

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, September 24, 2020

Time: Public Hearing II will immediately follow Public Hearing I at 6:00 PM
The Regular Scheduled Meeting will immediately follow the Public Hearing II

Call to Order: Commissioner Whitfield will call the meeting to order

Open of Public Hearing New Business:

- I. Michael & Deborah Freeman request a rezone from R-3 to C-1 for property located at 524 Mission Ridge Road Rossville, GA. 30741. Tax map & parcel number 0-140-009 (First Public Hearing was on September 17, 2020 at the Planning Commission Meeting.)
- II. MGM Developers LLC requests a conditional use variance for property located at 0 Glentana Street Rossville, GA. 30741. Tax map & parcel number 0-133-054 (First Public Hearing was on September 17, 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

MINUTES

September 17, 2020
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Phillip Cantrell
Michael Haney
Sam Bowman
Gerald Cook
Sid Adams
Susan Tankersley
Moe Gass
Daryl Brooks
Terry Newberry
Jack Mullinax
Kristine Bubrig

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 AUGUST 20TH, 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. Susan Tankersley made a motion to approve. Gerald Cook seconded the motion. Vote was unanimous. Motion to approve carried.

III. NEW BUSINESS:

A. Rezone:

1. Michael & Deborah Freeman: Mr. Freeman came forward and explained that he would like to rezone the property to commercial since the buildings on the property has always been used as a commercial business. Chairman Cantrell asked if there was any questions from the audience or the board. Being none he asked if there was a motion. Jack Mullinax made a motion to approve. Michael Haney seconded the motion. Vote was unanimous to approve. Motion to approve carried.

B. Variance:

1. Sandie Little: Ms. Little came forward and explained that she is building a new house and it is located between Powder Springs Road and McCallie Lake Road. She said that she would like to be able to use McCallie Lake Road because putting in a drive off Powder Springs Road will be a steep drive and cost a lot to install. Chairman Cantrell asked if there were any questions from the audience. Some of the neighbors stated they did not mind her using McCallie Lake Road. After some discussion about the requirements for using a private drive Chairman Cantrell asked if there was a motion. Terry Newberry made a motion to deny the request. Michael Haney seconded the motion. Nine members voted in favor of the motion to deny. Kristine Bubrig abstained. Motion to deny carried.

C. Conditional Use Variance:

1. MGM Development LLC: Mark Brouillard came forward and said that S&H Trucking had leased about two acres from him in order to have a drop yard for semi-trailers. David Brown stated that this had already been started and that the property is right beside Juniors Building Supply in a flood zone. Chairman Cantrell asked if there were and questions from the audience and one joining property owner had a question about where it was located and then he said he did not have any issues with it. Chairman Cantrell asked if there was a motion. Susan Tankersley made a motion to approve. Gerald Cook seconded the motion. Vote was unanimous. Motion to approve carried.

D. Preliminary Plat:

1. HBL Properties: Hoyt Lance came forward and explained that he had purchased 63+/- acres on Guy Williams Road in order to build a 68 lot subdivision. He explained that this came before the Planning Commission back in 2006 and was approved but because of the drop in the economy the project never got started. He explained that he had approval letters from the Walker County Water & Sewer on the sewer for the property along with other letters. Chairman Cantrell asked if there were any questions from the audience. Several neighbors came forward and expressed their concern over traffic, water issues and buffers. Chairman Cantrell asked if there was a motion. Kristine Bubrig made a motion to deny. Motion died from lack of second. Terry Newberry made a motion to approve. Sam Bowman seconded the motion. Five members voted in favor of motion to approve, three members voted to deny and two abstained. Motion to approve carried.

E. Amendment to Sec. 34-475 Manufactured home and mobile home placement permits 4. (C-1) Exceptions:

This section currently states:

Campers and travel trailers are not required to conform to the terms of this section unless used for living purposes, and in such case, must comply with all applicable requirements.

The new amendment would state the following:

- (c) 1. Campers are not permitted to be used as a permanent residential structure unless:
 - (a.) used to reside in during the construction of a residential structure (no longer than (1) one year with a temporary placement sticker
 - (b.) used as security purposes for a business such as a night watchman
 - (c.) inside an approved mobile/manufactured or RV Park.

Chairman Cantrell asked if there was a motion on the amendment. Susan Tankersley made a motion to approve. Terry Newberry seconded the motion. Vote was unanimous. Motion to approve amendment carried.

**F. Amendment to Sec. 34-475 Manufactured home and mobile home placement permits
(a.) Required**

The Planning Commission would like to add the following to this section in the Land Development & Regulation Book.

Amending this section to include the following:

Any pre-titled mobile/manufactured home must be inspected by a Georgia licensed home inspector prior to being brought into or moved within Walker County; and the owner must submit an approved inspection to the Walker County Planning Department prior to moving the mobile/manufactured home into or within the County.

Chairman Cantrell asked if there was a motion. Terry Newberry made a motion to approve the amendment. Sam Bowman seconded the motion. Vote was unanimous. Motion to approve carried.

IV. ADJOURNMENT:

Terry Newberry made a motion to adjourn. Jack Mullinax 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 in the Planning Office

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning Amendment

PLEASE PRINT OR TYPE		Date <u>8/11/2020</u>
		Case No.
Owner's Name <u>Michael J. Freeman</u> <u>Deborah A. Freeman</u>		Mailing Address <u>541 Van Dell Dr. 30739</u> <u>Rock Spring, Ga</u> INCLUDE ROUTE AND BOX # IF ASSIGNED
City/Zip <u>Rock Spring, Ga. 30739</u>		Phone <u>706-764-1195</u> <u>423-605-0207</u>
Tax Parcel # <u>0140-009</u>		Street Name and Number <u>524 Mission Ridge Rd. Rossville</u>
Current Zoning <u>R-3</u>	Requested Zoning <u>C-1</u>	
Reason for Change (Be Specific): <u>Property has no residential buildings. It has two work shop buildings. It is beside a very large Commercial/Industrial building and Property</u>		
Lessee's Name IF APPLICABLE	Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES		
<u>1. VEDIC Holdings LLC - 1125 E. 13th St. Chattanooga, TN. 37408</u>		
<u>2. Misty D. Goldsmith 17 Redd Rd. Rossville, Ga. 30741</u>		
<u>3. Shelly and Darrell Paris 48 Redd Rd. Rossville, Ga. 30741</u>		
<u>4. Trey Enterprises Inc. P.O. Box 334 Chickamauga, Ga. 30707</u>		
<u>5. MART and MACH LLC 615 Dedman Rd Ringgold Ga. 30736</u>		
<u>6. Trustees For Anael & Euna Freeman, 230 Freeman Dr. Rossville, Ga. 30741</u>		
<u>7. Michael and Cheri Saunders 504-B Mission Ridge Rd. Rossville, Ga. 30741</u>		
8. IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET		
LAND USE PLAN DESIGNATIONS		RENT OR LEASE
CURRENT <u>Vacant - under Renovation and Improvement</u>		FUTURE
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.		
Owner's Signature <u>Michael J. Freeman</u>		Date: <u>8/11/2020</u>
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 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: Michael J. Freeman

Map & Parcel: 0140-009 Rezone from: R-3 to: C-1

PLANNING COMMISSION RECOMMENDATION:

9-17-2020 APPROVED AS SUBMITTED
APPROVED WITH CONDITIONS
TABLED
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 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
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:

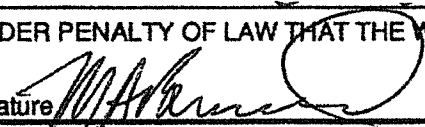
Signature of Petitioner / Owner:

Michael J. Freeman 8/11/2020
PETITIONER DATE

Michael J. Freeman 8/11/2020
OWNER DATE

WALKER COUNTY PLANNING COMMISSION

Application for Conditional Use Variance

PLEASE PRINT OR TYPE		Date 8-17-2020
		FEE \$ 50.00
		Case No.
Owner's Name MGM Developers LLC		Mailing Address PO Box 2570 <small>INCLUDE ROUTE AND BOX # IF ASSIGNED</small>
City/Zip Chattanooga 37409		Phone 423-802-5990
Tax Parcel # 0-133-054		Street Name and Number 0 Glentana Drive
Current Zoning R-3	Requested Zoning	
Reason for Change (Be Specific): Flood zone concerns, restricts us from building residential		
Lessee's Name S+H Trucking Inc	Lessee's Address 105 Maple St Rossville Ga 30741	
S+H Trucking has signed a lease with MGM Developers for access to 2-3 acres to create a drop yard on storage facility for trailers Dry Vans to assist in their current operations in Rossville Ga.		
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: 8/17/20
Date Received by the Planning Office:		
Planning Commission Decision/Date		

FOR OFFICE USE

Applicant: MGM Developers, LLC

Map & Parcel: 0-133-054 Rezone from: _____ to: _____

PLANNING COMMISSION RECOMMENDATION:

9-17-2020 APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

_____ DENIAL

COMMISSIONERS FINAL DECISION:

_____ APPROVED AS SUBMITTED

_____ APPROVED WITH CONDITIONS

_____ TABLED

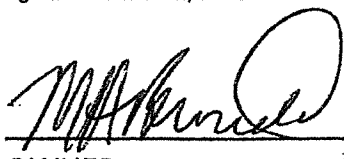
_____ DENIAL

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 filling 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:

 8/17/20

OWNER

DATE

PETITIONER

DATE

David Perdue talks federal COVID-19 loan program's future with Georgia businesses

By Beau Evans
Capitol Beat News Service

U.S. Sen. David Perdue, R-Ga., met with business owners in metro Atlanta Wednesday, Aug. 19, to field input on the benefits and hurdles of a federal loan program set up to help struggling companies survive during the COVID-19 pandemic.

The roundtable talk at Vining's Bank, which has lent millions to local businesses in recent months, came amid stalled talks in Congress over another trillion-dollar round of federal COVID-19 relief that would include additional loans via

the Paycheck Protection Program (PPP). Perdue said after the talk that congressional Republicans and Democrats have "pretty much agreed" on another package of PPP loans totaling roughly \$200 billion, with an emphasis on small businesses hit particularly hard by the virus' economic impacts like restaurants.

"We think that will be enough to bridge this remainder, hopefully, for these small companies," Perdue said.

PPP loans were doled out starting in April as an



David Perdue

incentive to keep employees on the company payroll, with forgivable loans figuring as a major part of emergency measures aimed at propping up businesses as states shut down economic sectors in the pandemic's early days.

As of Aug. 8, nearly 175,000 loans totaling more than \$14.6 billion have been approved for businesses in Georgia, while more than 5.2 million loans worth roughly \$525 billion have gone out nationwide, according to the U.S. Small Business Administration.

The loan program stopped accepting new applications earlier this month per a legal deadline, though roughly \$130 billion allocated for the program has yet to be spent.

Many businesses struggled with getting loan applications approved and have since faced uncertainty over whether their loans will be forgiven, Perdue said Wednesday, Aug. 19. Congress initially required businesses to spend 75% of the loans on payroll costs, then reduced that requirement to 60% in June.

Perdue said congressional lawmakers aim to clean up "murky" language in leg-

islation authorizing more PPP loans that should help ease companies' concerns over the forgiveness terms.

Resolving loan-forgiveness issues will be key for helping companies cope with PPP loans they have already received and those they may seek if more funding is approved for the program, said Clark Hungerford, president of Vining's Bank.

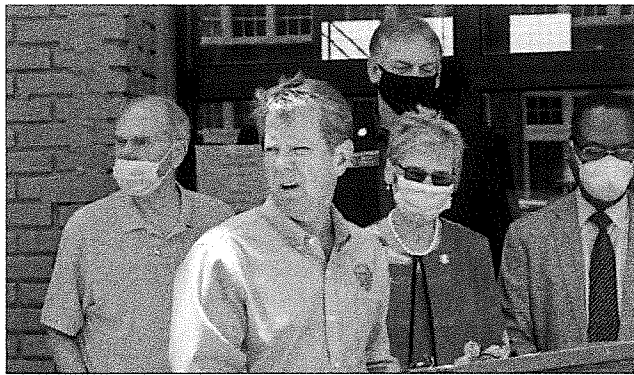
The Cobb County community bank has issued more than 750 loans totaling about \$180 million since March to a range of companies from car dealerships and insurance firms to mom-and-pop shops and

a convenience store chain, Hungerford said Wednesday, Aug. 19, after the roundtable talk.

Many small companies need federal officials to resolve forgiveness issues quickly so that their financial futures won't be left up in the air amid indecision by Congress.

"It's important to get these things forgiven," Hungerford said. "The process for getting them forgiven is stopped. It doesn't have to stop."

Local companies that participated in the talk with Perdue included AMK Energy, The School Box, Wade Ford, Sojourner Church and Brokers Unlimited.



For Photo: Carlton Fletcher/TownNews.com; Corbett Exchange

While acknowledging statewide improvements in COVID-19 numbers, Gov. Brian Kemp extended his executive order Saturday, Aug. 15, keeping certain restrictions in place.

Kemp renews COVID-19 restrictions

From Office of Gov. Brian P. Kemp

On Saturday, Aug. 15, Governor Brian P. Kemp issued Executive Order 08.15.20.01 along with the following statement:

"In late July, I asked Georgians to do 'Four Things for Four Weeks' to stop COVID-19. Without a mandate, our citizens answered the call, and we are making progress.

"In Georgia, our statewide case numbers have dropped 22% over the last two weeks, and daily hospi-

tizations have decreased by 7% in the last seven days. We are on average testing over 31,000 Georgians daily at 180 SPOCs while maintaining a low rate of transmission. The positivity rate is on the decline, and the mortality rate continues to fall.

"While encouraged by the data, we cannot grow complacent. This Executive Order extends the shelter in place order for the medically fragile, continues the ban on large gatherings, and maintains health and safety protocols for Georgia businesses.

"This order also protects Georgia businesses from government overreach by restricting the application and enforcement of local masking requirements to public property.

"While I support local control, it must be properly balanced with property rights and personal freedoms.

"As always, we encourage citizens to wear masks, watch their distance, wash hands, and continue to follow the guidance provided in the Executive Order. Together, we will protect the lives, livelihoods, and personal freedoms of all Georgians."

Improvements coming to COVID-19 Daily Status Report

From Georgia Department Of Public Health

Several improvements to the COVID-19 Daily Status Report on the Georgia Department of Public Health's (DPH) website became effective Aug. 18. These changes are designed to make the dashboard more user-friendly while providing an accurate picture of COVID-19 in Georgia.

The changes to the Daily Status Report include:

Map changes: You are now able to choose the map you would like to view, as well as change the date being viewed. In addition, % PCR positive lab data have been added.

To use the new features: * Choose "Cases, Testing" or "Deaths," then use the drop-down menu to choose cumulative "Cases," "Cases per 100K," "Deaths," "Deaths per 100K," "% Positive," or data for the "Last two weeks." On the map, you can hover or click to find out additional details such as number of deaths, hospitalizations, case rate, etc. Selecting a county will also update the cases over time charts.

* By clicking on the date above the map, you can select a past date to see his-

toric maps, using the current color scale.

* Two maps have been added to reflect percent positive PCR by county: "% Positive Last two weeks," which reflects the percent positive PCR tests reported through ELR by county during the last two weeks, and "% Positive Overall," which reflects the cumulative percent positive PCR tests reported through ELR by county.

"COVID-19 Over Time" now has the option to select total PCR tests and percent positive PCR tests.

A link has been added to access Georgia hospital capacity and current COVID-19 hospitalization data at <https://covid-hub.gio.georgia.gov/#hospital>.

For updates on COVID-19, follow @GaDPH and @GovKemp on Twitter and @GaDPH and @GovKemp on Facebook.

For information about COVID-19, visit <https://dph.georgia.gov/novelcoronavirus> or <https://www.cdc.gov/coronavirus/2019-ncov/index.html>.



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PUBLIC NOTICE
WALKER COUNTY
PLANNING COMMISSION MEETING
Thursday, September 17th, 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:

1. Michael & Deborah Freeman requests a rezone from R-3 to C-1 for property located at 524 Mission Ridge Road Rossville, GA. 30741. Tax map & parcel number 0-140-009

Variance:

1. Sandie Little requests two variances for property located at 1728 Powder Springs Road Flintstone, GA. 30725. Tax map & parcel number 0-021-012A

Conditional Use Variance:

1. MGM Developers LLC requests a conditional use variance for property located at 0 Glentana Street Rossville, GA. 30741. Tax map & parcel number 0-133-054

Preliminary Plat Approval:

1. Robert Pucci and/or HBL Properties request a preliminary plat approval for property located at 376 Guy Williams Road Rock Spring, GA. 30739

Amendments to Land Development Regulations:

1. Proposed Amendment to Sec.34-475 Manufactured home and mobile home placement permits 4.(C-1) Exceptions & Sec.34-475 (a) Required
- The second hearing on the rezone, conditional use variance & proposed amendments requests will be held on September 24, 2020 at 6:00PM 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.

The City of LaFayette does hereby announce that the millage rate will be established at a meeting to be held at LaFayette City Hall on September 14, 2020 at 6:30 pm, preceded by a public hearing at 6:00 PM on the same evening, and pursuant to the requirement of O.C.G.A. 48-5-32, do hereby publish the following presentation of the current year's tax digest and levy along with the history of the Tax Digest and levy for the past five (5) years.

City of LaFayette, Georgia Proposed 2020 Tax Digest and Five year history of Levy						
	2015	2016	2017	2018	2019	Proposed 2020
Real and Personal	\$ 152,099,639	\$ 166,281,259	\$ 162,756,864	\$ 178,548,926	\$ 179,762,718	\$ 191,198,579
Motor Vehicles & Mobile Homes	5,882,658	4,282,880	3,262,551	2,466,236	2,148,400	869,689
Gross Digest	157,982,297	170,564,139	166,019,415	181,015,162	181,911,118	192,068,268
Less M & O Exemptions	9,555,486	9,608,041	9,233,295	16,231,204	17,985,121	15,548,514
Net M & O Digest	148,426,811	160,956,098	156,786,120	164,783,958	163,925,997	176,519,754
Gross M & O Millage (per1000)	6.650	6.360	6.240	6.310	6.665	6.636
Less Rollbacks (per 1000)	3.660	3.370	3.420	3.490	3.865	3.816
Net M & O Millage (per 1000)	2.990	2.990	2.820	2.820	2.820	2.820
Net Taxes Levied	\$ 443,796.16	\$ 481,259.73	\$ 442,136.66	\$ 464,680.76	\$ 462,271.31	\$ 497,785.71
Net Taxes \$ Increase (Decrease)	\$8,176	\$37,463	\$(39,121.87)	\$22,553.90	\$(2,419.45)	\$35,514.39
Net Taxes % Increase / Decrease	1.88%	0.01%	-8.13%	5.10%	-0.52%	7.68%