

Walker County Planning Commission

Minutes

November 17, 2022

Walker County Civic Center

6:00 PM

ATTENDEES:

Planning Commission Members

Jon Hentz
Stan Porter
John Morehouse
Daryl Brooks
Jack Mullinax
Michael Haney
Cindy Askew
Zack Chapman
Michael Hicks
Todd Holt

Walker County Planning Staff

Jon Pursley, 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. ROLL CALL

III. READING AND APPROVAL OF THE MINUTES FOR OCTOBER 20, 2022: Chairman Haney asked if there were any corrections to last month's minutes. Being none Chairman Haney asked if there was a motion to approve. Jack Mullinax made a motion to approve as submitted. Daryl Brooks seconded the motion to approve. Michael Hicks abstained. Vote to approve carried.

IV. MOTION TO OPEN THE PUBLIC HEARING: Chairman Haney asked if there was a motion to open the public hearing. Todd Holt made a motion to open. John Morehouse seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

V. PUBLIC HEARING:

1. Levi Worley: Mr. Worley came forward and stated that he would like to have a variance to divide off the section of property that is divided off by the road. He said that the land cannot be farmed, and he would like to build a house on it. Stan Porter asked how much property he owned, and Mr. Worley said 138 acres. Cindy Askew asked if the house would be for him and he stated that no it would be for his workers that work his chicken houses. Jack Mullinax asked if all the property surrounding this was zoned A-1 and Kristy Parker stated yes. Cindy Askew and Zack Chapman asked could a house be built here without a variance and Kristy Parker stated yes. Mr. Worley said that he wants it divided off so its not tied to the rest of the property. There were no other comments or questions.

2. Mary Ann Word: Caderius Word came forward and stated that last year he placed a mobile home on his mother's property. He said that he has already gotten approval from Environmental Health on the septic system. Daryl Brooks asked why he had already moved it to the property. Mr. Word stated that he just got in a hurry and did not realize about permits. Michael Hicks asked if there was a home already on the property and he was told no that the aerial shows an old photo. Jack Mullinax asked what the size of the mobile homes across the street were and Kristy Parker stated that there was a mixture of ones that are 16' wide and ones that are smaller. Cindy Askew asked if there was something there in the past and Mr. Word stated that back in the 90's there was a home there. Todd Holt asked Mr. Word that he already had some money tied up in this and he said yes about \$10,000.00. Stan Porter asked what the year of the mobile home was, and Mr. Word stated a 1980 model. Cindy Askew asked what the cutoff year was on mobile homes and Kristy Parker stated 1977. There were several comments about setting a precedence if allowing this. Michael Hicks stated that just because it matched the demographics does not mean that is better for the county. There were no questions from the audience.

3. Liberty Baptist Church: Mark Armstrong came forward on behalf of the church. He stated that the church would like to divide off one and a half acres from the six plus acres that the church owns. He stated that they were told they could do this with a drive coming off Johnson Road. He said that would make the driveway about four hundred feet long. He said that would cost the church about \$50,000.00 running utilities and stuff to the property. He said that if they were able to use Liberty Drive it would be so you could just drive straight onto the property. He said its just not cost efficient to come off Johnson Road. Mr. Armstrong showed a map showing the property. Daryl Brooks asked about the parking for the church and parking on the drive. Zack Chapman asked what the limit of residence on a private drive and Kristy Parker stated that the limit has just been raised to six. Mr. Armstrong asked if the church did not use Liberty Drive would that help. Stan Porter asked if they could now access the church from Johnson Road and Mr. Armstrong said yes they could and do. Stan Porter asked if they did come off Liberty Drive would they have the required road frontage, and he was told yes. There was some discussion on the upkeep on Liberty Road and it being private verses county. John Wheeler the pastor of Liberty Baptist Church and he discussed the layout of the property and the driveway situation. Carlen Bowers the Walker County Road Superintendent was present and explained that it would take to bring the road up to county specs. Donald Guest came forward and talked about the road and how the county has worked on it in the past. There were no other questions or comments.

4. Marcia Morris & William Fuquea: Marcia Morris came forward and stated that this was a family-owned property. She said that they would like to divide the property in half and sell half to her cousin David and the other part to her nephew. Todd Holt asked if she and Brian both owned the property, and she said yes. She said that her youngest brother and his wife had been living on the property, but both have passed away. David Fuquea came up and explained that he would be getting the south part of the property making his current lot touch his parents' property. Cindy Askew asked if this variance was granted and Ms. Morris gave her nephew two plus acres would he be able to build on it right then. Kristy Parker stated that yes he would be able to because if the variance was granted then they would be approving the two plus acres. There was then some discussion on the lots not being five acres in an A-1 zone and Kristy stated that was the variance they were requesting. Jack Mullinax said that the ideal thing would be if Mr. Fuquea's dad would give him enough to meet the five acres. There were not other questions or comments.

5. Debra Culver Wilson: This request was withdrawn prior to the meeting.

6. HVF-Dry Valley LLC: Mike Price with MAP Engineering came forward and stated that they would like to request a rezone from A-1 to PUD for sixty-one acres. He stated that twenty-six acres would community space. There would be space allowed for a clubhouse and pool area. There would be a fifty-foot buffer left on the east side of the property. He said there would be a total of 166 homes and 54 townhomes. He explained the layout of the townhomes and the prices of the homes. Michael Hicks asked if the subdivision restrictions would come back before the board and Kristy Parker said this was just for the rezone request that they would have to bring back in the preliminary plans for approval. Zack Chapman asked what the acreage is across the road. Kristy Parker pulled up the Assessors page and measured it out and determined that it would be over five acres that would stay A-1. Mark Blackwell came forward and stated that he was against this request. He stated that there are three schools in the area, and he is concerned about the traffic and the road issues. Gary Williams came forward and stated he did not know if he was for or against the request because he was unsure where it was. He said that they need to check into on the water and sewer. Chairman Haney stated that water and sewer would come to them, and Mr. Williams said that the water plant was not even working right now. Chairman Haney explained that there was no issue with the water and sewer. Nathan Gibson came up and said he lives on Happy Valley Road, and he questions the amount of housing that is going to end up in the area. He also was concerned about traffic. There were no more comments or questions.

7. NGA Harrier Developers, LLC/Hawks Ridge: Chairman Haney read a letter from Walker County Road Superintendent Carlen Bowers. Ben Hagaman came forward and stated they were requesting final plat for this phase on the subdivision. He stated that they had provided the Planning Office with all the required letter from the utility companies. Jon Hentz asked Mr. Hagaman what he was proposing to be built in this subdivision. Mr. Hagaman stated residential slab houses. Jon Hentz then asked what the square footage would be, and Mr. Hagaman said 1800-2500 square feet. Jon Hentz then asked what the side setbacks would be, and Mr. Hagaman stated five feet. Several Planning Commission members explained to Mr. Hentz that this had already been approved by the Planning Commission and he was finalizing the development at this point. Michael Hicks asked about the facade and sidewalks. Mr. Hagaman stated that they have sidewalks going in and a playground. Zack Chapman asked if this board approved this development or did the Board of Commissioners approve it. He was told both boards approved it. Jon Hentz asked Mr. Hagaman if he was from Chattanooga, and he said

yes but now lives in Chickamauga. Stan Porter asked what the pricing of the homes would be. Mr. Hagaman said they would run between \$270,000.00 to \$300,000.00. Jon Hentz asked him what made him want to take this property and cram 160 homes with five-foot setbacks on it. Mr. Hagaman said that the go smaller lots with green space around it. Cindy Askew explained the PUD process. She explained that with this they would have the same number of roofs with less roads and more greenspace. She said that she has reviewed subdivision like this for years and there are advantages of PUD developments. Michael Hicks discussed the cost of development versus quality of homes. There were no other comments or questions.

VI. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Jack Mullinax made a motion to close the public hearing. Jon Hentz seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

VII. MOTION TO OPEN NEW BUSINESS: Chairman Haney asked was there a motion to open new business. Jack Mullinax made a motion to open new business. Jon Hentz seconded the motion. Vote was unanimous. Motion to open new business carried.

VIII. NEW BUSINESS:

1. Levi Worley: Chairman Haney asked if there was a motion on the variance. Michael Hicks made a motion to approve. There was not a second on the motion to approve. Vote died from lack of second. Motion failed for lack of votes.

2. Mary Ann Word: Chairman Haney asked if there was a motion on the variance. Stan Porter made a motion to approve. There was not a second on the motion to approve. Vote died from lack of second. Motion failed for lack of votes.

3. Liberty Baptist Church: Chairman Haney asked if there was a motion on the variance. Jon Hentz made a motion to approve. Stan Porter seconded the motion to approve. There were two (Jon Hentz & Stan Porter) that voted to approve the variance. No other votes were made. Motion to approve failed for lack of votes.

4. Marcia Morris & William Fuquea: Chairman Haney asked if there was a motion on the variance. Jack Mullinax made a motion to deny. Daryl Brooks seconded the motion to deny. Vote was unanimous to deny. Motion to deny carried.

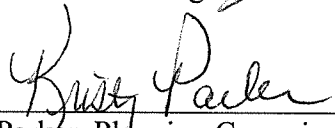
5. HVF-Dry Valley LLC: Chairman Haney asked if there was a vote on the rezone request. Jon Hentz made a motion to deny. Daryl Brooks seconded the motion to deny. There were six in favor of the motion to deny (Jon Hentz, Daryl Brooks, Zack Chapman, Jack Mullinax, John Morehouse, and Todd Holt). There were three in opposition to deny (Stan Porter, Michael Hicks & Cindy Askew). Motion to deny carried.

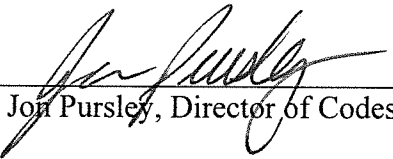
6. **NGA Harrier Developers LLC/ Hawks Ridge:** Chairman Hany asked if there was a motion on the final plat request. Jack Mullinax made a motion to approve. Daryl Brooks seconded the motion to approve. Vote was unanimous. Motion to approve carried.

X.ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Jack Mullinax made a motion to adjourn. Daryl Brooks seconded the motion to adjourn. Vote was unanimous. Motion to adjourn carried.

12-15-2022
Date Submitted 
Planning Commission Chairman

12-15-2022
Date Submitted 
Kristy Parker, Planning Commission Secretary

12-15-2022
ate Submitted 
Jon Pursley, Director of Codes, Inspection & Planning