



Walker County Planning Commission

MINUTES

January 21, 2021

Walker County Civic Center

6:00 PM

ATTENDEES:

Planning Commission Members

Phillip Cantrell
Scott McNabb
Todd Holt
Elliott Pierce
Stan Porter
Susan Tankersley
Moe Gass
Terry Newberry
Jack Mullinax
Kristine Bubrig
Michael Haney

Walker County Planning Staff

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

I. CALL TO ORDER:

Chairman Phillip Cantrell called the meeting to order at 6:00 P.M.

II. ELECTION OF THE 2021 PLANNING COMMISSION OFFICERS

Chairman Cantrell stated that the elections of officers would start and turned the meeting over to Planning Director David Brown. Mr. Brown asked if there were nominations for chairman. Moe Gass made a motion to nominate Michael Haney as Chairman and Todd Holt seconded. Elliott Pierce made a second motion to nominate Phillip Cantrell as Chairman. Stan Porter seconded the second nomination for Phillip Cantrell as Chairman. Each member was asked to cast an individual ballot on which candidate they were voting for. The ballots were collected and counted with the Commission present and Michael Haney was elected new Chairman of the Planning Commission. David Brown then turned the meeting over to Chairman Haney. Mr. Haney then asked if there were nominations for Vice Chairman. Jack Mullinax made a motion for Terry Newberry as Vice Chairman. Moe Gass seconded the motion for Terry Newberry as Vice Chairman. Chairman Haney asked if there were any other nominations. Being none a vote was taken and Terry Newberry was voted in as Vice Chairman.

III. READING & APPROVAL OF THE OCTOBER 15TH, 2020 MEETING MINUTES:

Chairman Haney asked if there were any questions or changes to the minutes and if not was there a motion to approve. Susan Tankersley made a motion to approve. Scott McNabb seconded the motion. Vote was unanimous. Motion to approve carried.

IV. NEW BUSINESS:

A. Rezone:

1. H.J. Blakemore & Sons: Mr. Henry Blakemore came forward and explained that he would like to operate his business of taking concrete and grinding it up into millings to be used on driveways. He did explain that it does touch another industrial property which is also used as a recycling center. He was asked if the current road would hold up to the traffic and he stated that it would and Mr. Holt said that he had traveled that road for years and that he could attest to the fact that it could withstand the traffic. Kristine Bubrig made a motion to approve. Scott McNabb seconded the motion to approve. Vote was unanimous. Motion to approve carried.

2. Allen Eugene, Lorri & Brody Ridley: Mr. Ridley came forward and explained that he owns poultry houses and wants to rezone these parcels in order to build closer to the property lines because his farm sits in the center of these parcels. Chairman Haney stated that Mr. Ridley did have three parcels that he was requesting the same rezone request for and that we would just hear and vote on all three at one time. He stated that these parcels were 0-498-011, 0-498-030C & 0-497-1-025. Chairman Haney asked if there were any questions from the audience. Ms. Linda McSears came forward and stated that her house is in a residential area by the property on Hwy 136. She asked Mr. Ridley about what would be done on that side and he assured her that because of the flood area that they would not put poultry house down that far and they will probably timber it and run cattle on that side. She stated that she was fine with that. Chairman Haney then asked if there was a motion to approve rezone of tax map & parcel 0-498-011, 0-498-030C & 0-497-1-025. Jack Mullinax made a motion to approve. Stan Porter seconded the motion to approve. Vote was unanimous. Motion to approve all three rezones carried.

B. Variance:

1. Andrew & Jessica McCole: A gentleman (name not given) came forward and stated that he was representing the McColes. He stated that the McColes were not aware of the requirements on subdividing the property that they had purchased and are now requesting these variances. He stated that there would be two variances needed to divide the property. Kristy Parker went over the five acres on a private drive and the limit of residences/lots on a private drive. Todd Holt asked if they wanted to access Plantation Drive even though they have road frontage on W. 12th Street. He stated that there was road frontage on McCarty Road, Plantation Drive and W. 12th Street but they had prefer to use Plantation Drive. The Board stated that both Plantation and McCarty are private drives. He stated that it is his brother and his wife that would be buying the property. Chairman Haney asked if anyone in the audience was against this and seven people raised their hands. Mr. Brewer came forward and explained that he lives on Plantation Drive. He stated that there are four homes already on this drive. He quoted section 9.18 regarding private drives and section 11.05 on the factors that has to be looked at when granting a variance. He stated that the easement requirements are described in their deeds and that he and another neighbor went in and had Plantation Drive paved. Pam Arnold also came forward to state that she was not in favor of the variance request. Mr. Lenord Viverito came forward and stated he was not in favor of the variances because he was afraid they would add to the water issue that is already on the property. The gentleman representing the McColes stated that they would not mind helping with the maintenance of the drive and they would make sure to go by the guidelines and not add to any water issues. One other lady came forward and stated she was concerned about the extra traffic on the drive. Chairman Haney then asked if there was a motion. Mr. Brewer asked if he could say one more thing but Chairman Haney stated that the Board was going to move on and Elliott Pierce stated that he would like to hear what he had to say. Chairman Haney asked again for a motion. Susan Tankersley made a motion to deny. Todd Holt seconded the motion to deny. Vote was unanimous. Motion to deny carried. The gentleman representing the McColes stated that they would like to just withdraw the application.

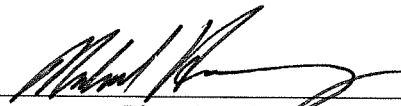
2. Janet L. Pryor: Blaine Broome came forward on behalf of Janet Pryor. Mr. Broome stated that Ms. Pryor is his grandmother and that they would like a variance in order to be allowed to divide off 2-3 acres in an A-1 zone for him to build on. He stated that he knows this Board has approved variances like this before and gave four parcels that he thought this had happen to. Mr. Broome did say that he would have about two hundred feet of road frontage and he has already put in a new driveway. Phillip Cantrell asked how many acres were there and he said eleven and Mr. Cantrell asked could she not do five acre and he said that he again that knew this Board had approved variance like this before. Ms. Pryor came forward and stated that she did not want to give a total of five acres because it would not be fair to the other grandchildren. Chairman Haney then asked if there was a motion. Susan Tankersley made a motion to deny. Jack Mullinax seconded the motion to deny. Chairman Haney asked for a vote and there were seven in favor of denying the request and three in favor of approving the request. Mr. Pierce stated that if this Board has approved this in the past then he feels like legally we should approve his request. Chairman Haney stated that the vote was seven in favor of denying and three in favor of approving the variance. Motion to deny the request carried.

3. Premier Property Development: Garland Sherman came forward and stated that he would like to get variances in order to have two triplexes and a duplex split in order to have each unit on its own lot so they could be sold separately. Phillip Cantrell asked if they had built them so there was fire walls and Mr. Sherman stated yes. No one in the audience had any questions. Chairman Haney asked if there was a motion. Terry Newberry made a motion to approve. Susan Tankersley seconded the motion. Vote was unanimous. Motion to approve carried.

V. ADJOURNMENT:

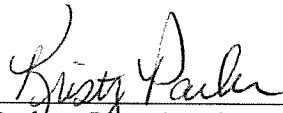
Terry Newberry made a motion to adjourn. Jack Mullinax seconded the motion. Motion carried.
Meeting adjourned.

02-18-2021
Date Submitted



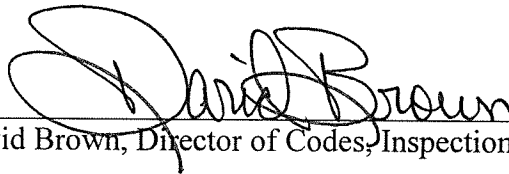
Planning Commission Chairman

2-18-2021
Date Submitted



Kristy Parker, Planning Commission Secretary

02/18/2021
Date Submitted



David Brown, Director of Codes, Inspection & Planning

These minutes are also available in the Planning Office