



Walker County Planning Commission

MINUTES

February 20, 2020
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Phillip Cantrell
Michael Haney
Jack Mullinax
Scott McNabb
Sam Bowman
Gerald Cook
Sid Adams
Susan Tankersley
Moe Gass

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 JANUARY 16, 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. Moe Gass made a motion to approve. Susan Tankersley seconded the motion. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. Variance:

1. Paul Brackett: Mr. Brackett came forward and explained that the porch on his house being constructed is four inches to close to the road. After some discussion Chairman Cantrell asked if there was a motion. Michael Haney made a motion to approve. Gerald Cook seconded the motion. Vote was unanimous. Motion to approve carried.

B. Rezone:

1. Marion Hutcheson Estate: Josh Mandell with Gateway Companies on behalf of the Hutcheson Estate came forward and showed the plans on what they wanted to do if the property was rezoned from A1/C-1 to R-2. They are proposing to building between 120-160 apartments. They would range from one to three bedrooms and the rent would be \$600-\$900 a month. Chairman Cantrell read the report that the Planning Office had received from

the 911 Center from 1/1/2018 to 1/1/2020 on the number of wrecks that had occurred. He then asked if anyone from the audience was for or against this rezone and everyone there was against it. There were several people that spoke against it stating that the traffic was already terrible and adding that many more cars coming out in front of the school would add to the problem. Chairman Cantrell reminded everyone that they were only there tonight to approve or deny the rezone request not what would or would not be built there. He then asked if there was a motion. Jack Mullinax made a motion to deny. Sid Adams seconded the motion. There were five members that voted to deny and three voted in favor of the rezone. Motion to deny carried.

C. Amendment to Land Development Regulations:

1. Sec. 34-105 Building permit application contents

Sec.2 Residential

b.2

Single family residential structures must meet the following requirements of square feet of bottom heated floor space:

- 500 square feet with no more than one bedroom
- 700 square feet with no more than two bedrooms
- 1000 square feet with no more than three bedrooms
- 1200 square feet with no more than four bedrooms

All must meet the current residential building codes
Must be on a permanent foundation
Electrical meters must be mounted to the structure

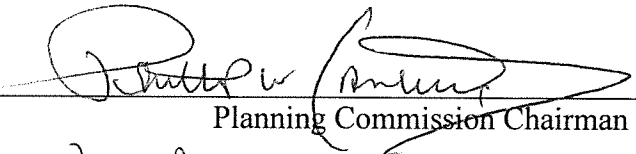
Chairman Cantrell asked if there was a motion to change this section in the Land Development Regulations. Jack Mullinax made a motion to approve. Gerald Cook seconded the motion. Vote was unanimous. Motion to approve carried.

IV. ADJOURNMENT:

Jack Mullinax made a motion to adjourn. Gerald Cook seconded the motion. Motion carried.
Meeting adjourned.

6-18-2020

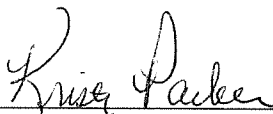
Date Submitted



Planning Commission Chairman

6-18-2020

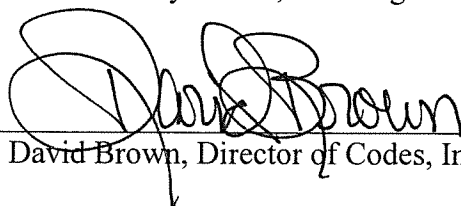
Date Submitted



Kristy Parker, Planning Commission Secretary

06-18-2020

Date Submitted



David Brown, Director of Codes, Inspection & Planning