



Walker County Planning Commission

Minutes

October 21, 2021

Walker County Civic Center

6:00 PM

ATTENDEES:

Planning Commission Members

Terry Newberry
Stan Porter
Susan Tankersley
Michael Hicks
Daryl Brooks
Jack Mullinax
Michael Haney
Cindy Askew

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 public meeting.

II. READING AND APPROVAL OF THE MINUTES FOR AUGUST 19TH & SEPTEMBER 16TH, 2021:

Chairman Haney asked if there were any questions or changes for these minutes and if not was there a motion. Daryl Brooks made a motion to approve both minutes. Stan Porter second the motion to approve. Vote was unanimous. Motion to approve minutes carried.

III. PUBLIC HEARING:

A. Preliminary Plat:

1. Chairman Haney asked if anyone was here for the Gateway at Rossville preliminary plat. Josh Mandell came forward and stated that they were requesting approval for the preliminary plat for this project. He said they felt like they have met all the requirements and he would reserve the rest of his time for their engineer if anyone had questions. Chairman Haney then asked if there was anyone else present that would like to talk in favor for or against this. There was no one else present in favor or against this topic.

B. Conditional Use Variance:

1. Chairman Haney asked if there was anyone present to represent Clay Tracy and his request. Mr. Tracy came forward and stated that he had grew up beside this property and after doing research on the property and it's history he would like to turn the existing mobile home park into a camp site development that would have both RV and tiny home spaces for people to rent and fish, cookout and enjoy the pond and bike trails. He stated that he has found twenty-one septic tanks but would only like to have twenty spaces. The Walker County Rural Water has already confirmed that each spot has a water meter. Chairman Haney asked if there was anyone present in favor of this that would like to speak. Addison Fields and Meagan Souther both came forward in support of this development. Stanley Jackson came forward and stated that he and his brother Mark own the property to the south and they were not in favor of it. He stated that they know people that will be renting these will be wondering onto their property along with animals and people shooting guns. He said he was also concerned about sewage getting into the pond because he thinks that the pond may feed into his spring. Mr. Tracy came back up and stated that he would be looking and have a limit on the nights that could be rented and that he would make sure there was no septic discharge.

C. Variance:

1. **Sharon Reneau:** Chairman Haney asked if there was anyone present for the Sharon Reneau variance. Ms. Reneau came forward and stated that she had moved a mobile home onto her property not realizing that she needed a permit and that it was the wrong size. She brought up some papers from her doctor and after Planning Director David Brown looked at the papers he said that they listed her medication and HIPPA information that really did not need to be passed out. Cindy Askew asked if the home could be added onto to give the appearance of being larger and Director David Brown stated that the title would still list it as a fourteen-foot wide. There was no one present in favor or against this request.

IV. MOTION TO CLOSE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Susan Tankersley made a motion to close the public hearing. Daryl Brooks seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

V. MOTION TO OPEN NEW BUSINESS:

Chairman Haney asked if there was a motion to go into new business. Michael Hicks made a motion to go into new business. Stan Porter seconded the motion. Vote was unanimous to go into new business. Vote carried.

VI. NEW BUSINESS:

1. **Gateway at Rossville:** Chairman Haney asked if there was a motion. Stan Porter made a motion to approve. Terry Newberry seconded the motion to approve. Six members (Stan Porter, Daryl Brooks, Michael Hicks, Cindy Askew, Susan Tankersley and Terry Newberry) voted in favor to approve. One member (Jack Mullinax) vote to deny. Vote to approve preliminary plat carried.

2. Clay Tracy: Chairman Haney asked if there was a motion. Michael Hicks made a motion to approve with a limit of fourteen day stay. Stan Porter seconded the motion to approve. Vote to approve was unanimous. Vote to approve conditional use variance with conditions carried.

3. Sharon Reneau: Chairman Haney asked if there was a motion. Daryl Brooks made a motion to table until a doctor’s note could be provided. Stan Porter seconded the motion. Motion died due to lack of vote. Chairman Haney asked if there was another motion. Jack Mullinax made a motion to deny. Terry Newberry seconded the motion to deny. Six members (Daryl Brooks, Jack Mullinax, Terry Newberry, Susan Tankersley, Cindy Askew and Michael Hicks voted in favor of denying the request. Stan Porter voted against denying. Motion to deny carried.

IV. ADJOURNMENT:

Susan Tankersley made a motion to adjourn. Terry Newberry seconded the motion. Motion carried. Meeting adjourned.

Date Submitted Planning Commission Chairman

Date Submitted Kristy Parker, Planning Commission Secretary

Date Submitted David Brown, Director of Codes, Inspection & Planning

These minutes are also available in the Planning Office.