



Walker County Planning Commission

MINUTES

March 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
Cindy Askew
Michael Hicks
Elliott Pierce

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 if there was a motion to open the meeting. Susan Tankersley made the motion to open the meeting. Todd Holt seconded the motion. Motion to approve the opening of the meeting approved. Vote was unanimous.

II. READING & APPROVAL OF THE FEBRUARY 18TH, 2021 MEETING MINUTES:

Chairman Haney asked if anyone had any changes that needed to be made to the minutes. Being none Chairman Haney did say that in the resolution No.2021-02-18 appendix A that Jack Mullinax had wanted to amend it to include that a member could not vote if not present or the entire meeting was being held virtually. Chairman Haney said that there is something in legislation so he had added the part that unless otherwise Specified in Georgia State Law. Chairman Haney then asked if there was a motion to approve the minutes. Terry Newberry made a motion to approve. Moe Gass seconded the motion to approve. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. Rezone:

1. **Estate of Marion Hutcheson II:** John Beard with the Hutcheson Estate came up and explained that they had rezoned a portion of this property last year but thought that it was commercial and since found out that the remaining portion was zoned A-1. He said that they have a buyer that would like to market it as commercial and have between one to three lots there for such things as restaurant's a bank or similar. He explained that there is a development going in across Hwy 2 with a potential five hundred plus homes and the apartments to the south of this property and a retirement development south of the school. He said that the Department of Transportation would not let them have a drive off Hwy 2 so any of the commercial development would share a common drive and he showed a drawing. Chairman Haney asked if anyone on the board had any questions. Michael Hicks

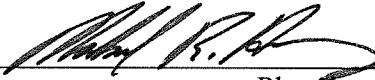
asked if there would be anything like a service station there because that would be something he would not like to see there. The potential buyer stated that at this time he could not say for sure what would be built there. Cindy Askew asked if this this rezone would include the wooded tract on the north side of Hwy 2 and he said yes it is being asked to be rezoned also because it is all one piece in the deed but that this buyer is only interested in the south side. Todd Holt asked if the traffic study that they had done when requesting the rezone for the apartment's included this and Mr. Beard said no. Mr. Hoyt stated that the county will need to do a lot of work on the roads to bring them up to handle all this and Mr. Beard said that with all the development it will bring in more revenue and taxes. Chairman Haney asked if the board had a motion. Terry Newberry made a motion to approve. Stan Porter seconded the motion to approve. Vote was unanimous. Motion to approve carried.

IV. ADJOURNMENT:

Susan Tankersley made a motion to adjourn. Elliott Pierce seconded the motion. Motion carried. Meeting adjourned.

04-15-21

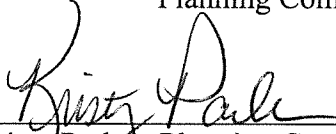
Date Submitted



Planning Commission Chairman

4-15-2021

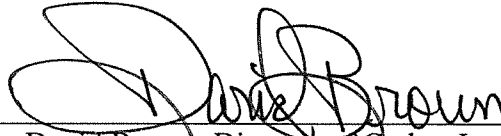
Date Submitted



Kristy Parker, Planning Commission Secretary

04/15/2021

Date Submitted



David Brown, Director of Codes, Inspection & Planning

These minutes are also available in the Planning Office