

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 27, 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. Marion Hutcheson Estate requests a partial rezone from A-1/C to R-2 for property located at 0 Happy Valley Road Rossville GA 30741, Tax Parcel Map 0-102-002 (*First Public Hearing was on February 20, 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

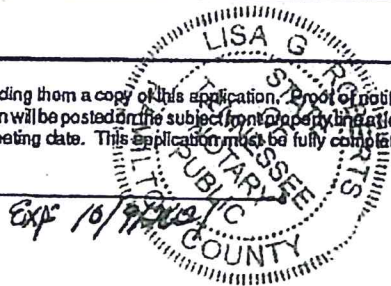
Application for Re-Zoning Amendment

PLEASE PRINT OR TYPE		Date 1-14-2020
FEE \$ 300.00		Case No.
Owner's Name Marion Hutcheson ESTATE	Mailing Address P.O. Box 729	<small>INCLUDE ROUTE AND BOX # IF ASSIGNED</small>
City/Zip Rossville 30741	Phone Troy - 256-366-4444	
Tax Parcel # 0102-002	Street Name and Number Happy Valley Rd	
Current Zoning A-1/C-1	Requested Zoning R-2	
Reason for Change (Be Specific): To construct a Multi-Family Complex		
Lessee's Name <small>IF APPLICABLE</small>	Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES		
1.		
2. 2-20-2020 - denied by Planning Commission		
3.		
4.		
5.		
6.		
7.		
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 J. W. Board, Executor	Date: 1/14/2020	
Date Received by the Planning Office:		
Planning Commission Decision/Date		

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 for 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.

[Handwritten Signature]



Applicant: Marion Hutcheson Estate / Gateway Development

Map & Parcel: 0102-002 Rezone from: C-1 to: R-2

PLANNING COMMISSION RECOMMENDATION:

_____ APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

2-20-2020 DENIAL

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 totalling \$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:

[Signature] 1-14-2020 John W. Beard, Executor 1/14/2020
PETITIONER DATE OWNER DATE

[Signature]
Notary - Exp - 1/28/23

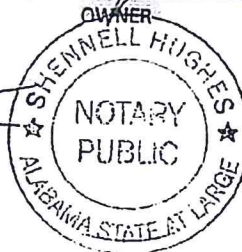
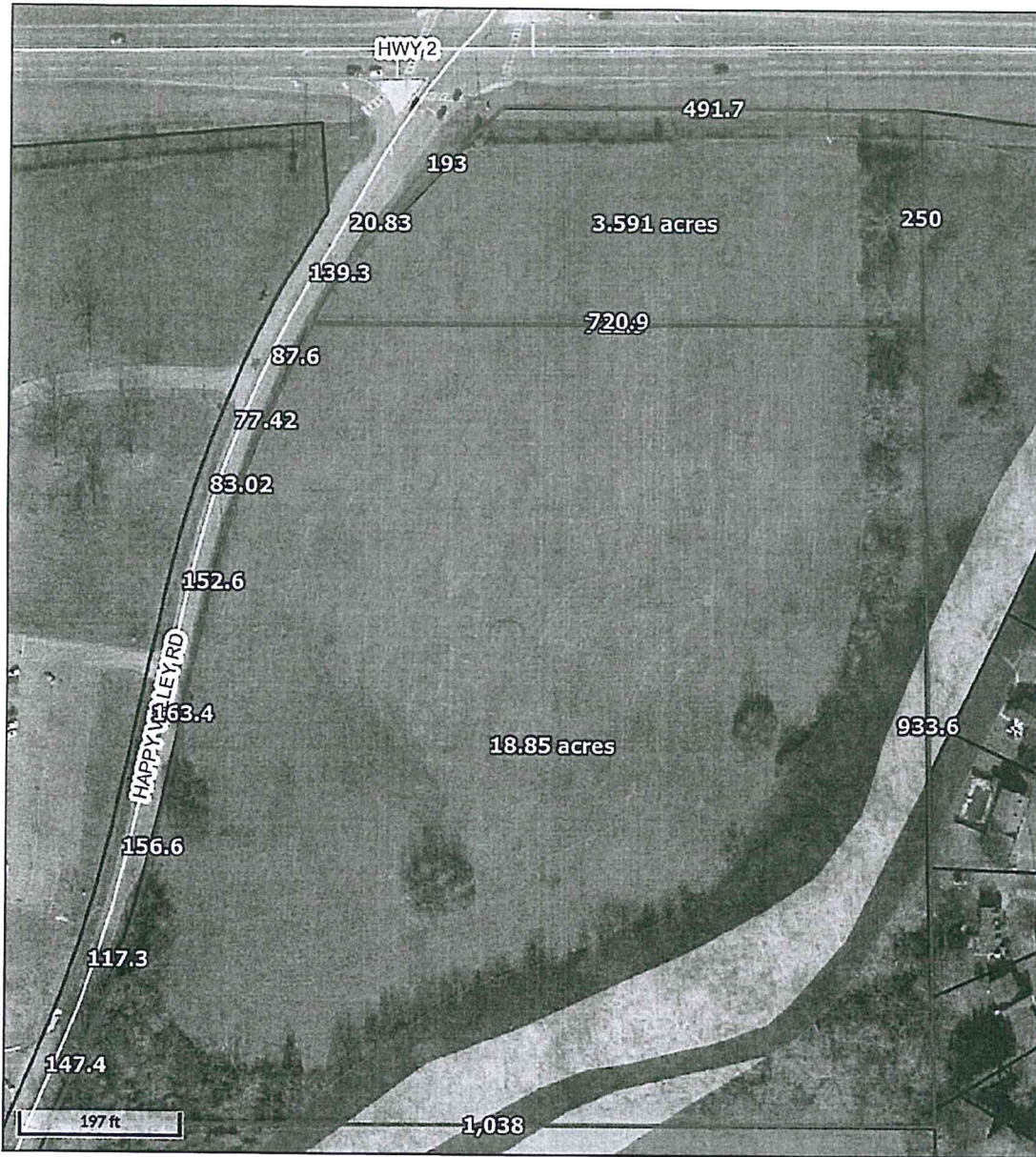
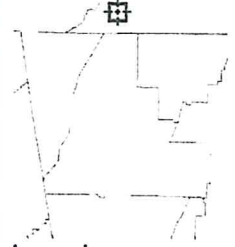


Exhibit "A"



Overview



Legend

- Parcels
- Roads
- Flood Map**
 - A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
 - AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
 - AE - FLOODWAY
 - X: 500 Year Flood - Areas of 0.2% annual chance flood

Date created: 12/17/2019
 Last Data Uploaded: 12/17/2019 12:41:47 AM

Developed by  Schneider
 GEOSPATIAL

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Marion Hutcheson Estate

Petitioner: Estate

**Location of
Property: 0 Happy Valley Road
Rossville, GA. 30741**

Date Applied: 1/14/2020

PC Meeting Date: 2/20/2020

Present Zoning: A-1/C-1 (Agricultural/Commercial)

APPLICANT'S INTENT:

To rezone 18.85 acres of this property from A-1/C-1 to R-2 so they can build multi-family apartments

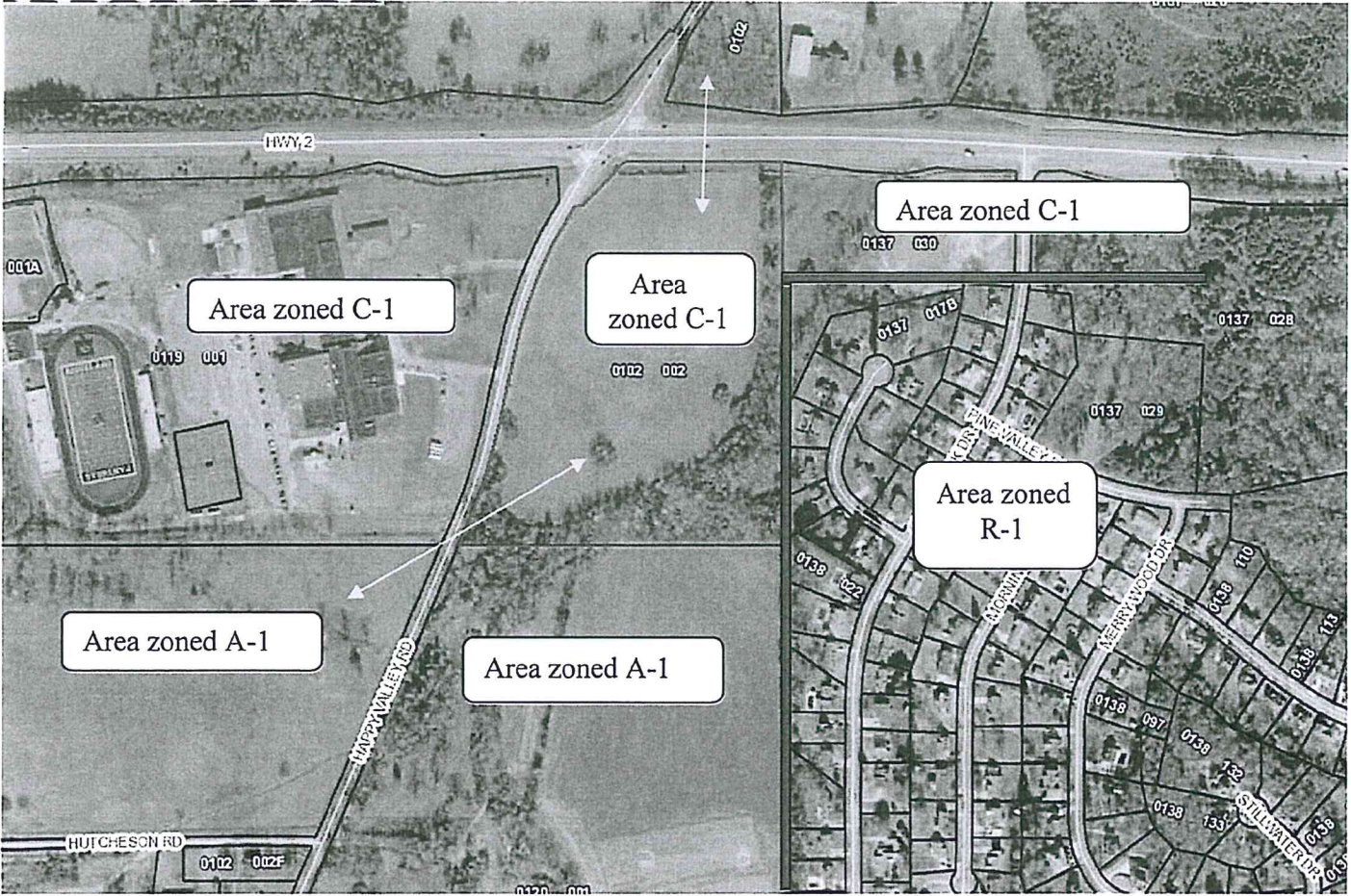
DETAILS OF REQUEST:

The Hutcheson Estate has a tract of property that is a total of 182.84 acres and is split zoned A-1/C-1. The estate would like to divide off from the south/east side of Happy Valley Road a 18.85 tract and rezone it to R-2 so multi-family apartments can be built. They said around 100-120 apartment units.

PLANNING & DEVELOPMENT STAFF ANALYSIS/COMMENTS:

The Planning Office recommends that this be denied.

Since 1/1/2018 -1/1/2020 There has been 15 accidents on Happy Valley Road between Bulldog Trail and Hwy 2 and 8 on Hwy 2 @ Happy Valley Road.



Yellow arrows shows Hutcheson property



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.

Date Submitted Planning Commission Chairman

Date Submitted Kristy Parker, Planning Commission Secretary

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

James Hill running for County Board of Commissioners

By Tamara Wolk
TWolk@CatoosaLive.com



James Hill

Walker County will elect a five-member Board of Commissioners in November as its new form of government. James Hill of Rossville has filed his Declaration of Intent to seek the position of commissioner for District 1, which encompasses

Rossville and Fairview. Hill has been married for nearly 30 years and has a grown son and two grandchildren. "Family is everything," he says. "I was diagnosed with kidney cancer in 2013. A couple of months later, I was operated on by the da Vinci robot, guided by Dr. Singer, who teaches other doctors how to use the robot, and have been cancer-free since. But an experience like that really sharpens your perspective on life, and family becomes more important than ever." Hill has lived in Walker

County for all but the first four months of his life. He's been working since 1997 as creative director for Bahakel Communications, which owns numerous radio stations, including Sunny 92.3, WUUQ Classic Country and Hits 96. "As a writer of radio commercials," says Hill, "I help businesses turn ideas into results. It's a skill I will bring to the position of commissioner. Rossville and Fairview have a lot going for them. In the past, times changed and we failed to adapt, but now we're adapting. We need to keep up the momentum. Chattanooga is growing and coming our way and we need to be ready for it." To learn more about James

Hill, visit <https://www.facebook.com/jim.hill.98434>. In addition to a Board of Commissioners, Walker County residents will vote in 2020 for sheriff, tax commissioner, coroner, probate judge, chief magistrate and some other judicial positions, superior court clerk and three Board of Education positions.

LaFayette-Walker County Public Library now open on Wednesdays

From LaFayette-Walker County Public Library

Starting in January, the LaFayette-Walker County Public Library will once again be open six days a week.

The library has reopened to the public on Wednesdays from 10 a.m. to 4 p.m. This is made possible by the continued support of local funding agencies.

The LaFayette-Walker County Public Library circulates books, audiobooks, DVDs, e-books, e-audiobooks, Park, Zoo & Museum Passes, and small tech items. Also available for public use are computers, Wi-Fi, study rooms, and large meeting rooms. The

library hosts daily programs that include story hours, crafting, author talks, Genealogy workshops, Math Club, & much more. For more information go to www.chrl.org

Library cards are free to Georgia residents, and can be used at any PINES library throughout the state.

2020 LaFayette-Walker County Public Library hours:

- ♦ Mondays: 10 a.m. to 6 p.m.
- ♦ Tuesdays: 10 a.m. to 7 p.m.
- ♦ Wednesdays: 10 a.m. to 4 p.m.
- ♦ Thursdays: 10 a.m. to 7 p.m.
- ♦ Fridays: 10 a.m. to 2 p.m.
- ♦ Saturdays: 10 a.m. to 2 p.m.



The LaFayette-Walker County Public Library is at 305 S. Duke St., LaFayette.

What is the Windows Snipping Tool?

The Windows Snipping Tool is a tool in Windows that allows you to copy parts of what is displayed on your screen to the Clipboard.

The Windows Snipping Tool will allow you to mark areas of stuff on your screen on the Clipboard and then paste that image in documents, emails, to Facebook, etc. This is a good way to be able to either show others what is on your screen or keep a copy of what is on the screen.

When you put things on the Clipboard (could be through the Snipping Tool, copying or pasting text or images, etc.) the last item stays on the Clipboard and the previous is removed and gone. You can paste anything you put on the clipboard in places you can edit. In addition, when Windows is stopped, or the computer turned off, anything on the Clipboard is gone.

I use the Snipping Tool in developing handouts for my students showing them how to do stuff and snip the various screens and then paste those snips in a document with my directions.

The Windows Snipping Tool is located in Windows Accessories in the Start menu (the menu that appears when you click the Start button)

SEND YOUR QUESTIONS ...

Send your questions about computers to my email: dwight@dwightwatt.com. I will pick a question to answer each week.

You will get a small box that is the Windows Snipping Tool and you will click New and then you will go and mark the area you want to snip (sort of like cutting something out of the newspaper with scissors) and when you finish marking area and release the mouse that material goes on the Clipboard. Normally you do not look at the Clipboard, however after you do the snip the copied area will show in the Windows Snipping Tool.

The Windows Snipping Tool is a wonderful tool in Windows to be able to copy things from the screen or images to other documents or emails. If it is text you want to copy from a document to another use the copy and paste functions in your word processor so it is copied as text and not as an image and you can edit the text then if you want.

Dwight Watt does computer work for businesses, individuals and organizations and teaches about computers at a college in Northwest Georgia. His website is www.dwightwatt.com. His email address is dwight@dwightwatt.com.

COWAN

From A1

never have to question where I stand on the issues most important to you," Cowan said in a media release. "I'll promote and defend pro-life legislation, the Second Amendment, our borders, our religious freedoms, our military, our veterans and our first responders. I'll stand for what has made America great, and I'll fight against any efforts by the left to rebrand socialism, undermine our Constitution, or threaten our freedoms. I'll represent the 14th District with integrity and champion hard work, individual responsibility and free-market solutions."

He has tapped several familiar Rome names with political and campaign experience as well as some veterans on the state and national level. Cowan's campaign will be chaired by Rome attorney Andy Garner and the campaign treasurer will be a former Rome mayor, Evie McNeice.

For state and national experience Cowan has brought in Mitch Hunter, who coordinated former U.S. Rep. Phil Gingrey's campaign in 2002 and later served as chief of staff for Gingrey. Hunter is

also known for working on several other state and federal campaigns. Also working as a consultant on the Cowan campaign is former Gov. Nathan Deal spokesman Brian Robinson.

Cowan cited his healthcare experience as well as business experience as two reasons for announcing the bid.

"I'm running now because I believe I have the necessary skills and training to address the nation's deepest needs," he said. "The values and freedoms that Americans hold dear are imperiled by our nation's unsustainable healthcare spending. We spend more on healthcare than any developed nation yet have declining life expectancy and worse health. Healing a broken healthcare system will go a long way toward putting us back on the right path. This can't happen without physicians in Congress. It's time to make a House call."

Cowan isn't the only doctor in his family. His wife, Dr. Annie Cowan, is an anesthesiologist who serves on the Medical Association of Georgia's Opioid Task Force, the release stated. He is also the CEO of Cortex Toys, a toy distributor located in Rome.

"I grew up on a cattle farm in Northwest Georgia, where my family has

lived for a century now," Cowan said in the release.

"My community has invested in me and given me unbelievable opportunity. I want to represent our conservative values in Congress because we continually need a new supply of business and civic leaders who don't come from the career political class. We need creative new ideas, rooted in traditional values."

Luke Martin, the Floyd County GOP chair, said they're happy to have a local candidate enter the race.

"Floyd County Republicans are excited at the

Parents arrested after child takes marijuana to school

Staff reports

Parents of a 5-year-old Rossville Elementary student were arrested after the child took marijuana to the school in a backpack.

Thomas Richardson III, 32, and Carrie Richardson, 29, are both charged with possession of Schedule I THC oil and THC edibles, possession of marijuana and cruelty to children 1st degree. They reside at 207 Ivy St., Rossville.

According to the Lookout Mountain Judicial Circuit Drug Task Force's Facebook page: On Thursday, Jan. 16, Drug Task Force Commander DeWayne Brown received



Thomas Richardson III



Carrie Richardson

information from a Walker County Sheriff Office school resource deputy that a 5-year-old had brought marijuana to Rossville Elementary and had given it to a school official. It was determined that the juvenile had brought marijuana and a THC oil in a vape pen to school.

Agents conducted an investigation at the child's residence where agents located THC oil and THC edibles packaged for resale, along with an amount of marijuana.

The Department of Family and Children's Services was called to the scene, and that agency's case is ongoing.

The desire for an easier way of life

By National Park Service

On Saturday, Feb. 1, at 2 p.m., Chickamauga and Chattanooga National Military Park will present a special 45-minute program at the Moccasin Bend National Archeological District focusing on how the Cherokee felt under the influence of English trade and, ultimately, the real cost of that trade. The program takes place

at the Gateway Site, near 130 Hamm Road in Chattanooga.

It could easily be said that man constantly looks for ways to make things easier. After all, an easier way of life is all anyone wants, right? Once Europeans introduced iron tools and tools to the indigenous American Indian population, their desirability was set. Today, we still search for ways to make our lives easier. However, the

luxury we find may cost us in ways we have taken for granted much like it did the Cherokee.

For more information about upcoming programs at Chickamauga and Chattanooga National Military Park, please contact the Lookout Mountain Visitor Center at 423-821-7786, the Chickamauga Battlefield Visitor Center at 706-866-9241, or visit the park's website at www.nps.gov/chch.

here from the District 6 race, have also been campaigning locally.

At this point no Democrats have announced their intentions to run, however, Floyd County Democrat Party Chair Ruth Demeter earlier said they expect to field a candidate.

PUBLIC NOTICE WALKER COUNTY PLANNING COMMISSION MEETING

Thursday, February 20th, 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:

Variance:

1. Paul Brackett requests a variance for property located at 100 Phoenix Circle Rock Spring, GA. 30739. Tax map: 0-335-1-122

Rezoning:

1. Marion Hutcheson Estate requests a partial rezoning from A-1, C-1 to R-2 for property located at 0 Happy Valley Road Rossville, GA. 30741. Tax map: 0-102-002

Amendment to Land Development Regulations:

1. Proposed Amendment to Sec. 34-105. Building permit application contents (Sec.2) Residential (Sec.b.2) Minimum square footage for single family residential structures.
2. Proposed Amendment to Sec. 4.05. Required Screens and Buffers (Sec. E & F)

The second and final hearing on the rezoning request will be held on February 27, 2020 at 6:00PM at the Walker County Court House Annex III located at 201 S. Main Street LaFayette.

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

Walker County Rural Water & Sewer Authority Annual Election.

Location: Authority's office at 41 Round Pond Road - La Fayette, Georgia

Election Date: March 16th, 2020

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 January 31st and 3:00 p.m. on February 17th, 2020. 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 16th, 2020 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.