build self-storage units and Mr. Schrader said no. Kimberly Patterson came forward and said that she lives right across the street from this and asked how many would be parked over there because she moved to the area to be in the country. Mr. Schrader went over how many there would be but said because of the area being lower than the road she would be kind of looking over them.

2. **Randall Dalton:** Mr. Dalton came forward and said he bought the old nursery across the road, and he would like to move his stonework business to the property and maybe do some mini storage units. Chairman Haney stated that the property is along Hwy 27 and he was surprised that it was not already zoned commercial. Zack Chapman asked about the two entrances into the property and Mr. Dalton stated there was three. He stated that they would have the driveway fixed to where it would be easy entrance into the property. Stan Porter asked if he was to make a decel lane would that not have to be approved by the state. David Brown stated that any change to the drive touching the highway would have to be approved by GDOT. Mr. Dalton stated that he just meant they would move the fence to make the drive easier access.

VII. MOTION TO CLOSE THE PUBLIC HEARING:

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

VII. MOTION TO OPEN NEW BUSINESS: Chairman Haney asked was there a motion to open new business. Jack Mullinax made a motion to open new business. Todd Holt seconded the motion. Vote was unanimous. Motion to open new business carried.

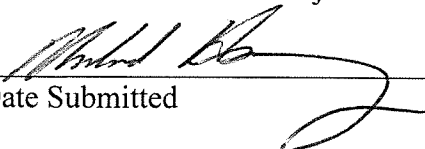
IX. NEW BUSINESS:

1. **Jacob Everett:** Chairman Haney asked if there was a motion on the conditional use variance. John Morehouse made a motion to approve. Stan Porter seconded the motion to approve. Vote was eight in favor of approving and Jack Mullinax abstained. Motion to approve carried.

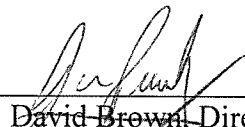
2. Randall Dalton: Chairman Hany asked if there was a motion on the rezone. Todd Holt made a motion to approve. Stan Porter seconded the motion to approve. Vote was unanimous. Motion to approve the rezone carried.

X.ADJOURNMENT:

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

 11-17-2022
Date Submitted Planning Commission Chairman

11-17-2022 
Date Submitted Kristy Parker, Planning Commission Secretary

11-17-2022 
Date Submitted David Brown, Director of Codes, Inspection & Planning
