



**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, February 28, 2019

Time: Public Hearing 6:00 PM
A Second Public Hearing and the Regular Scheduled Meeting will immediately follow this 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. Application for a Conditional Use Variance - Bryan Johnson requests a conditional use variance for property located at 0 N. Hwy 341 at S. Burnt Mill Road Flintstone, Georgia 30725, Tax map 0-069-049

Adjournment: Commissioner Whitfield will adjourn the Public Hearing.

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning Amendment

Conditional Use Variance

Date 1-17-19

PLEASE PRINT OR TYPE

FEE \$ 150.00

Case No.

Owner's Name Bryan Johnson Mailing Address 167 W Schmitt Rd Rossville Ga 30741 INCLUDE ROUTE AND BOX # IF ASSIGNED

City/Zip Phone 423-713-1327

Tax Parcel # 0-069-049 Street Name and Number D Hwy 341 @ O.S. Burnt Mill Rd.

Current Zoning R-2 Requested Zoning

Reason for Change (Be Specific):
to have 10 yurt like tents and wedding venue

Lessee's Name IF APPLICABLE Lessee's Address

NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES

- 1.
2. 2-21-19 - Planning Commission - denied request
- 3.
- 4.
- 5.
- 6.
- 7.
8. IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET

LAND USE PLAN DESIGNATIONS
CURRENT FUTURE

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

Owner's Signature  Date: 1/19/19

Date Received by the Planning Office: 1-17-19

Planning Commission Decision/Date Feb. 21st 7:00pm Civic Center

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: Bryan Johnson

Map & Parcel: 0-069-049 Rezone from: R-2 to: _____

to have 10 yurt like tents + wedding venue

PLANNING COMMISSION RECOMMENDATION:

_____ APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

8-21-2019 DENIAL by Planning Commission

COMMISSIONER'S 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:

PETITIONER 1/8/19
DATE

OWNER 1/8/19
DATE

SHERIFF'S REPORT

Here is the Walker County arrest/booking report for Jan. 7-12:

Adcock, Shean Curtis Cameron, 250 Allen St., Summerville, w/m, 18, marijuana possession less than oz., possession of schedule IV substance

Albertson, Gordon Kirk, 68 Cardinal Road SE, Calhoun, w/m, 51, probation violation (f)

Baker, Dana Michelle, w/f, 43, probation violation (f), possession of meth, obstruction of officer (m)

Binford, JT Henderson, 725 Richardson St., Rossville, b/m, 39, parole violation

Bradley, Daniel Keith, 1185 Garrett's Chapel Road, Chickamauga, w/m, 43, crossing guard line with weapons or drugs, affray, possession of marijuana less oz.

Bradley, James Edward, 911 Moore Road, LaFayette, w/m, 34, battery

Bruno-Mendez, Tristian, 709 Patterson Road, LaFayette, driving while license suspended/revoked - 1st offense, not moving over for emergency vehicle

Bryson, Megan Nicole, 561 Hiawatha Circle, Chickamauga, w/f, 33, trafficking heroin, possession of meth, hold for other agency

Bush, Demetric Latez, 5608 Hwy 58, Chattahoochee, b/m, 22, possession of marijuana less than oz., no insurance, tinted windshield

Capps, Joshua Alan, 208 Robert E Lee St, Fort Oglethorpe, w/m, 27, probation violation (m), giving false name, address, etc. to officer

Carrington Tiffany Hope, 237 Bell Court, Chickamauga, w/f, 27, probation violation (f)

Chambers, Austin Dale, 1418 Happy Valley Road, Rossville, w/m, 26, possession of meth, possession of drug related objects, obstruction of law enforcement

Childs, Heather Lee, 95 Cannon Lane, LaFayette, w/f, 27, possession of meth

Clawson, Marvin Dalton, 208 Durand Road, Flintstone, w/m, 44, simple battery - family violence

Cohen, Cassie Rayanna, 381 Pledger Pkwy, LaFayette, w/f, 20, simple battery - family violence

Craig, Jessica Marie, 204 Lake Ridge Road, Chickamauga, w/f, 20, probation violation (f)

Daly, Danielle Michayla, 12170 Seventh Ave, Cincinnati, Ohio, w/f, 27, theft by taking (f)

Davis, Christopher Lee, w/m, 45, back from hospital

Defriese Jr., Jerry Shannon, 3976 Kensington Road, Chickamauga, w/m, 22, possession of marijuana more than 1 oz

Denton, Christopher Brady, 144 Dupree Road, Summerville, w/m, 35, probation violation

Dixon, Barry Lynn, 1002 Evaline St. LaFayette, b/m, 41, violation of temporary protective order

Dodd, Sharon Elizabeth, 250 Allen St., Summerville, w/f, 20, marijuana possession

of less than oz., possession of schedule IV substance,

Duckett, Misti Dawn, 13 Hunter Drive, Rossville, w/f, 30, battery - family violence

Dykes, Billy Joe, 1375 Shinbone Ridge Road, LaFayette, w/m, 30, theft by taking (f)

Dykes, James Nathan, 1375 Shinbone Ridge Road, LaFayette, w/m, 39, theft by taking (f)

Feagin, Joshua Wayne, 1410 Nicklessville Road, Resaca, w/m, 34, burglary 1st degree, failure to appear (m)

Fisher, Hunter Ash-ton, 604 Trove Drive, Rome, w/m, 19, false statements and writings

Floyd, Terry Jerome, 3246 Chattahoochee Valley Road, Flintstone, w/m, 40, battery - (f)

Fowler, Steven Eric, 17 Pearndon Lane, Flintstone, w/m, 39, possession of meth

Gant, Tabitha Nichole, 635 N Sherry Drive, Rossville, w/f, 33, possession of meth with intent, use of communication device to commit felony

Garrett, Dustin Paul, 202 Hidden Valley Road, LaFayette, w/m, 25, possession of meth, possession of firearm, communication device to commit felony

Gideon, Terri Lynn, 307 S Main St. #5, LaFayette, w/f, 57, possession of schedule IV, possession of marijuana less than oz

Green, Coy Tyler, 1135 Campbell Ave. Apt E39, LaFayette, w/m, 26, battery - family violence, obstructing or hindering person making emergency telephone call, cruelty to children 3rd degree

Gregory, Melissa Ann, 411 E Gordon Ave., Rossville, w/f, 30, hold for court

Griffin, Ronnie Kyle, 8432 Hwy 151, LaFayette, w/m, 28, probation violation (m)

Groomes, Timothy Maurice, 1327 Huffman Road, LaFayette, w/m, 33, probation violation

Heberer, Steven Brian, 342 Edgeman Circle, Ringgold, w/m, 28, trafficking heroin, possession of firearm by convicted felon x3, possession of meth

Henegar, David Jacob, w/m, 23, back from hospital

Hickman, William Wayne, 208 Walthall Ave., Chickamauga, w/m, 65, aggravated assault, criminal trespass, pedestrian under the influence, terroristic threats and acts

Holmes, Taylor Dawn, 139 Spruce St., Chickamauga, w/f, 25, driving while license suspended or revoked 1st offense, open container violation, improper use of radios or mobile phones, tag light required

Holt, Zebulon Price, 1209 Indian Ave DA, Rossville, w/m, 59, failure to appear (m)

Howell, Marquis Larell, 622 Darwin Lane, LaFayette, b/m, 22, possession of meth

Hurst, Trace Kameron, 1170 Long Hollow Road, Rock Spring, w/m, 19, simple battery, terroristic threats, crimi-

nal trespass

Jackson, Trevor Kelsey, 251 E Circle Drive, Fort Oglethorpe, w/m, possession of marijuana less than oz

Kahn, Eric Kristopher, w/m, 31, possession of meth, trafficking heroin

Kilgore, Bridgette Nicole, 718 Cherokee Trail, Rossville, w/f, 29, possession of meth, possession of meth with intent to distribute, trafficking of meth

Klump, Kendall Grace, 3 Canary Lane, Rossville, w/f, 17, theft by taking motor vehicle

Lankford, Carl Robert, 102 Rowland Ave., Rossville, w/m, 63, probation violation (f)

Lawhon, Jason Maverick, 110 Sammons Drive, Chickamauga, w/m, 37, criminal trespass

Lee, Cory Gate, 1142 Bronco Road, LaFayette, b/m, 24, possession of meth

Mahaffey, Janelle Paige, 70 Faith Lane, Ringgold, w/f, 24, probation violation (f)

Marsh, Deonte Donrail, 79 Marsh Drive, Chickamauga, b/m, 26, possession of meth, possession of drug related objects, obstruction of law enforcement

Mathis, Derrick Trayon, 2601 E 44th St., Chattahoochee, b/m, 45, theft by shoplifting

Mathis, Miles Andrew, 613 Beaumont Road, Rock Spring, w/m, 36, obstruction of law enforcement (m), interference with child custody

McKeehan, James Lawrence, 86 Harley Lee Drive, LaFayette, w/m, 38, probation violation (f)

McKeehan, Stacy Lynn, w/f, 24, hold for other agency

McPherson, James Gregory, 302 Lower Dawnville Road, Dalton, w/m, 49, theft by shoplifting (m) x3

Meadows, James Weston, w/m, 53, hold for Catoosa County

Meschino, Crystal Lynn, 1 Carol Lane Apt A, Rossville, w/f, 31, theft by shoplifting (m)

Moore, Bruce Darnell, 826 Woodmont Lane, Chattahoochee, b/m, 54, theft by shoplifting (m)

Moore, Charles Iz, 116 Spruce St., Rossville, b/m, 26, contempt of civil court

Moore, Robert Lee, 773 Salem Road, Rossville, w/m, 37, possession of firearm by convicted felon, communication device to commit felony, possession of heroin, trafficking of meth

Neal, Daniel Lee, 211 N Chattanooga St., LaFayette, b/m, 60, driving while license suspended or revoked, no insurance, failure to maintain lane

Parker, Hannah Louise, 143 Hogg Lane, LaFayette, w/f, 23, probation violation (f)

Peace, Ashley Lauren, 426 Gordon Pond Road, LaFayette, w/f, 33, probation violation (f)

Pickard, Vada Leanne, 853 E Reed Road, LaFayette, probation violation (f), failure to appear 3x (m)

Pryor, Desmond Jevon, 105 Warrenfels St., LaFayette, b/m, 18, possession of meth

Ramey, Cody Preston, 1054 Ramey Road, Trion, w/m, 29, probation violation (m), failure to appear (m)

Ray, Cedric Lebron, 112 Battle Farm Court, Rock Spring, b/m, 34, aggravated assault, possession of meth, possession of drug related objects, obstruction of law enforcement

Rivera, Rolando Felipe, 783 Mission Ridge Road, Rossville, b/m, 36, carrying a concealed weapon, aggravated assault on law enforcement, possession of firearm by convicted felon, fleeing or attempting to elude police officer, possession of meth, possession of drug related objects, seat belt violation, obstruction of law enforcement

Robitaille, Donovan Allan, 5314 Misty Valley Drive, Ooltewah, w/m, 32, possession of schedule I, failure to maintain lane, driving on suspended license

Roden, Christopher Lynn, 465 Old Ascalon Road, Rising Fawn, w/m, 31, DUI, obstruction of law enforcement

Selvidge, Monte Wayne, 510 Graham Circle, Rock Spring, w/m, 60, obscene internet contact with child, possession of schedule II controlled substance

Shaw, David Tyler, 1422 Wilson Road, Rossville, w/m, 26, contempt of civil court

Shutters, Hillary Gale, 1115 Perry St., Chattahoochee, w/f, 35, possession of meth, probation violation (f), failure to appear (m)

Simmons, Jeremy Dec, 300 Cooper St., 703, LaFayette, w/m, 37, bell battery -

family violence

Sipsy, Christian Jennings, 1170 N Long Hollow Road, Chickamauga, w/m, 18, possession of meth

Sipsy, Joseph Scott, 509 Bradley Ave., LaFayette, w/m, 41, possession of meth, obstruction of officer

Snider, Dustin Kyle, 215 Indiana St., LaFayette, w/m, 28, failure to appear (f), giving false name

Stanton, Kristian Cameron, 444 Bell Buckle Wartrace Road, Bell Buckle, Tenn., w/m, 24, failure to appear (f)

Stevens, Joshua Brian, 344 Billy Dean Drive, Jefferson, w/m, 28, trafficking heroin, possession of meth, possession of firearm by convicted felon

Stevens, William Ryan, 122 Laminack Circle, LaFayette, w/m, 26, forgery - 4th degree

Stewart, Lavon Curtis, 33 Hunter Circle, Rossville, b/m, 33, possession of marijuana less than oz., possession of meth

Suttle, Nicholas Jade, 714 Henderson Street, LaFayette, b/m, 38, parole violation

Tate, Amber Lynn, 3001 Chase Road, Rossville, w/f, 33, driving while license suspended/revoked - 1st offense

Thornton, Samantha Jean, 117 Cleveland Road, Rossville, w/f, 31, possession of meth, possession of marijuana less than oz

Thrift, Robert Ray, 782 Salem Road, Rossville, w/m, 49, possession of meth, possession of drug related object, driving on suspended license, seat belt violation

Tinker, Kaitlyn Naomi, 1127 W Nickajack Road, Ringgold, w/f, 27, seat belt violation, possession of meth, possession of drug related object

Tocknell, Justin Daniel, 1550 E State Line Road, Rossville, w/m, 34, probation violation (f)

Underwood, Christopher Gale, 435 Inman St., W. Cleveland, w/m, 46, failure to appear (f)



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Walker County Rural Water & Sewer Authority Annual Election

Location: Authority's office at 41 Round Pond Road - LaFayette, Georgia
 Election Date: March 18th, 2019

Requirements to qualify for election as member of the Authority's Board.

Any person who wishes to seek election to the Walker County Rural Water & Sewer Authority's Board of Directors must qualify for election by filing a written notice of candidacy with the Authority's office between 10:00 a.m. on February 1st and 3:00 p.m. on February 15th, 2019. Each candidate will be required to pay a non-refundable qualifying fee of \$25.00. Only those persons who file written notice of candidacy within the above time shall be eligible for election. Board Member will serve a five-year term.

Voting will be by secret ballot. Poll will be open at the Authority's office on March 18th, 2019 from 8:00 a.m. until 7:00 p.m. Each consumer member will be entitled to one vote and must be done in person at the poll. Voting by proxy will not be allowed.

NOTICE OF PUBLIC HEARING ON PROPOSED REZONING AND AMENDMENT TO ZONING MAP OF CITY OF LAFAYETTE, GEORGIA

A public hearing will be held on Monday, February 11, 2019, at 6:00 o'clock p.m. at the City Hall of the City of LaFayette, Georgia, to consider and pass upon the following proposed rezoning, to-wit:

The City of LaFayette is considering rezoning from R-3 to B-2, the property described in EXHIBIT A hereto.

The property is owned by 203 West Main, LLC.

This zoning proposal has been referred to the LaFayette Planning Commission for its consideration and recommendation.

This 15th day of January, 2019.

Mayor and Council of the
 City of LaFayette, Georgia
 By: Brenda Snyder, City Clerk

PUBLIC NOTICE
WALKER COUNTY
PLANNING COMMISSION MEETING
 Thursday, February 21st, 2019 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:
Conditional Use Variance:

- Bryan Johnson requests a conditional use variance for property located at 0 N. Hwy 341 @ S. Burnt Mill Road Flintstone, GA. 30725. Tax map: 0-069-049.
- William Eric & Linsey Hughes requests a conditional use variance for property located at 236 Streeter Drive LaFayette, GA. 30728. Tax map: 0-469-033.

Variance:

- Citizens Bank & Trust Inc. requests a variance for property located at 31 Byrd Drive Chickamauga, GA. 30707. Tax map: 0-145-003.
- David & Louise Jenkins requests a variance for property located at 225 Sourwood Lane Chickamauga, GA. 30707. Tax map: 0-406-018D
- Robert Carter requests five variances for property located at 217 Claire Street Rossville, GA. 30741. Tax map: 0-205-097

The second and final hearing on the conditional use variance requests will be heard on February 28th, 2019 at 6:00 P.M. at the Walker County Courthouse Annex III located at 201 S. Main Street LaFayette, GA. 30728.

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

EXHIBIT A

All that tract or parcel of land lying and being in Original Land Lot No. 45 in the 7th District and 4th Section of Walker County, Georgia, in the City of LaFayette, Georgia, and being described as follows:

To find the point of beginning, start at the intersection of the south right of way line of West Main Street (formerly Armuchee Street) with the west right of way line of Cherokee Street; thence North 80 degrees 16.5 minutes West, along the South line of West Main Street, a distance of 190.8 feet to a jackstand; thence South 07 degrees 13 minutes West, along the East line of an offset in the right of way line of West Main Street, a distance of 10.47 feet to a point in the South right of way line of West Main Street and the point of beginning; thence from the point of beginning, South 07 degrees 13 minutes West a distance of 274.55 feet to a point marked by a jackstand; thence North 84 degrees 28 minutes West a distance of 34.38 feet to a point marked by a rebar; thence South 14 degrees 53 minutes West a distance of 89.85 feet to a point marked by a rebar; thence North 83 degrees 16.5 minutes West a distance of 107.0 feet to a point marked by a rebar; thence North 03 degrees 45.5 minutes East a distance of 86.47 feet to a point marked by a rebar; thence 84 degrees 28 minutes West a distance of 10.0 feet to a point marked by a rebar; thence North 03 degrees 45 minutes East a distance of 282.45 feet to a point on the South right of way line of West Main Street; thence South 82 degrees 02 minutes East along the South right of way line of West Main Street, a distance of 185.65 feet to the point of beginning.

Being the same property conveyed by deed recorded in Deed Book 1048, Page 813, in the Office of the Clerk of the Superior Court of Walker County, Georgia.

Subject to Right of Way Deed from Edward L. White to Georgia Department of Transportation dated August 27, 1986 and recorded in Deed Book 557, Page 587, in the Office of the Clerk of the Superior Court of Walker County, Georgia.

Subject to Electric Power Board Easement granted from Edward L. White, Howard B. Roszell, and Neal Davis to the City of Chattanooga, Tennessee dated January 18, 1989 and recorded in Deed Book 604, Page 446, in the Office of the Clerk of the Superior Court of Walker County, Georgia, as affected by Abandonment and Relocation of Easement dated May 1, 1990 and recorded in Deed Book 628, Page 586, in said Clerk's Office.

Subject to Avigation Easement from the City of LaFayette, Georgia to David E. Coker dated October 27, 2017 and recorded in Deed Book 1956, Page 796, in the Office of the Clerk of the Superior Court of Walker County, Georgia.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

**Questions/Concerns Regarding Variance Request for
0 Hwy 341@ 0 South Burnt Mill Road**

Hard Copy Petition:

- Nearby neighbors are currently signing a petition that opposes the variance request seeking approval to allow ten yurt-like tents to be rented and a wedding venue to be rented. Petition will be provided to the Planning Commission at the 2/21/19 meeting.

Letter from Fletcher Bright Realty Documenting Diminished Property Value:

- Fletcher Bright Realty wrote a letter indicating that property values will decrease for surrounding properties if the variance request is allowed. The letter was signed by the Broker & Realtor.
 - Broker has 41 years of experience
 - Realtor has been a Top Agent for the last 5 years completing the most client transactions, mainly in Walker & Catoosa Counties
- Fletcher Bright Realty has over 30 years experience in commercial & residential properties and is one of the oldest real estate companies in Chattanooga

Adjoining Neighbor Meeting:

- The following adjoining neighbors had a meeting on 2/13/19. Multiple concerns have been voiced by:
 - Jeff and Erica Williams, 4618 North Highway 341
 - Bob and Lisa Stone, 151 Barn Bridge Lane
 - Lisa and Matthew Ladd, 314 West Schmitt Road
 - Leon and Caroline Babb, 149 Barn Bridge Lane
 - Michael and Amber Goodwin, 54 West Schmitt Road
 - Jeannie Barrett, 282 West Schmitt Road
 - Mike Wooden, 318 West Schmitt Road
 - Paul and Cathy Bruning, 571 South Burnt Mill Road

Concerns:

- Diminished Property Value and Selling Appeal stemming from:
 - Unknown people entering and leaving
 - Safety & security concerns
 - Multiple tent visuals
 - Noise pollution
 - Porta potty visuals & smell (possibly)
 - Close proximity to what seems to be a Campground
- Safety & Security Uncertainties:
 - Yurt Rental to anyone at anytime
 - Quality/intentions of people staying in yurts
 - People or their animals trespassing on adjoining properties
 - Possible illegal activity in yurts

- Accessibility to adjoining properties:
 - Theft
 - Property damage
 - Dog attacks
- Noise Pollution
 - The Noise Ordinance starts at 11:30 pm
 - Families on adjoining properties will be subjected to parties, loud music, loud people drinking alcohol, hollering, etc. not only on weekends, but also during school and work nights
- Sight Plan & Yurt Details
 - Locations of everything listed below
 - Yurt measurements
 - What does a yurt consist of?
 - Water hookup
 - Electricity hookup
 - Sewage disposal method:
 - Will each yurt need its own septic tank? If yes,
 - Has the soil been tested?
 - Would it need to be 50 feet from water?
 - Will each yurt need 1 acre of land?
 - Porta Potty? If yes,
 - The smell will be terrible especially during hot weather
 - It will bring in rodents, rats, etc.
 - Bathhouse?
 - Potential for indecent exposure for people not using the appropriate facility
 - What kind of lights will be installed? Night watch mans?
 - Will parts of the land be leveled?
 - If yes, what location?
 - If yes, where will the dirt go?
 - Could lead to land erosion on adjoining properties
 - Is it sanitary to build yurts where horses have defecated for 10 years?
 - What are the plans for the pool?
 - People are not allowed to purchase property and build a tiny home, so why can someone purchase land and build a yurt?
- People Requirements/Limitations/Animals
 - Yurt Rental to anyone at anytime
 - Will there a background check or sexual predator check?
 - Will neighbors be informed of the all people/animals staying in a Yurt?
 - How will people travel to the yurts? Sidewalks?
 - How many people can a renter bring to a yurt?
 - What is yurt capacity?
 - Are there fire codes for a yurt?

- How long can renters/people stay?
- Will a yurt be rented out per day/weekend/week/month?
 - What will cost be for each?
- Will renters/all people staying in a yurt be allowed to bring their animals? (dogs, cats, etc).
- If people or animals trespass to adjoining neighbor's property, who is financially responsible for damages? (i.e. dog attacks, property damage)
- If renters/people or animals get hurt on adjoining neighbor's property, who is financially responsible?
 - Will Bryan carry accident insurance? What would it cover?
 - If someone gets hurt on adjoining properties, the adjoining neighbors do not want to be sued.
- Can renters bring in more people that can pop up their own tent or bring their own camper or winnebago?
- Will there be an office for Governance?
 - Check ins and check outs
 - Basic maintenance
 - Trash clean up (including adjoining properties)
 - Ensure animals have rabies shots
 - How will they know:
 - Who are in the yurts?
 - When people are in the yurts?
 - If someone is in a yurt and not supposed to be (i.e. not a renter?)
- Will there be concessions or a place that sells food, drinks, etc?
- **Parking Requirements/Logistics**
 - Will there be a road or roads? If yes, where and how far?
 - Where will cars enter?
 - Where will cars exit?
 - Wedding Venue Parking Location & Available car capacity
 - Yurt Tents Parking Location & Available car capacity
 - Plan for additional cars over capacity
 - Cars parking on the side of the road
 - Unauthorized use of residential driveways
 - Who will pay for damage to neighbor's concrete driveway if large/heavy trucks mistakenly use it?
 - Car/Cyclist congestion on nearby roads
 - Can the road support additional traffic associated with rentals?
- **Wedding Venue**
 - The County purchased Mountain Cove Farm in 2008 for \$2.15 million using county funds. Mountain Cove Farm has a wedding venue and rents eight two-bedroom tenant houses for weddings. If approved, the 0 Hwy. 341 property would be a direct competitor and take money away from the County.

- There are already 5 wedding venues in close proximity (some less than a mile away). Another one is not needed.
 - The Barn in High Point Farm
 - Bell Ambience behind Sanford's
 - Magnolia Pines in Chickamauga
 - Wedding Patton's House off 193
 - Hidden Hollow Wedding Venue off 136
- Additional Concerns:
 - What happens if the Wedding Venue and Yurt Rental fails?
 - Is there a Business Plan? What is proposed volume (# of renters, frequency, etc.) to make money?
 - Will property taxes go up with adjoining land being a Business?



RESIDENTIAL REAL ESTATE

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Walker County Planning Commission
122 Highway 95
Rock Springs, GA. 30739

February 19, 2019

Re: 2905 Chattanooga Valley Road
Tax Parcel: 0069 049
Flintstone, GA 30725

To whom it may concern:

Having sold residential and commercial real estate for many years, it is our opinion that a commercial endeavor that attracts many and varied uses and is in close proximity to residential property would be a liability for the surrounding property value, quiet enjoyment and safety for residential homeowner's and guest.

Respectfully submitted,

Betty Smith
Fletcher Bright Realty
Managing Broker
Realtor 1978

Darrell Henry
Fletcher Bright Realty
Realtor 2014

PETITION IN RELATION TO THE VARIANCE REQUEST FOR PROPERTY LOCATED AT
 0 HWY 341 @ 0 SOUTH BURNT MILL ROAD, FLINTSTONE, GEORGIA 30725

- To the Walker County Planning & Development Commission Members
- We, the residents of Walker County, are opposed to the Variance Request seeking approval to build ten yurt-like tent structures to rent out and a wedding venue to rent out.
- Your petitioners respectfully request the Commission Members to oppose the Variance Request and immediately dismiss it.

NAME	ADDRESS	SIGNATURE
Erica Williams	4618 N. Hwy 341	Erica Williams
Robert M. Lowe	161 Reeds Lane	Robert M. Lowe
Robert M. Lowe	161 Reeds Lane	Robert M. Lowe
Jeanie Barrett	282 West Schmitt Rd	Jeanie Barrett
Holly Hays	3879 Happy Valley Rd	Holly Hays
Cathy Bruning	57150. Burnt Mill Rd.	Cathy Bruning
Paul Bruning	57150. Burnt Mill Rd.	Paul Bruning
Michael Goodwin	54 W. Schmitt Rd	Michael Goodwin
Amber Goodwin	54 W. Schmitt Rd	Amber Goodwin
Chandler Goodwin	54 w. schmitt Rd	Chandler Goodwin
Peggy Stone	309 W Schmitt Rd	Peggy Stone
Mike Wosten	318 W. Schmitt Rd	Mike Wosten
William Pugh	299 W Schmitt Rd.	William Pugh

NAME	ADDRESS	SIGNATURE
Terry Painter	76 Cedar st Rossville GA 30741	Terry Painter
Michelle Painter	76 Cedar st Rossville GA 30741	Michelle Painter
Brian Jones	2974 N Hwy 341 Rossville GA	Brian Jones
Mark Jones	1254 Clyde Byrd Rock Springs	Mark Jones
Jack Harp	1669 Dry Valley Rd Rossville Ga	Jack Harp
Held Eldridge	124 Nancy Lane Flintstone, Ga	Held Eldridge
DAVID E. PERRY	1137 WEST SCHMITT RD.	David E. Perry
REBA MORGAN	199 North ave. ROSSVILLE GA.	Reba Morgan
Roger A. Barten	363 Jenkins Rd Rossville, GA 30741	Roger A. Barten
April Barten	363 Jenkins Rd. Rossville, GA 30741	April Barten
Lisa Ladd	314 W. Schmitt Rd Rossville GA 30741	Lisa Ladd
Matthew Ladd	314 W Schmitt Rd Rossville GA 30741	Matthew Ladd
Jerry Wilson	105 Reels Lane Flintstone Ga 30725	Jerry Wilson
Delores Wilson	Reels Ln 105 Flintstone Ga.	Delores Wilson
Lisa Courtney	231 Barn Bridge Ln Flintstone, Ga 30725	Lisa Courtney
Jerry Wilson	4024 Wake Forest Rd Flintstone Ga	Jerry Wilson
Blake Lovell	4618 Hwy 341 Flintstone, GA 30725	Blake Lovell

NAME	ADDRESS	SIGNATURE
John Little	129 MacCollie Lake	John Little
JAMES SHOULDERS	518 EAST GARDEN FARM	James Shoulders
Michelle Shoulders	518. E. Garden Farm	Michelle Shoulders
Tom Burrows	160 Burrows Lane	Tom Burrows
Ronnie Dunn	192 Roach Rd Lafayette	Ronnie Lee Dunn
Charity Parris	857 Crestridge Dr Rossville Ga	Charity Parris
DAVID IRELAND	154 Powerspring Cir	Daniel Ireland
Mary Langston	501 High Rd.	Mary Langston
Heather Wyatt	410 High Rd.	Heather Wyatt
MARY SUE THOMAS	129 N. NICK-A-SACK	Mary Sue Thomas
Leon Campbell	6546 N. Marble Top Rd	Leon Campbell
Jeremy Campbell	6546 N. Marble Top Rd	Jeremy Campbell
Judith Hays	3551 Chapel Valley Rd	Judith Hays
Zach Long	71 Frog Lake Rd.	Zach Long
Cassie Long	71 Frog Lake Rd	Cassie Long
Roy Dunn	1717 Powder Springs Circle	Roy Dunn
CHARLTON REX DUNN	293 Parrish Lane	Charlton Rex Dunn

NAME	ADDRESS	SIGNATURE
Mike Garner	4367 N. Hwy. 341 Flintstone Ga. 30725	Mike Garner
Wesley Jenkins	4643 North Highway 341 Flintstone	Wesley Jenkins
Jeff Williams	4618 Hwy 341 Flintstone GA 30725	Jeff Williams
Blake S Small	4618 Hwy 341 Flintstone, GA 30725	Blake S Small
Justin Williams	4612 Hwy 341 Flintstone, GA, 30725	Justin Williams
William Woodall	22 Mark Dr Flintstone, GA	William Woodall
Carmen Woodall	22 Mark Dr Flintstone, GA 30725	Carmen Woodall
Tiffany Dowden	19 Mark Dr. Flintstone, GA 30725	Tiffany Dowden
Chris Dowden	19 Mark Dr. Flintstone GA 30725	Chris Dowden
Gina Sutton	263 JOHN THOMPSON RD.	Gina Sutton
Eric McClouden	616 Westchmitt Rd	Eric McClouden
DARRELL HOWARD	44 OLD CHATTA. VALLEY RD FLINTSTONE, GA 30725	Darrell Howard
Vaughn Dyer	18 Dyer Dr. Flintstone, ga 30725	V. Dyer
David G. Sumner	Flintstone Ga	David G. Sumner
Doyle Morgan	((((Doyle Morgan
Bill Henderson	222 East Ave. Flintstone Ga	Bill Henderson
Freddie Autry	68 Shirley Ln Flintstone Ga 30725	Freddie Autry

NAME	ADDRESS	SIGNATURE
Eddie Sanders	54 COURTWAY LN	Eddie Sanders
Hazel Sanders	54 COURTWAY LN	Hazel Sanders
Colin Summers	214 W. Schmitt Rd.	Colin Summers
JANICE SANDERS	174 N SCHMITT RD	ROSSVILLE GA. 30741
LeVoy SANDERS	174 N. Schmitt Rd	ROSSVILLE GA 30741
Kimberly Eubank	505 S. Barn Mill Rd.	Flintstone, GA 30725
Paula Eubank	505 S BARN MILL RD	FLINTSTONE GA 30725
Lorena A. Crowe	21 Barn Bridge Lane Flintstone, GA 30725	Lorena A. Crowe
Garold Crowe	21 Barn Bridge Lane Flintstone, GA 30725	Garold Crowe
Patty Rooks	4502 N HWY 341	Patty Rooks
Joc & Sandy Henderson	4448 N. 341 Hwy	Henderson
Bob Stone	151 BARN BRIDGE LANE	Bob Stone
LISA Stone	151 BARN BRIDGE LANE	Lisa Stone
Josh Stone	151 BRIDGE LANE	Josh Stone
Leon Cobb	149 BARN BRIDGE LN. FLINTSTONE	Leon Cobb
Carolyn Cobb	149 BARN BRIDGE LN	Carolyn Cobb
Dena Garner	4367 N. HWY 341 Flintstone GA 30725	Dena Garner





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Walker County Planning Commission

MINUTES
February 21, 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
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. READING & APPROVAL OF THE JANUARY 17TH, 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. Sid Adams seconded the motion. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. VARIANCE:

1. **Robert Carter:** Mr. Carter came forward and explained that he was changing his request from five to three duplexes on a shared drive. There were several neighbors in opposition to this request. Sid Adams made a motion to deny the request. Daryl Brooks seconded the motion. Vote was unanimous. Motion to deny carried.

2. **Citizens Bank & Trust Inc.:** John Cole with Citizens Bank & Trust and Faith Wimpey came forward and requested building setback variances on Lail Road & Byrd Drive. There was a survey presented but the building site was not to scale so Scott McNabb made a motion to table until the Board could see for sure what if any setbacks would be needed. Daryl Brooks seconded the motion. Vote was unanimous. Motion to table carried.

3. **David & Louise Jenkins:** Mr. Jenkins came forward and explained that they would like a variance to place a second home on their property which is on Sourwood Lane. Sourwood Lane is a private Drive which already has the maximum number of residence that the County allows. Several neighbors were there in opposition to this request. Daryl Brooks made a motion to deny. Susan Tankersley seconded the motion. Vote was unanimous. Motion to deny carried.

B. CONDITIONAL USE VARIANCE:

1. **Eric & Lindsey Hughes:** Petitioner Jan Burgess with Restore 6:34 called and withdrew the request due to the contract on the property falling through.

2. **Bryan Johnson:** Mr. Johnson came forward and explain that he would like to have 10-12 yurt like tents and a wedding venue on his property to rent out. There were several neighbors there in opposition to this request. Daryl Brooks made a motion to deny. Terry Newberry seconded to motion. Vote was unanimous. Motion to deny carried.

IV. ADJOURNMENT:

Sid Adams made a motion to adjourn. Moe Gass seconded the motion. Motion carried.
Meeting adjourned.

Date Submitted Planning Commission Chairman

Date Submitted Kristy Parker, Planning Commission Secretary

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

These minutes are also available on disc in the Planning Office