

Walker County Planning Commission
Minutes

January 16, 2025
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Michael Haney
Randy Pittman
Todd Holt
Will Ingram
Cindy Askew
Stan Porter
John Morehouse
Rob Walthour
Jon Hentz

Walker County Planning Staff

Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

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

II. ROLL CALL:

III. ELECTION OF THE 2025 PLANNING COMMISSION OFFICERS:

Chairman Haney stated that they needed to elect a new vice chairperson and secretary for the Planning Commission. He said that he would like to recommend Kristy Parker as secretary and Randy Pittman as vice chair. There were no other nominations, so Chairman Haney asked if there was a motion. Todd Holt made a motion for Kristy Parker as secretary and Randy Pittman as vice chairman. John Morehouse seconded the motion. The vote was unanimous. The motion carried.

IV. READING & APPROVAL OF THE NOVEMBER 21, 2024 MEETING MINUTES:

Chairman Haney asked if there was a motion to approve the November 21st minutes. Stan Porter made a motion to approve the minutes as is. Todd Holt seconded the motion to approve. The vote to approve was unanimous. Motion to approve carried.

V. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to open the public hearing. Todd Holt made a motion to open the public hearing. Rob Walthour seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

VI. PUBLIC HEARING:

1. **See Rock City (Rezone):** Chairman Haney stated that See Rock City had asked for this to be withdrawn from the agenda so it will not be heard.
2. **Susan Carroll (Variance):** Chairman Haney asked if someone was here for Ms. Carroll. Susan Carroll came forward and stated that she had a daughter that was murdered and that the five acres that would have gone to her she would like to divide and give to her daughters children. Cindy Askew asked if the grandchildren would be living on the property and Ms. Carroll said yes. Randy Pittman asked if any family lived around the property and she said yes. Her daughter owns the five acres beside this property and other family members live around there. Jon Pursley explained that what she was asking to do went along with the Comprehensive Plan showing that it is future rural residential.
3. **Justin Keener (Variance):** Chairman Haney asked if someone was present for Mr. Keener. Justin Keener came forward and stated that he would like to divide off one acre for his brother to build on. He said that he built a shop at the back of this property before knowing he would have to divide off five acres and does not want to loose the building. Stan Porter asked how many acres he owned and Mr. Keener said twenty acres total and this was a five acre tract. Jon Hentz asked where he wanted the one acre tract to be and he showed him on a map. John Morehouse asked if it would be up front and he said yes beside where his driveway is. Jon Pursley explained that it did not meet the Comprehensive Plan but there were many lots surrounding him that were less than the five acres required for A-1 zone and it would fit in with what is there.
4. **Joseph Bales (Variance):** Chairman Haney asked if someone was present for this request. Joseph Bales came forward and stated that he would like to divide the property so his brother and dad would each have a separate lot to live on. Stan Porter asked how many acres were there and Mr. Bales said 7.3 acres. Mr. Bales said that he has been working on cleaning up the property because of the condition it was in when he bought it. Jon Pursley said that the property is looking better than it has in the past. Mike Sims came forward and stated that he lives at 1112 Camp Road and does not want to see the area developed. Amanda Burtch came up and said that she lives at 1156 Camp Road and stated she was not in favor of this request and that there are already two mobile homes on this property. Phillip Warren came forward and said he lives at 1300 Camp Road and there are already two homes on the property and that the Sheriff's Office is called out all the time because of issues with the current people that live there and he provided reports from the Sheriff's Office. He said that the kids that live there are always going onto other peoples property. Calvin Hale came forward and stated he lives at 1113 Camp Road and that he is not in favor and is worried that it will cause more water to come over onto his property if more homes are built. Jon Pursley stated that this request did not match the Comprehensive Plan. Mr. Bales came back up and stated that his property was not in a flood area and that there are properties up the road that are not five acres. Cindy Askew asked if there were already two mobile homes on the property and Mr.

Bales said yes but that one was not in good shape and he knows that he would not be able to replace it once it is gone.

5. **Amber Doty (Conditional Use Variance):** Chairman Haney asked if there was anyone present for the Dotys. Robert and Amber Doty came forward and stated that they would like to divide off two plus acres for a family member to build on. He stated that they have about nine and a half acres so there is no way to divide it with each lot having five acres each. It was discussed that they are very close to Timber Ridge subdivision and Amber Doty stated that the property was a larger tract at one time but the previous owner divided it off. Jon Pursley explained that this request would meet the Comprehensive Plan because it shows future use as country suburban.
6. **Trevor Taylor (Rezone):** Chairman Haney asked if Mr. Taylor was present. Trevor Taylor came forward and said that he bought the property which had an old burned out house on it and he has cleaned it up and would like to divide the property. It was explained that on that side of the road was A-1 but on the other was R-2. Jon Pursley explained that this request would be in line with the Comprehensive Plan which shows future use as country suburban.

VII. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. John Morehouse made a motion to close the public hearing. Rob Walthour seconded the motion. The vote was unanimous. Motion to close the public hearing carried.

VIII. MOTION TO GO INTO NEW BUSINESS:

Chairman Haney asked if there was a motion to open new business. Todd Holt made a motion to open new business. Randy Pittman seconded the motion. The vote was unanimous. Motion to open new business carried.

IX. NEW BUSINESS:

1. **See Rock City:** Chairman Haney said this was withdrew by the applicant.
2. **Susan Carroll:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Randy Pittman made a motion to approve. There was no second so Chairman Haney asked if there was a motion to deny. Jon Hentz made a motion to deny due to it not meeting the Comprehensive Plan. Cindy Askew seconded the motion to deny. Mr. Hentz was informed that the request did meet the Comprehensive Plan. There were no other votes to deny. Chairman Haney again asked if there was a motion to approve. Randy Pittman made a motion to approve. John Morehouse seconded the motion to approve. Todd Holt, Will Ingram, John Morehouse, Randy Pittman, Stan Porter and Rob Walthour all voted in favor to approve with Jon Hentz and Cindy Askew voting against the motion to approve. The motion to approve carried.
3. **Justin Keener:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to deny due to it not following the Comprehensive Plan. Cindy Askew seconded the motion to deny. The vote was unanimous. Motion to deny carried.

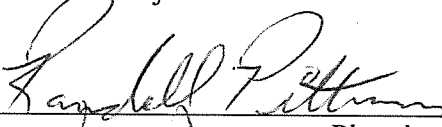
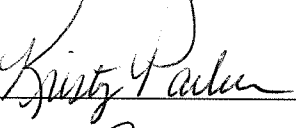
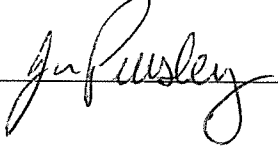
4. Joseph Bales: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Jon Hentz made a motion to deny due to not following the Comprehensive Plan and that the community was not in favor. Randy Pittman seconded the motion to deny. The vote was unanimous. Motion to deny carried.

5. Amber Doty: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to approve. John Morehouse seconded the motion to approve. Todd Holt, Jon Hentz, Will Ingram, Randy Pittman, John Morehouse, Rob Walthour and Stan Porter all voted in favor of the approval with Cindy Askew voting against the approval. Motion to approve carried.

6. Trevor Taylor: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. John Morehouse made a motion to approve. Rob Walthour seconded the motion to approve. Todd Holt, Jon Hentz, Will Ingram, Randy Pittman, John Morehouse, Rob Walthour and Stan Porter all voted in favor of the approval with Cindy Askew voting against the approval. Motion to approve carried.

X: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. Stan Porter seconded the motion. The vote was unanimous. Motion to adjourn carried.

<u>2-20-2025</u>		<u>Vice</u>
Date Submitted:		Planning Commission Chairman
<u>2-20-2025</u>		
Date Submitted:		Planning Commission Secretary
<u>2-20-2025</u>		
Date Submitted:		Planning Commission Director