

AGENDA

REGULAR SCHEDULE MEETING OF THE GOVERNING AUTHORITY OF WALKER COUNTY, GEORGIA

Office of the Walker County Commissioner
Courthouse Annex 1, 101 South Duke Street
LaFayette, Georgia 30728

- Date:** Thursday, June 8, 2017
- Time:** 6:30 P.M
- Invocation:** Given by Commissioner Shannon Whitfield
- Call to Order:** Commissioner Whitfield will call the meeting to order
- Pledge:** United States Flag
- Pledge:** Georgia Flag
- Minutes:** Approval of the minutes from the Commissioner's Meeting on Thursday, May 25, 2017.

Open of the Public Hearing

New Business:

For Approval or Disapproval – Third Public Hearing (Exhibit A) In Chapter 3, Establishments of Zoning Districts Section 6, General Commercial, Sub-Section G, Currently reads as follows:

Flea Markets or similar outdoor or indoor/outdoor sales complexes

On April 20, 2017 The Planning and Zoning Board submitted the following recommendation to replace Section G to read as follows:

***Flea markets or similar outdoor or indoor/outdoor sales complexes.
All merchandise outside must be stored inside an approved enclosed secured structure from dusk till dawn, excluding four day or less annual event yard sales.***

Adjournment: The Public Hearing will be adjourned.

Open of the Regular Commissioner Business Meeting

New Business:

Action Item of Consideration for Approving or Disapproval of The third Public Hearing (Exhibit A) In Chapter 3, Establishments of Zoning Districts Section 6, General Commercial, Sub-Section G

Adjournment: The Regular Scheduled Business Meeting will be adjourned.

Open Discussion: The business on the Agenda being completed, Commissioner Whitfield will open the floor for general discussion.

Office of the
Walker County Commissioner

101 South Duke Street, P.O. Box 445

LaFayette, GA 30728

706-638-1437

May 25, 2017 at 6:30 p.m.

Walker County Commissioner's Office

Minutes

- I. Call to Order at 6:31 pm by Sole Commissioner Shannon Whitfield
Present: See sign-in sheet attached
- II. Pledge to American and Georgia Flags led by Larry Brooks, Executive Director
Walker County Development Authority
- III. Invocation led by Sole Commissioner Shannon Whitfield
- IV. Agenda Amended to include two items:
 - A. Appointment to International Property Maintenance Appeals Board
 - B. Signing of Grant Application for the Walker County Family Connections
- V. **Commissioner Whitfield Opened a Public Hearing**
 - A. Commissioner Whitfield followed the recommendation of the Walker County Planning and Zoning Commission to allow a Conditional Use Variance to Mr. Mike Vasko of 1080 Sharp Switch Road, Chickamauga, GA 30707 (Tax Parcel #0-091-001B). The variance will allow Mr. Vasko to build an accessory building on the property for the use of a sales office for truck and equipment sales. Mr. Vasko spoke explaining his intent behind the request. No one spoke opposing the variance request.

- B. Commissioner Whitfield considered a change in Walker County's zoning regulations at the request of the Walker County Planning and Zoning Commission in regards to flea markets. The change reads as follows:
 - "Flea markets or similar outdoor or indoor/outdoor sales complexes. All merchandise outside must be stored inside an approved enclosed secured structure from dusk till dawn, excluding four day or less annual event yard sales."No one spoke opposing the zoning change.
- C. The Public Hearing concluded at 6:47 pm.

VI. Commissioner Whitfield Opened the Regular Business Meeting

- A. Commissioner Whitfield declared through proclamation May 2017 as Foster Parent Appreciation Month.
- B. Commissioner Whitfield newly appointed Kaye Thurman to the LaFayette-Walker Library Board of Trustees. Lynn Murdock was newly appointed to the Rossville Public Library Board of Trustees. Whitfield also re-appointed Ruth Bass to the LaFayette-Walker Library Board of Trustees and Marie Thomas to the Chickamauga Public Library Board of Trustees. Commissioner Whitfield signed the Conformation of Appointees addressed to Lecia Eubanks, Director of the Cherokee Regional Library.
- C. Commissioner Whitfield announced a public bid notification which will be advertised in the Walker County Messenger beginning the week of May 29 for brush and grinding activities needed at the Walker County Landfill Facility.
- D. Commissioner Whitfield signed a document allowing the Walker County Tax Commissioner to accept more forms of payment from residents when payments of taxes and/or license fees are due to the county.
- E. Commissioner Whitfield appointed David A. Brown as Deputy Code Official to provide assistance to Code Official Mark Askew.
- F. Commissioner Whitfield signed a Release and Waiver Lien in the amount of \$10,527.59 against the real property of Deborah J. Mize of LaFayette. This release allows the Bank of LaFayette who acquired the property through default on the note against the property to market and possibly sell the

property. This release of the lien will not dismiss the \$10,527.59 owed the county due to the county providing clean up activities to bring the property up to code compliance.

- G. Commissioner Whitfield appointed Ales Campbell to the International Property Maintenance Appeals Board to replace Lamar Massey who resigned from the board. Ms. Campbell's appointment to fill this unexpired term will end December 31, 2019.
- H. Commissioner Whitfield approved a grant application for the Walker County Family Connections to provided funding for its Service Agent position, held by Susan Wells. This grant pays the full salary of the agent position.
- I. The Regular Meeting adjourned at 7:14 pm.

VII. Commissioner Whitfield Opened the Regular Meeting to Public Discussion

- A. Question was asked about the Erlanger lawsuit. Whitfield explained it was still in the appeals process. No timeframe is known as to when it may be decided.
- B. Question was asked about Walker County debt. Commissioner Whitfield explained the annual audit is still underway which must conclude by the end of June to comply with state law. He will then be able to provide a solid number to the public regarding county debt.
- C. Question was asked about a possible red light at the intersection of GA 341 and 193. Commissioner Whitfield explained a traffic study was on the docket of the Georgia Department of Transportation to study the intersection and make a determination about a red light being added.
- D. Question was asked about the stripping of county roads. Commissioner Whitfield explained the Georgia Department of Transportation has approved the project and the contractor has until December 31, 2017 to stripe the approximately 75 miles of county roads.
- E. Question was asked about the auctioning of the Former Peerless Building in Rossville. Commissioner Whitfield explained the county nor the development authority was involved in the auction.

VIII. Adjournment

Commissioner

Date Approved

Note: These minutes were prepared by WCDA Executive Director, Larry Brooks.

PLEASE SIGN IN

Date: May 25, 2017

Name

Address

Telephone

Jason Sosebee Rossville Ga 423-227-6945

Mike Kosko 1080 Hopsatch Rd Chickamauga 423-582-9894

Ed Bruce

Mary Bruce

Rufus Mulvix Cook Rd

Phyllis W. (unreadable)

Jayce (unreadable)

Larry Brooks

Ales Campbell 742 Shimbone Vly rd 423-400-1643

Lawell Cantrell 1131 Center Down Rd 423-902-0677

Stephanie Holland 90 Park St 423-330-1441
#111 Chickamauga

Carman McFarland P.O. Box 398 Rossville, GA 30741

Larry Roberson

John RB

James Jackson

PLEASE SIGN IN

Date: May 25, 2017

Name

Address

Telephone

Richard Jackson

D. R. J. J. J.
Paul J. J.

Rossville, GA

601-408-7811

Agnes Smith

Rock Spring GA

Kristie Lewis

814 New Johnson Rd
Chick GA 30707

423-645-8345

NATASHA CHRIST

10056 N Hwy 27 Rock Spring

423-355-8599

Gail Browder

33 Sequoia Ct LaZ.

423-790-4900

Renee Stapleton

4453 Round Pond Rd LaZ.

(706)638-8064

Teresa Hughes

10056 N Hwy 27, Rock Spring

706-575-0765

Jennifer Chambers

7415 W. Hwy 136

706-714-6944

CHAPTER 3

Establishment of Zoning Districts

Sec. 3.00 DIVISION INTO DISTRICTS

For purpose of this Ordinance, Walker County is divided into eight (8) districts designated as follows:

- A-1 Agricultural District
- R-1 Residential District (low density)
- R-2 Residential District (medium and high density)
- R-3 Residential District
- C-1 General Business District
- CN Neighborhood Commercial District
- I-1 General Industrial District
- PUD Planned Unit Development District

Sec. 3.01 GENERALLY

Land use districts for the county are established in the Future Land Use Map. Districts for the purpose of this Ordinance (residential, commercial, industrial, agriculture) are based on the information delineated on the Future Land Use Map (Walker County Comprehensive Plan).

Sec. 3.02 DISTRICTS

All land within the unincorporated area of Walker County has a designated land use district described in Section 3.00. All development within these districts must comply with the development standards applicable to that particular district.

Sec. 3.03 USES ALLOWED WITHIN LAND USE DISTRICTS

A. Generally

- 1) Uses allowed. This section defines and prescribes the specific uses allowed within each land use district.
- 2) Accessory uses and structures. Accessory uses and structures are allowed in any land use district in connection with any lawfully existing principal use. All accessory structure or uses shall meet the requirements for the land use district in which the structure or use is located as provided in Chapter 4 (Site Development Standards).
- 3) Interpretation of use regulations. Whenever a use is not specifically mentioned in Section 3.03B (1-13), the Director of Planning shall make a determination as to whether the proposed use is of the same general type as the uses specifically allowed in the land use district.

In making such a determination, the Planning Director shall be guided by the goals, objectives and policies of the Walker County Comprehensive Plan and Section 3.03 of this Ordinance.

B. Types of Uses

1) Residential

- a. The category of residential uses includes single-family dwellings, accessory apartments, multi-family dwellings in a variety of housing types, modular and manufactured housing, manufactured home parks, family residential care homes, community residential care homes, but specifically excludes recreational vehicles. (Recreational vehicle parks are considered commercial uses).
- b. While land may be designated for residential use, it does not follow that any housing type (single-family, apartment, townhouse, etc.) is allowed. Certain areas are limited to one or more housing types in order to preserve the established character of the area. Refer to the table of dwelling unit types in Section 3.05.

2) Institutional

This type of use includes educational facilities (public or private), pre-school and day care facilities (public or private), churches, cemeteries without funeral homes, nursing home facilities, institutional residential homes, and all other similar institutional uses.

3) Outdoor recreational

These uses include areas for outdoor recreational activities such as picnicking, jogging, cycling (non-motorized), arboretums, hiking, golf courses, playgrounds, ballfields, outdoor ball courts, stables, outdoor swimming pools and water related or water dependent uses, whether public or private. Specifically excluded from this group of uses are firing ranges, miniature golf courses, race tracks and similar recreational or quasi-recreational activities that are more intensive than the allowable outdoor recreational uses described.

4) Professional service and office

This group of uses includes business and professional offices, medical offices or clinics, government offices, financial institutions with drive-up facilities, and personal service businesses where the service is performed on an individual-to-individual basis as opposed

to services which are performed on objects or personal property. Examples of personal service businesses are barber shops, beauty shops, or photography studios. This group of uses may include a dispatching/communications/office center for the distribution of goods, but specifically excludes the warehousing or actual distribution of goods.

5) Neighborhood commercial

Limited commercial activities of a convenience nature and professional offices predominantly serving residential neighborhoods within a two-mile radius. Examples include the following specific uses, and all substantially similar types of uses:

- a. Convenience commercial retail establishments including convenience stores, gasoline sales and service, combination gasoline sale and food marts, and similar facilities.
- b. Professional and office uses listed in Section 3.03B (4) above.
- c. Restaurants without drive-up facilities.

6) General commercial

A wide variety of general commercial, commercial recreational, entertainment, and related activities is included in this group of uses. Examples include professional and office uses listed in Section 3.02B (4) above, as well as the following specific uses, and all substantially similar types of uses:

- a. Arcades, billiards/pool parlors, bowling alleys, indoor recreation centers and gymnasiums/spas/health clubs.
- b. Community centers and fraternal lodges.
- c. Commercial or trade schools such as dance and martial arts studios.
- d. Department stores and other retail sales stores, such as shoe stores, clothing stores, pharmacies, florists, and book stores.
- e. Farm and garden supply, building supply, and vehicle parts and accessories.
- f. Financial institutions with drive-up facilities.

- g. Flea markets or similar outdoor or indoor/outdoor sales complexes.
- h. Funeral homes, cemeteries, and mortuaries.
- i. Gasoline sales and service, combination gasoline sale and food marts, and similar facilities.
- j. Grocery stores, supermarkets, and specialty food stores (such as meat markets, and bakeries).
- k. Hospitals.
- l. Hotels or motels.
- m. Marinas.
- n. Miniature golf, golf driving ranges.
- o. Outdoor arenas, rodeo grounds, livestock auction facilities, race tracks (auto, dog, go-kart, horse, motorcycle), shooting and firing ranges, and similar activities.
- p. Plant nurseries.
- q. Recreational vehicle and travel trailer parks.
- r. Restaurants (standard sit-down, and high turnover sit-down, and restaurants with drive-up facilities.
- s. Roadside produce stands, temporary or permanent.
- t. Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops).
- u. Shopping centers.
- v. Storage yards for equipment, machinery, and supplies for building and trades contractors, garbage haulers.
- w. Taverns, bars, lounges, night clubs, and dance halls.
- x. Theaters and auditoriums.
- y. Vehicle sales, rental, service, and repair, including truck stops, body shops, road services, car wash facilities, and the sales, rental, repair and service of new or used automobiles, boats, buses, farm equipment, motorcycles, trucks, recreational vehicles, and mobile homes.

z. Veterinary offices and animal hospitals.

7) Public service

This group of activities includes those uses which provide essential or important public services and utilities. Uses include the following and substantially similar activities, based upon similarity of characteristics:

- a. Emergency service activities such as buildings, garages, parking, and/or dispatch centers for ambulances, fire, police and rescue, but specifically excluding maintenance of service vehicles.
- b. Broadcasting stations, transmission towers.
- c. Utility facilities, such as water plants, wastewater treatment plants, electricity substations.
- d. Maintenance facilities and storage yards for schools, government agencies, and telephone and cable companies.
- e. LP gas storage and/or distribution facility for up to one thousand (1,000) gallons. LP gas storage and/or distribution facility for over one thousand (1,000) gallons is an industrial use.

8) Utility

Utility uses include essential utility facilities, such as utility rights-of-way, electricity substations serving less than 230 KV and associated with the local distribution of electricity, and private water and wastewater treatment plants provided that they are for the sole use of the particular private development, and are not intended to serve a sub-regional or regional system.

9) General agricultural

Agricultural uses include croplands, pastures, aquaculture, feed lots, and buildings which are an accessory to these agricultural uses. This category of uses does not include processing or distribution plants for agricultural products and supplies. Low-density residential use is allowed; refer to the table of allowable uses, Section 3.04.

10) Low intensity agricultural

Low intensity agricultural uses include croplands, pastures, aquaculture, plant nurseries, and buildings

which are an accessory to these agricultural uses. This category of uses does not include feedlots, poultry, hog and dairy operations, or processing or distribution plants for agricultural products and supplies. Low density residential use is allowed.

11) Silvicultural

Silvicultural uses include forestry and buildings which are an accessory to this use. Low density residential use is allowed.

12) Industrial

This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this category are uses which require primarily outdoor storage or the industrial activity itself is conducted outdoors. Such uses include, for example, LP gas storage and/or distribution, junkyards or salvage yards, waste-to-energy incinerators, recycling centers, landfills, hazardous waste collection and handling centers.

13) Mining

The types of uses in this group include borrow pits, surface mining, rock quarries, strip mining, and any extraction activities. Buildings and businesses for the refinement, processing, packaging, and transportation of extracted materials are included in this group of uses.

→ EPD Surface Mining Unit

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**PUBLIC NOTICE
WALKER COUNTY
PLANNING COMMISSION MEETING**

Thursday, May 18th, 2017 at 7:00 P.M.
Walker County Civic Center
Rock Spring, GA 30739

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

New Business:

Variance:

1. Doyle McBride requests a variance for property located at 1920 Kay Conley Road Rock Spring, GA. 30739. Tax map: 0-345-024A.
2. Gale & Barbara Niceswanger requests a variance for property located at 123 Walkup Road Rising Fawn, GA. 30738. Tax map: 0-236-025.

Conditional Use Variance:

1. M & T Property Maintenance requests a conditional use variance for property located at 1080 Harp Switch Road Chickamauga, GA. 30707. Tax map: 0-091-001B

Amendment to Land Development Regulations:

1. Proposed Amendments to Sec.3.03 Uses Allowed Within Land Use Districts 6-g

Old Business:

1. Techwood Farms LLC requests a rezone from R-1 to RA for property located at 3117 N. Hwy 341, Rossville, GA. 30741. Tax map: 0-089-030A
2. Techwood Farms LLC requests a rezone from R-1 to RA for property located at 3013 N. Hwy 341, Rossville, GA. 30741. Tax map: 0-089-030C

The second hearing on the Land Development Regulation Amendments, Conditional Use Variance and Rezones will be held on May 25, 2017. The third and final hearing on the Land Development Regulation Amendments will be held June 8, 2017 at 6:30 P.M. These will be heard in the Walker County Commissioners Office located at 101 S. Duke Street Lafayette, GA. 30728,

For further information please call Walker County Planning & Development at 706- 638-4048

include
Sherri
Miley and
II; sisters,
son, Peggy
sa Hicks
Haynes,
bert Davis,
d James
children,
Brittany
aniel
Jonathon
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