

Walker County Planning Commission

June Minutes
July 17, 2021

Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Michael Haney
Todd Holt
Susan Tankersley
Elliott Pierce
Michael Hicks
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 Michael Haney called the meeting to order at 6:00 P.M.

II. READING & APPROVAL OF THE ^{April 15th} JUNE 17TH, 2021 MEETING MINUTES:

Chairman Haney asked if anyone had any changes that needed to be made to the minutes. Being none Chairman Haney asked if there was a motion to approve the minutes. Susan Tankersley made a motion to approve. Daryl Brooks seconded the motion to approve. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. Variance:

1. **Meagan Stone:** Ms. Stone came forward and requested that she be allowed to see her massage therapy clients in her home. She stated that her hours would be Monday through Thursday from 11:00am to 7:00pm and would leave an hour between visits so there would be no overlap. Chairman Haney asked if anyone had any questions in the audience. Nancy Arp came forward and asked if she would be selling anything out of the house and would she be adding onto the house. Ms. Stone said that she would be selling items but only to her clients and online. Chairman Haney asked if anyone on the board had any questions. Daryl Brooks stated that this type of practice is not allowed in this zoning and if approved we would be setting a precedence. Elliott Pierce stated that maybe homebased businesses need to be reconsidered due to current situation we are in today. Chairman Haney said that this should be looked at as a conditional use variance that way if she stopped her business the variance would go away. Chairman Haney asked if there was a motion. Susan Tankersley made a motion to approve the conditional use variance with the listed hours and no signs. Elliott Pierce seconded the motion. There were five members that voted in favor of approving the conditional use variance and two against. Motion to approve conditional use variance carried.

B. Preliminary Plat Approval:

1. Ten Foot Properties LLC: Mr. Bobby Howard came forward and explained that Dollar General had been approved a few years back to build a new store at the corner of Lula Lake Road and Hwy 157. Since then, the store has seen where the larger stores do better so they would like to change the square footage of the store and be granted a variance on the number of parking spaces allowed. Mr. Howard stated that they had also been granted a variance on parking spaces on the last plans. Chairman Haney asked if anyone had any questions. Rachel Shober came forward and stated that she was not in favor of Dollar General building at this location. She stated that she has animals and children, and people are all the time throwing stuff over onto their property. Brian Joyce also came forward and stated that he was not in favor of the store either. Daryl Brooks stated that the store has already been approved and that they were only here tonight to decide on if a larger store and fewer parking spaces can be allowed. Chairman Haney asked if there was a motion. Elliott Pierce made a motion to approve. Todd Holt seconded the motion. Vote was unanimous. Motion to approve carried.

C. Rezone:

1. Catherine A. Kasch: Hamilton Brock came forward to represent Ms. Kasch in the rezone. He stated that they would like to rezone the property to build 75 units with a park and pool. Jack Mullinax stated that this was not the information that the board had in front of them. Mr. Brock stated that he has met with Robert Wardlaw and Commissioner Whitfield, and they had decided to change the plans. Mr. Brock said he failed to email the correct information to the Planning Office. Jack Mullinax stated that because they did not have the correct information that this be tabled. Chairman Haney asked if there was a motion. Jack Mullinax made a motion to table. Daryl Brooks seconded the motion. Vote was unanimous. Motion to table carried.

C. Variance:

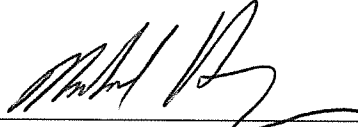
1. Jason Hill: Jason Hill came forward and stated that he had bought two tracts of property. He said that the smaller tract he would like to divide with less than five acres and join the remaining part to his larger tract. He stated that he was wanting to do this because of the ridge on the property. Wanda Lee came forward and stated that she lives next to the smaller tract and that she would not have an issue with how Mr. Hill is wanting it divided because there was an easement on the property that cuts through the smaller tract that she accesses a portion of her property, and that portion would be what would remain Mr. Hill's. Chairman Haney asked if there was a motion. Jack Mullinax made a motion to deny. Daryl Brooks seconded the motion. Vote was unanimous. Motion to deny carried.

IV. ADJOURNMENT:

Susan Tankersley made a motion to adjourn. Jack Mullinax seconded the motion. Motion carried. Meeting adjourned.

07-15-2021

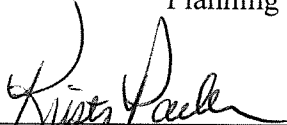
Date Submitted



Planning Commission Chairman

7-15-2021

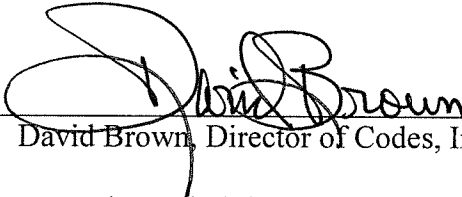
Date Submitted



Kristy Parker, Planning Commission Secretary

07-15-2021

Date Submitted



David Brown, Director of Codes, Inspection & Planning

These minutes are also available in the Planning Office.