

## Walker County Planning Commission

Minutes

April 15, 2021

Walker County Civic Center

6:00 PM

### ATTENDEES:

#### Planning Commission Members

Michael Haney  
Terry Newberry  
Susan Tankersley  
Elliott Pierce  
Michael Hicks  
Cindy Askew  
Moe Gass  
Stan Porter  
Daryl Brooks  
Jack Mullinax

#### Walker County Planning Staff

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

### I. CALL TO ORDER:

Chairman Terry Newberry called the meeting to order at 6:00 P.M.

### II. READING & APPROVAL OF THE FEBRUARY 18<sup>TH</sup>, 2021 MEETING MINUTES:

Vice Chairman Newberry asked if anyone had any changes that needed to be made to the minutes. Being none Vice Chairman Newberry asked if there was a motion to approve the minutes. Stan Porter made a motion to approve. Moe Gass seconded the motion to approve. Vote was unanimous. Motion to approve carried.

### III. NEW BUSINESS:

#### A. Conditional Use Variance:

1. **Robert Franks:** Mr. Franks came forward and said he would like to move his existing business Franks Trucking to the property that he had purchased on Stanfield Road and the Hwy 27 By-pass. Jack Mullinax asked how many trucks he had and Mr. Franks stated he had five trucks. Terry Newberry if they hauled gravel local and Mr. Franks said yes. Chairman Haney asked if anyone in the audience had any questions and Mr. Guy Siret came forward and stated he was with the Jehovah Witness Church and they would like to know the hours of operation, noise and what type of structure would be built. Mr. Franks came back up and stated that they would be Monday thru Friday from eight until five and on Saturday from eight until twelve. He said that they would be going out Stanfield Road that they would be entering off the By-pass. Mr. Franks also said that they would have a mobile office and would one day like to build a shop. Cindy Askew asked about the amount of

gravel and how it is contained. Mr. Franks said most is used for driveways and that they would have the concrete walls to keep the gravel contained. Chairman Haney said if there were no more questions was there a motion. Elliott Pierce made a motion to approve. Susan Tankersley seconded the motion. Vote was unanimous. Motion to approve carried.

## **B. Rezone:**

1. **LeBron Kesley:** Mr. Kesley came forward and stated that he would like to rezone the small tract of property that he owns that is divided by the road on the west side of Kendrick's Switch Road. He stated that he might like to build a house there one day and that the property was on sewer. Daryl Brooks asked did this property touch any residential zones and was told no everything around is zoned A-1 (agricultural). He said that since there was only agricultural zoning around that would be spot zoning. Elliott Pierce said that since the area is residential he felt like it would not be spot zoning and suggested it being rezoned to R-1. Chairman Haney asked if anyone in the audience had any questions. Mr. Jeff Vaughn came forward and said he was not in favor of the R-3 rezone because that could open it up for a mobile home park to come into the area. Mr. Vaughn stated that he would be interested in buying the property. Mr. John Tatum came up and stated that he was sorry but he came in late so he missed some of what was said but he thought he understood Mr. Kesley to say that the property was on sewer. Mr. Tatum stated that he had paid to have all the sewer installed for his development Cloudland Station and that he would object to anyone connecting onto it without his approval. Chairman Haney asked if there was no other questions was there a motion. Jack Mullinax made a motion to deny. Terry Newberry seconded the motion. Vote was unanimous. Motion to deny carried.

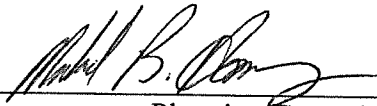
2. **Brady Bush:** Planning Director David Brown stated that Mr. Brady lived in Oklahoma and he had talked to him and would be representing him. He stated that Mr. Brady had purchased the existing house to fix up and either sell or rent and then found out that it was zoned commercial. Mr. Brown stated that there was a strip of commercial running on both sides of McFarland Ave. Chairman Haney asked if there were any questions and being none was there a motion. Daryl Brooks made a motion to approve with conditions that he has to start the remodel within eighteen months of this being approved. Stan Porter seconded the motion. Motion was unanimous. Motion to approve with conditions carried.

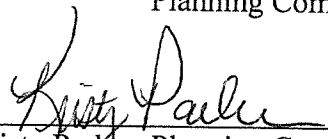
## **C. Variance:**

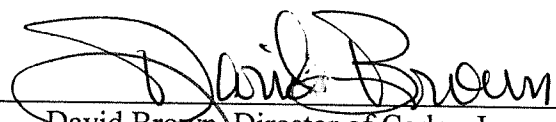
1. **Jason Hill:** Chairman Haney asked if there was anyone present to represent Mr. Hill. No one came forward but there was one lady that came forward and stated that she was a neighbor and just curious as to what Mr. Hill was requesting. Chairman Haney said that it looks like he was wanting to divide off from one parcel adding to the other leaving one less than five acres. Daryl Brooks made a motion to table since Mr. Hill was not present. Jack Mullinax seconded the motion. Vote was unanimous. Motion to table carried.

IV. ADJOURNMENT:

Susan Tankersley made a motion to adjourn. Moe Gass seconded the motion. Motion carried.  
Meeting adjourned.

06-17-21  
Date Submitted  Planning Commission Chairman

6-17-2021  
Date Submitted  Kristy Parker, Planning Commission Secretary

06/17/2021  
Date Submitted  David Brown, Director of Codes, Inspection & Planning

These minutes are also available in the Planning Office