



Walker County Planning Commission

MINUTES
January 17, 2019

Walker County Civic Center
7:00 PM

ATTENDEES:

Planning Commission Members

Phillip Cantrell
Jack Michael
Gerald Cook
Sid Adams
Scott McNabb
Terry Newberry
Michael Haney
Sam Bowman
Moe Gass
Susan Tankersley
Frank Richardson
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 Phillip Cantrell called the meeting to order at 7:00 P.M.

II. ELECTION OF THE 2019 PLANNING COMMISSION OFFICERS:

David Brown asked for nominations for Chairman. Jack Michael nominated Phillip Cantrell. David Brown asked for a motion, Jack Michael made a motion for Phillip Cantrell to be appointed Chairman and Susan Tankersley seconded the motion. David Brown then turned the meeting back over to the Chairman. Chairman Cantrell then asked for nominations for Vice Chairman. Susan Tankersley nominated and made a motion for Terry Newberry to be Vice Chairman. Moe Gass seconded the nomination.

III. READING & APPROVAL OF THE NOVEMBER 15TH, 2018 MEETING MINUTES:

Chairman Cantrell asked if there were any questions or changes to the minutes and if not was there a motion to approve. Susan Tankersley made a motion to approve. Jack Michael seconded the motion. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. REZONE:

1. **David Coker:** David Coker came forward and explained that he had gotten a preliminary plat approved for his subdivision back in 1998. The property was zoned A-1 and in 2008 he wanted to sell some of the property and the Planning Office recommended that the property be rezoned to R-2. The Planning Office does not show where a final plat was ever approved and because of the lot sizes the Board said that they would need to be brought up to today's requirements. Mr. Coker said that he has a final plat and the Board said that they would need to see this before making a decision. Terry Newberry made a motion to table the request. Frank Richardson seconded the motion. Vote was unanimous. Motion to table carried.
2. **John & Cheryl McCarthy:** Mr. McCarthy came forward and requested that his property be rezoned from R-2 to A-1. He stated that he would like to have goats and bees and maybe grow and sell agricultural stuff from the property. He stated that there was some confusion because his wife had asked about kennels but that they were not going to have kennels on the property. Moe Gass made a motion to approve. Jack Michael seconded the motion. Vote was unanimous. Motion to approve carried.

B. VARIANCE:

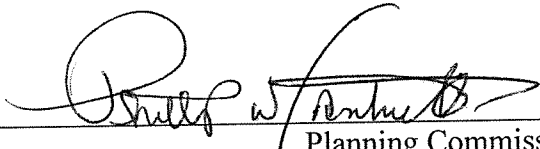
1. **Elizabeth Flegal:** Ms. Flegal's daughter came forward and asked that the mobile home and house that sits on one property be divided so that each sits on their own lot. Some discussion was done regarding this property being on a private drive with four other houses. Daryl Brooks made a motion to deny. Gerald Cook seconded the motion. Vote was unanimous. Motion to deny carried.

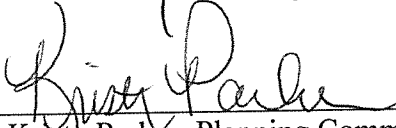
CONDITIONAL USE VARIANCE:


1. **Home Eclectics Inc.:** Mike Crane and his Realtor came forward and explain about the past history of trying to sell this house as residential and commercial. Mr. Crane explained that even though the property is commercial and the structure on the property is a house he would like to place it on the market as either use. After some discussion on the property not having any parking for a commercial business and the fact that a conditional use variance would not carry over to the next owner that he needed a rezone for either commercial or residential. Mr. Crane said he would rather have it residential since there had been more offers for it as a house. Daryl Brooks made a motion to rezone the property to R-2. Sam Bowman seconded the motion. Susan Tankersley abstained from the vote. Ten members voted in favor of the rezone and two against. Motion to approve the rezone carried.

IV. ADJOURNMENT:

Terry Newberry made a motion to adjourn. Sid Adams seconded the motion. Motion carried.
Meeting adjourned.

2-21-2019
Date Submitted 
Planning Commission Chairman

2-21-2019
Date Submitted 
Kristy Parker, Planning Commission Secretary

02/21/2019
Date Submitted 
David Brown, Director of Codes, Inspection & Planning

These minutes are also available on disc in the Planning Office