



MINUTES

February 18, 2021

Walker County Civic Center

6:00 PM

ATTENDEES:

Planning Commission Members

Michael Haney
Terry Newberry
Susan Tankersley
Todd Holt
Stan Porter
Daryl Brooks
Moe Gass
Jack Mullinax

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. Chairman Haney asked that the Board amend the agenda and include Resolution NO. 2021-02-18 which will establish guidelines for Planning and Zoning meetings since the chaos of the last meeting. Jack Mullinax made a motion to approve with an addition to include board members being present when participating and voting. Daryl Brooks seconded the motion with changes. Vote to approve unanimous. Motion to approve carried. Due to wording this may need to be revised in the next meeting but a copy of what was presented in the meeting and a revised copy is attached (see number 12)

II. READING & APPROVAL OF THE JANUARY 21ST, 2021 MEETING MINUTES:

Chairman Haney stated that 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. Terry Newberry seconded the motion. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. Variance:

1. Robert & Tammy Carter: Mr. Robert Carter came forward and stated that he would like to build four more duplexes on his property on Claire Street. He stated that there was sewer there and they rent to people fifty years and older. Chairman Haney asked for a show of hands on ones that were opposed to the requests. Eight people raised their hands that were not in favor of the variance request. Tonya Smith came forward and stated that she had some questions on what he was doing on Washington Road because he was moving dirt and clearing that property. She stated that since he had built the duplexes on Claire Street there has been an influx of bad things happening. She also said that they do not want multifamily dwellings on Washington due to the street being so narrow. Sherry Lawson then came forward and stated that she agreed with Ms. Smith. She said that she was also worried about the road. She said that she has friends that live in his units and she stated that they have talked about some of the extra-curricular activity that goes on over there. Chris Moralus came

forward and said he was concerned about the type of people that would be renting these units and the road situation. Corey Thompson also came forward and was against the multifamily dwellings. Chairman Haney asked Mr. Carter to come back up for any rebuttal statement. Mr. Carter stated that the property on Washington had some storm damage and some fallen trees and that he was clearing those up and that was all that he was doing on that property and that he wants to build himself a home on that property. Chairman Haney asked if anyone on the board had any questions. Jack Mullinax asked if anything had changed since this board heard this same request two years ago and the answer was no. David Brown asked Mr. Carter what he was doing on Washington and Mr. Carter stated that he was clearing the trees and Mr. Brown said that he needed to stabilize that property like seeding and straw and Mr. Carter said he would. Todd Holt asked Mr. Carter had he thought about building single family homes instead of multifamily and he said he would love to build small houses.

2. Ben Barton: Mr. Barton came forward and stated that he has just had a house built at 3406 Hwy 95 and he had a storage building built and did not know that it had to be so far off the road because his builder had pulled the permits for his house. He said that he could not afford to have it moved and just made a mistake. Chairman Haney asked if anyone in the audience was for or against and there was no one for either way. Chairman Haney asked if there was any discussion from the board and there was none.

B. Decision:

1. Robert & Tammy Carter: Chairman Haney stated that he felt like there was not enough information for the board and that it should be tabled. He asked if there was a motion. Moe Gass made a motion to table. Susan Tankersley second the motion. Vote to table was unanimous. Motion to table approved.

2. Ben Barton: Chairman Haney asked if there was a motion. Terry Newberry made a motion to approve. Todd Holt seconded the motion. Vote to approve was unanimous. Motion to approve carried.

RESOLUTION NO. 2021-02-18

**Meeting Guidelines and Procedures
of the Planning & Zoning Commission**

A Resolution of the Planning and Zoning Commission of Walker County, Georgia, Adopting Rules of Procedure for Planning and Zoning Meetings; Repealing the Previous Version of Planning and Zoning Rules of Procedure in conflict; and Establishing an Effective Date.

WHEREAS, the ordinance codes of Walker County authorize the Planning and Zoning Commission of Walker County to organize and regulate establish rules for the conduct of public meetings;

and **WHEREAS**, best practices, applicable regulations and key parliamentary procedures provides for the legal and most expedient means of conducting meetings and operations;

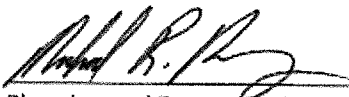
and **WHEREAS**, the Walker County Planning and Zoning Commission will periodically review its Rules of Procedure to ensure that such rules still meet current regulations and best practices and the Commissions intent;

and **WHEREAS**, the Walker County Planning and Zoning Commission has determined that changes in the local rules of procedure may be needed from time to time to better reflect its processes and to provide adequate guidance to the Commission, staff and the public served;

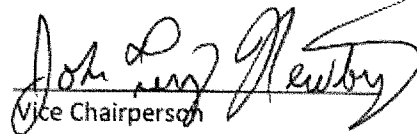
and **WHEREAS**, the Walker County Planning and Zoning Commission desires to adopt Appendix A Meeting Guidelines & Procedures of the Planning and Zoning Commission attached here below, to supplement Walker County Planning and Zoning Commission rules of procedure;

NOW THEREFORE, THE WALKER COUNTY PLANNING AND ZONING COMMISSION, DOES HEREBY ADOPT AS FOLLOWS:

This resolution shall take effect February 18, 2021. APPROVED by the Walker County Planning and Zoning Commission at a regular meeting thereof this 18th day of February 2021.



Planning and Zoning Chairperson



Vice Chairperson

Attested By _____
Dated _____

Appendix A
Meeting Guidelines and Procedures
of the Planning & Zoning Commission

SPEAKERS SIGN IN:

All persons wishing to be heard during a public hearing will be asked to sign a speaker's register as a proponent of an issue, opponent of an issue, or holding a neutral position. Name, address, and phone number will be recorded on the sign in sheet.

*After all persons have been heard that have signed in, the Chair has the discretion to call on others in the audience that arrived late and wish to speak, but did not have the opportunity to sign in.

OPENING STATEMENT:

The purpose of a public hearing is to give everyone the opportunity to express their views and to provide evidence in support of those views. These opinions and evidence create part of the record, which the Planning Commission will rely on for its findings, conclusions, and decisions. The following rules are intended to allow the public hearing to be conducted in an orderly manner, provide everyone an opportunity to speak, and prevent any embarrassment to those wishing to exercise their right of free speech.

1. If a member of the public is the petitioner on the issue for consideration they will speak first and if needed may be given a maximum of 10 minutes to present their testimony. Planning Commission members may question the petitioner, only with recognition from the Chairperson, however no questions will be allowed from the floor.
2. Proponents on an issue will each be given five minutes to speak; this time cannot be allocated to another person. Proponent speakers will be called to the podium by the Chair, stating their name and address prior to speaking. Planning Commission members may question the proponent, however no questions will be allowed from the floor. Questions by the proponent are acceptable but must be directed to the chair and not audience members
3. Opponents on an issue will each be given five minutes to speak; this time cannot be allocated to another person. Opponent speakers will be called to the podium by the Chair, stating their name and address prior to speaking. Planning Commission members may question the opponent, however no questions will be allowed from the floor. Questions by the opponent are acceptable but must be directed to the Chair and not audience members.
4. Anyone who is neutral on an issue will each be given three minutes to speak; this time cannot be allocated to another person. Neutral speakers will be called to the podium by the Chair, stating their name and address prior to speaking. Planning Commission members may question

the speaker, however no questions will be allowed from the floor. Questions by a neutral party are acceptable but must be directed to the chair and not audience members.

5. After all opponent, proponent, or neutral speakers the petitioner may have up to five minutes to rebut any comments made.
6. The Chairman may extend speaking time at his/her discretion if or when necessary to properly convey or describe all details of the petition at hand.
7. Speakers are asked to keep their remarks relevant to the petition at hand.
8. No spontaneous comments or demonstration (clapping, cheering, etc.) from the audience will be allowed during or at the conclusion of anyone's presentation.
9. No person may interfere with, or interrupt, the orderly procedure of the hearing. Interrupting any Planning Commission person or a person speaking whom the Chair has properly recognized is not allowed. However, the Chair reserves the right to declare any staff, commission member(s) or speaker, out of order if actions are in violation of the Planning Commission rules, guidelines, procedures, bylaws, inappropriate language or disruptive demonstrations are exhibited.
10. Any person who is declared out of order by the Chair or Planning Commission may be subject to removal from the Commission Meeting Room.
11. This Hearing is a time to gather facts through testimony. No debate is allowed.

MEETING PROCESS:

1. The Chair of the Planning Commission or Vice Chair shall call meeting to order
(The Public Hearing should be the first item on the agenda)
2. Ensure that Conflict of Interest statements have been signed
3. Chair calls upon staff to describe the matter under consideration. In order set by the chair
Members of the Planning Commission may ask questions of the staff.
4. The Chair calls on the petitioner, proponents, opponents, and neutral individuals who wish to speak regarding the matter under consideration. Questions by Planning Commission members or speakers are addressed at this time.
5. If no further testimony the Planning Commission may deliberate.
6. After the Public Hearing is closed, open regular meeting, then the commission moves on with the remainder of their scheduled agenda.
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10. Any person who is declared out of order by the Chair or Planning Commission may be subject to removal from the Commission Meeting Room.
11. This Hearing is a time to gather facts through testimony. No debate is allowed.
-  12. Unless otherwise specified in Georgia State law, all board members must vote in person at the scheduled or called meeting, virtual may meetings are allowed if the board is unable to hold a quorum.

MEETING PROCESS:

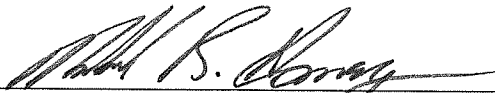
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IV. ADJOURNMENT:

Todd Holt made a motion to adjourn. Terry Newberry seconded the motion. Motion carried.
Meeting adjourned.

03-18-2021

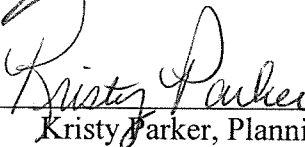
Date Submitted



Planning Commission Chairman

3-18-2021

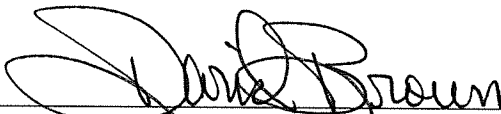
Date Submitted



Kristy Parker, Planning Commission Secretary

03/18/2021

Date Submitted



David Brown, Director of Codes, Inspection & Planning

These minutes are also available in the Planning Office