

## AGENDA

### PUBLIC HEARING OF THE GOVERNING AUTHORITY OF WALKER COUNTY, GEORGIA

Walker County Courthouse Annex III, 201 S Main Street  
LaFayette, Georgia 30728

- Date:** Thursday, July 23, 2020
- Time:** Public Hearing 6:00 PM  
The Regular Scheduled Meeting will immediately follow the Public Hearing
- Invocation:** Given by Commissioner Shannon Whitfield
- Call to Order:** Commissioner Whitfield will call the meeting to order
- Pledge:** United States Flag
- Pledge:** Georgia Flag

#### **Open of Public Hearing** **New Business:**

- I. Rising Sun Ridge LLC requests a Conditional Use Variance for property located at 0 Hwy 157 Rising Fawn, GA. 30738. Tax map & parcel number 0-237-016 & 0-237-01. (First Public Hearing was on July 16, 2020 at the Planning Commission Meeting.)
  
- II. Kriskeldra LTD. Inc (Kellie Iskander) requests a Conditional Use Variance for property located at 909 LaFayette Road Rossville, GA. 30741. Tax map & parcel number 0-206-289. (First Public Hearing was on July 16, 2020 at the Planning Commission Meeting.)

- III. Larry W. Jackson requests a Conditional Use Variance for property located at 0 E. Hwy 136 LaFayette, GA. 30728. Tax map & parcel number 0-488-1-054C. (First Public Hearing was on July 16, 2020 at the Planning Commission Meeting.)

*Speakers will be asked to come to the podium and state their name for the record. Please limit your comments to five minutes and keep them on the above topic.*

**Adjournment:**

Commissioner Whitfield will adjourn the Public Hearing

# WALKER COUNTY PLANNING COMMISSION

Application for [REDACTED]  
 Conditioned Use Variance

Date 5.28.2020

PLEASE PRINT OR TYPE

FEE \$ 300.00

Case No.

Owner's Name <u>Rising Sun Ridge LLC</u>		Mailing Address <u>319 Lookout Dr.</u> <small>INCLUDE ROUTE AND BOX # IF ASSIGNED</small>	
City/Zip <u>Rising Fawn GA. 30738</u>		Phone <u>205-835-7823</u>	
Tax Parcel # <u>0-237-016 + 017</u>		Street Name and Number <u>Hwy 157</u>	
Current Zoning <u>A-1</u>	Requested Zoning		
Reason for Change (Be Specific): <u>Please see below</u>			
<p>It is our pleasure to submit this letter of intent to pursue land use and related approvals for the development of the 55 acre property on the Lookout Mountain Parcel numbers 0237 016 and 0237 017.</p> <p>We are planning on building eight yurts spread across the bluff area of our property.</p> <p>We will build a utility building sectioned off to a garage area with general maintenance items, a laundry room used to service the rentals and a laundry room for guest to use.</p> <p>At sometime during our project we will build two pavilions that can be used by guest to hold weddings, meetings, or other events.</p> <p>We will start our development with two yurts and the utility building and build out the other structures over time.</p>			
6. <u>7-16-2020 - Planning Commission - approved roads, yurts, bath house</u>			
7. <u>Contingent on approval of requirements from</u> <span style="float: right;"><u>fire dept, soil + erosion</u> <u>environmental health</u></span>			
8. <small>IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET</small>			
LAND USE PLAN DESIGNATIONS		CURRENT	
		FUTURE	
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.			
Owner's Signature <u>Rodney Bandyer</u>		Date: <u>5/25/2020</u>	
Date Received by the Planning Office:			
Planning Commission Decision/Date <u>July 16, 2020 @ 6:00pm Walker Co. Civic Center</u>			

FOR OFFICE USE

The Owner/Applicant must notify each adjoining property owner by providing them a copy of this application. Proof of notification must be provided to the Planning Office. Additionally, a sign, furnished by the Planning Commission will be posted on the subject front property line at least 15 days prior to the meeting date. Written notification must be mailed at least 15 days prior to the meeting date. This application must be fully complete prior to filing.

Applicant: Rising Sun Ridge LLC

Map & Parcel: 0-237-016 + 017 Rezone from: \_\_\_\_\_ to: \_\_\_\_\_

Conditional Use Variance

**PLANNING COMMISSION RECOMMENDATION:**

\_\_\_\_\_  
APPROVED AS SUBMITTED

7-16-2020 APPROVED WITH CONDITIONS Approval of roads, yards + bath house contingent upon approval from Environmental Health, Fire Dept + Soil + Erosion

\_\_\_\_\_  
TABLED

\_\_\_\_\_  
DENIAL

**COMMISSIONERS FINAL DECISION:**

\_\_\_\_\_  
APPROVED AS SUBMITTED

\_\_\_\_\_  
APPROVED WITH CONDITIONS

\_\_\_\_\_  
TABLED

\_\_\_\_\_  
DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A-3 of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ( ) NO (X). If so, then on a separate page, please furnish the following information.

- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The dollar amount(s) and date(s) of each campaign made by the applicant to each local government official during the two years immediately preceding the filing of the application: and
- C) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to each local government official within the past two years:

Signature of Petitioner/Owner:

Rodney Bondy 5/25/2020  
OWNER DATE

\_\_\_\_\_  
PETITIONER DATE

# WALKER COUNTY PLANNING COMMISSION

Application for [REDACTED]  
Conditional Use Variance

Date 6.3.2020

PLEASE PRINT OR TYPE FEE \$ 150.00 Case No. \_\_\_\_\_

Owner's Name Kellie Iskander Mailing Address P.O. Box 578

City/Zip Rossville, GA Phone 423-400-8686

Tax Parcel # 0-206-289 Street Name and Number 909 Lafayette Rd. Rossville, GA 30741

Current Zoning C-1 Requested Zoning \_\_\_\_\_

Reason for Change (Be Specific):

Lessee's IF APPLICABLE Name \_\_\_\_\_ Lessee's Address \_\_\_\_\_

1. Residence 7-16-2020 - approved by Planning Commission with condition that they not use drive on back of property

2. music store, sales, repair, service, general gift shop

3. music school, Free Fiddle School, lessons

4. Community outreach, Kids & Adult Art classes

5. recitals, concerts

6. Eric and August Bruce

7. Fiddlers Anonymous

8. 2248 Dayton Blvd. (423-618-8707)

8. Chattanooga, TN 37415

LAND USE PLAN DESIGNATIONS CURRENT \_\_\_\_\_ FUTURE \_\_\_\_\_

I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.

Owner's Signature [Signature] Date: 6.3.20

Date Received by the Planning Office: \_\_\_\_\_

Planning Commission Decision/Date \_\_\_\_\_

FOR OFFICE USE

Applicant: Kellie Iskander

Map & Parcel: 0-206-259 Rezone from: \_\_\_\_\_ to: \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION:**

\_\_\_\_\_ APPROVED AS SUBMITTED

7-16-2020 APPROVED WITH CONDITIONS That no one use back entrance of property

\_\_\_\_\_ TABLED

\_\_\_\_\_ DENIAL

**COMMISSIONERS FINAL DECISION:**

\_\_\_\_\_ APPROVED AS SUBMITTED

\_\_\_\_\_ APPROVED WITH CONDITIONS

\_\_\_\_\_ TABLED

\_\_\_\_\_ DENIAL

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Signature of Petitioner/Owner:

K-ma 6.3.20  
OWNER DATE

August Bruce 6-3-20  
PETITIONER DATE  
Eric Bruce 06032020

# WALKER COUNTY PLANNING COMMISSION

Application for  
Conditional Use Variance

Date 6-16-2020

PLEASE PRINT OR TYPE

FEE \$

Case No.

Owner's Name <u>Larry W. Jackson</u>	Mailing Address <u>903 S. Chattanooga St. Lafayette GA 30728</u>
City/Zip <u>LaFayette GA 30728</u>	Phone <u>423-762-7766</u>
Tax Parcel # <u>04881 054G</u>	Street Name and Number <u>Hwy 136</u>
Current Zoning <u>R3</u>	Requested Zoning

Reason for Change (Be Specific): There are one or more large commercial buildings that are now situated upon the property & have been for many years.

Lessee's Name IF APPLICABLE	Lessee's Address
-----------------------------	------------------

1. Warehousing/Storage
2. Auto/General Repair and Maintenance
3. General Retail or Wholesale
4. Administrative Services and/or office space
5. Professional Services
6. 7-16-2020 approved by Planning Commission
- 7.
- 8.

LAND USE PLAN DESIGNATIONS CURRENT	FUTURE
---------------------------------------	--------

I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.

Owner's Signature Larry W. Jackson | Date: 6-16-2020

Date Received by the Planning Office:

Planning Commission Decision/Date

FOR OFFICE USE

Applicant: Larry Jackson Conditional Use Variance  
Map & Parcel: 0-488-1-054 C Rezone from: \_\_\_\_\_ to: \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION:**

7-16-2020 APPROVED AS SUBMITTED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COMMISSIONERS FINAL DECISION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- C) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to each local government official within the past two years:

Signature of Petitioner/Owner:

Larry Jackson 6-16-20  
OWNER DATE

\_\_\_\_\_  
PETITIONER DATE



# Georgia unemployment rate drops in May

From Georgia Labor Dept.

The May preliminary unemployment rate of 9.7%, a decrease of 2.9% from April's 12.6%, the Georgia Department of Labor (GDOL) reported June 19.

The number of employed was up 144,877 over April, but down 480,592 compared to this time last year totaling 4,424,801. Georgia's labor force number of 4,900,139 reported for May was up 5,743 over April, but down 186,179 when compared to May 2019.

"I think we are going to continue to see big drops in the unemployment rate as Georgia continues to open back up," said Commissioner Mark Butler. "We have to remember that the recent unemployment was not caused by an economic catalyst, but instead by a medical emergency. Those jobs are still out there for the most part."



Mark Butler

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# Coronavirus-era unemployment benefits could continue

By Beau Evans  
Capital Beat News Service

A measure to keep certain unemployment benefits that were expanded in Georgia during the coronavirus pandemic cleared a key state House committee Wednesday, June 17.

The move comes as Georgia continues grappling with the economic fallout from coronavirus, which prompted roughly 2 million people to file unemployment claims and shut the state's jobless rate up to nearly 12% in April.

Amid the pandemic, those who qualified for unemployment benefits were granted leeway to collect payments for up to 26 weeks instead



Brian Strickland

of the usual 14 weeks, and enjoyed a boost in the allowance rate that let them keep up to \$300 per week in wages earned — instead of the usual \$50 — on top of their benefits.

Those expanded benefits are set to expire once the state's public health emergency, which currently runs through June.

But language added this week to a bill originally dealing with paid sick leave proposals to let the state labor commissioner keep those

expanded benefits largely in place, depending on the state's jobless rate.

The number of weeks would increase incrementally from 14 weeks when the state's jobless rate is at 19% up to 26 weeks when the jobless rate is 10% or higher.

The labor commissioner would also have authority to set the weekly deductible threshold at between \$50 and \$300, according to the revised bill.

Senate Bill 98, as revised, would also grant the labor commissioner powers during a statewide governor-declared emergency to modify the maximum benefit amount and relax rules on claims processing, unemployment insurance tax filing deadlines and work-search reporting.

It would also allow the labor commissioner to establish a work-sharing program that lets employers avoid layoffs by reducing their employees' work hours but giving them prorated unemployment benefits.

Without the bill's passage, the expanded unemployment benefits would return to normal levels once the governor ends the statewide public health emergency, said Jeffrey Babcock, the labor department's legal services manager.

"Those provisions are temporary and they will end," Babcock said. "The purpose of this bill is to get some

more permanence to that." Sponsored by Sen. Brian Strickland, R-McDonough, the bill cleared the House industry and Labor Committee on Wednesday, June 18, and heads to the full House for a vote.

Originally, Strickland's bill only proposed to allow employees to continue using earned sick leave for family care beyond July 1, when that provision in state law is set to expire.

The measure drew praise from Alex Camardelle, a senior policy analyst with the Georgia Budget and Policy Institute, who touted the extended benefits provisions as well as the bill's original purpose related to sick leave.

"All good things!" Camardelle wrote on Twitter.

But some lawmakers on the committee wondered if the \$300-per-week threshold might still be too low for workers struggling through the pandemic to stay financially afloat.

Concerns were also expressed over handing the labor commissioner more powers that otherwise would need to originate from the governor.

"I don't know that we should enact such a broad scope of changes to grant these authorities to the department simply because we don't think we could operate otherwise," said Rep. Josh Bonner, R-Fayetteville.

# With new COVID-19 rules, elderly care bill clears state senate hurdle

By Beau Evans  
Capital Beat News Service

Legislation to boost regulations for elderly care facilities in Georgia was injected with additional rules for reporting coronavirus infections in nursing homes and assisted-living facilities as it advanced in the Georgia Senate Tuesday, June 16.

House Bill 987, which is a priority for top House leaders in the 2020 legislative session, aims to tighten rules on assisted-living and long-term care facilities for seniors.

Its sponsor, Rep. Sharon Cooper, filed the bill following reports of elder neglect, poor care and financial troubles in some facilities in the state.

As it cleared the House in



Sharon Cooper

late February, the bill would bolster training for staff members in elderly care facilities and increase the number of staff who would have to be on site at any given time to watch over residents.

It would also up the fines for violations or if a facility causes a resident's death.

"Georgia has had our problems," said Cooper, R-Marietta. "They have been numerous, and they have occurred in many assisted-living [facilities] and nursing homes."

On Tuesday, June 16, lawmakers in the Senate tweaked the bill to add extra requirements for elderly care facilities

to publicly report when residents or staff test positive for coronavirus. Facilities would also have to keep seven days' worth of protective supplies like masks and gowns and have every resident and staff member tested within 90 days of the bill's enactment.

Seniors living in nursing homes and other elderly care facilities in Georgia have been hit hard by the virus, accounting for nearly half of the state's total 2,529 deaths as of Tuesday afternoon, June 16.

Gov. Brian Kemp has focused particularly on boosting testing and sanitizing measures for seniors in recent months, including deploying hundreds of Georgia National Guard members to clean elderly care facilities and test residents.

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In recent months, the state has tested every resident and most staff in nursing homes, according to Kemp's office. Assisted-living and personal care facilities have seen 77% of their residents and 57% of staff tested so far.

At a hearing Tuesday, June 16, Senate Regulated Industries Committee Chairman Bill Cowsert said the additions to Cooper's bill related to coronavirus should ensure elderly care facilities are prepared for the next time Georgia faces a fast-spreading disease or viral pandemic.

"We want them to have a plan, have the equipment on hand," said Cowsert, R-Athens. "We want them to be ready for when the storm hits."

The bill passed unanimously out of the Senate committee on Tuesday, June 16. It now heads to the Senate floor for a full chamber vote.

Besides the new provisions on coronavirus, Cooper's bill would require at least one direct-care staff member for every 15 senior residents during waking hours, and one for every 20 residents at night.

It would also require a licensed or registered professional nurse to be on site at assisted-living facilities for a certain amount of time each week and require staff to undergo training in elderly and aged-adult care.

The bill also includes a slate of rules to tighten staffing standards and training for memory care centers, which provide services for people diagnosed with Alzheimer's or other cognitive conditions.

Cooper stressed Tuesday, June 16, that she drafted the bill with input from Rep. John LaHood, R-Valdosta, who owns and operates several senior-living facilities. She called the bill a compromise measure between seniors' and assisted-living facility executives.

"This was a give-and-take bill," she said.

# VIRUS

## From A1

NHC staff are "truly encouraged by the recognition of our courage to care during this pandemic," Salyers said. Residents who have tested positive for the virus, also called COVID-19, have been moved to a designated COVID-19 unit within the facility, separate from residents who have not contracted the virus; staff are dressed in full personal protective equipment, or PPE, when treating the residents who have tested positive, NHC spokeswoman Casey Reese said June 5.

According to NHC's website June 19, one employee at the Fort Oglethorpe facility has recovered from the virus, and no residents have tested positive or died from the virus.

The facility provides updates at [nhc-healthcare-rossville-covid-19/](https://nhc-healthcare-rossville-covid-19/).

The Georgia Department of Public Health, or GDPH, June 19 reported 269 confirmed positive cases of the virus, 14 hospitalizations and five deaths in Walker County.

GDPH reported for neighboring counties: ♦ Catoosa — 256 confirmed cases, 22 hospitalizations

and six deaths ♦ Chattooga — 46 confirmed cases, three hospitalizations and 54 confirmed cases, one death

♦ Whitfield — 692 confirmed cases, 40 hospitalizations and 10 deaths. GDPH reported June 19 statewide 60,912 confirmed COVID-19 cases, 9,663 hospitalizations, 2,109 intensive care unit admissions and 2,606 deaths.

For GDPH's daily status reports on COVID-19, visit <https://dph.georgia.gov/covid-19-daily-status-report>.

**PUBLIC NOTICE  
WALKER COUNTY  
PLANNING COMMISSION MEETING**  
Thursday, July 16th, 2020 at 6:00 P.M.  
Walker County Civic Center  
Rock Spring, GA 30739

The Walker County Planning Commission will meet and review the following requests:

- New Business:**  
**Conditional Use Variance:**
- 1. Rising Sun Ridge LLC requests a conditional use variance for property located at 0 Hwy 157 Rising Fawn, GA. 30738. Tax map & parcel number 0-237-016 & 0-237-017
  - 2. Krikeldra LTD, Inc (Kellie Iskander) requests a conditional use variance for property located at 909 LaFayette Road Rossville, GA. 30741. Tax map & parcel number 0-206-289
  - 3. Larry W. Jackson requests a conditional use variance for property located at 0 E Hwy 136 LaFayette, GA. 30728. Tax map & parcel number 0-488-1-054C
- Variance:**
- 1. Charles Clements III requests a variance for property located at 204 Veterans Drive LaFayette, GA. 30728. Tax map & parcel number 0-467-001A
  - 2. Mark McDonald requests two variance for property located at 1004 Brotherton Lane Chickamauga, GA. 30707. Tax map & parcel number 0-281-031
  - 3. ER & JR Summit Properties requests four variances for property located at 912 LaFayette Road Rossville, GA. 30741. Tax map & parcel number 0-206-062

The second hearing on these requests will be held on July 23, 2020 at 6:00PM at the Walker County Courthouse Annex II located at 201 S. Main Street LaFayette, GA. 30728  
For further information please call Walker County Planning & Development at 706-638-4048.

**BALLINGER RECYCLING**  
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## Walker County Planning Commission

### MINUTES

July 16, 2020

Walker County Civic Center

6:00 PM

### ATTENDEES:

#### Planning Commission Members

Phillip Cantrell  
Michael Haney  
Scott McNabb  
Sam Bowman  
Gerald Cook  
Sid Adams  
Susan Tankersley  
Moe Gass  
Daryl Brooks  
Terry Newberry  
Kristine Bubrig  
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 6:00 P.M.

### II. READING & APPROVAL OF THE JUNE 18<sup>TH</sup> & JULY 14<sup>TH</sup>, 2020 MEETING MINUTES:

Chairman Cantrell asked if there were any questions or changes to the minutes and if not was there a motion to approve. Gerald Cook made a motion to approve. Terry Newberry seconded the motion. Vote was unanimous. Motion to approve carried.

### III. NEW BUSINESS:

#### A. Variance:

**1. Charles Clements III.:** Mr. Clements came forward and stated that he would like to open a Christmas Tree Farm on his property that is on a shared driveway. There was discussion on room for parking and he would only be open for about four weeks a year. Chairman Cantrell asked if there was a motion. Daryl Brooks made a motion to approve. Michael Haney seconded the motion. Vote was unanimous. Motion to approve carried.

**2. Mark McDonald:** Mr. McDonald came forward and explained that he has twelve acres and would like to divide off two lots less than five acres for his children to build on. He said the property does not have enough road frontage for them both to have their own driveways so they would be sharing a drive. There was discussion on the fact that if you share a drive you are required to have five acres each lot. Chairman Cantrell asked if

there was a motion. Daryl Brooks made a motion to deny. Gerald Cook seconded the motion. Vote was seven to deny and four to approve. Motion to deny carried.

**3. ER & JR Summitt Properties:** Mr. Summit came forward and explained that he has these two building on one lot but has two different buyers for each building and would like to divide the property. The lots would become smaller than what is required being on sewer and the new property line will make both buildings be closer than the required fifteen feet from the property line. Chairman Cantrell asked if there was a motion on the setback request. Gerald Cook made a motion to approve. Terry Newberry seconded the motion. Vote was unanimous. Motion to approve carried. Chairman Cantrell then asked for a motion on the lot size variances. Jack Mullinax made a motion to approve. Kristine Bubrig seconded the motion. Ten voted in favor and one against. Motion to approve carried.

### **B. Conditional Use Variance:**

**1. Larry Jackson:** Mr. Ben Bradford came forward and explained that Mr. Jackson has purchased the property thinking it was commercial since the property was advertised so. He talked about the building being non-conforming and how it should have never been zoned residential. Mr. Jackson came forward and explained that he would like to use the building as warehouse storage, general auto repair, possible tire sales and office space. Two neighbors, Mr. Donald Hughes and Mr. Johnny Stevens came forward and had concerns about noise and outside storage of tires. Chairman Cantrell asked if there was a motion. Jack Mullinax made a motion to approve. Michael Haney seconded the motion. Gerald Cook abstained. Vote was unanimous. Motion to approve carried.

**2. Kriskeldra LTD INC:** Kellie Iskander came forward and explained that the property use to be owned by her father who lived upstairs and had his physician's office downstairs. Mrs. Bruce who is the potential buyer came up and said that her and her husband would like to buy the property and live in the upstairs and have their music store downstairs. She said that they would sell instruments, have music lessons and recitals. There was a petition from the neighbors at the back of the property that requested they not use the back of the property for traffic use because of the small children in the area. Ms. Iskander stated that her father had used that back drive but it has a gate up that is now always locked. Mrs. Bruce said they would have no problem keeping that blocked off. Chairman Cantrell asked if there was a motion. Daryl Brooks made a motion to approve with the condition that they would not use an entrance/exit from the back of the property. Moe Gass seconded the motion. Susan Tankersley abstained. Vote was unanimous. Motion to approve carried.

**3. Rising Sun Ridge LLC:** Mr. Rodney Bridges came forward and explained that he has purchased fifty-five acres on Hwy 157 and would like to build eight yurts and have a wedding venue. After discussion on roads, septic, water and zoning Chairman Cantrell asked if there was a motion. Jack Mullinax made a motion to approve the roads, yurts and bath houses contingent upon approval from all departments including Environmental Health, Fire Department, Water Department and Soil & Erosion. Michael Haney seconded the motion. Vote was unanimous. Motion to approve with contingencies approved.

**IV. ADJOURNMENT:**

Susan Tankersley made a motion to adjourn. Gerald Cook seconded the motion. Motion carried. Meeting adjourned.

---

Date Submitted Planning Commission Chairman

---

Date Submitted Kristy Parker, Planning Commission Secretary

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

These minutes are also available in the Planning Office