



Walker County
Planning Commission Meeting

October 17, 2024
6:00 P.M.
Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR AUGUST 15, 2024 MINUTES

IV. MOTION TO OPEN PUBLIC HEARING:

A. VARIANCE:

1. **Teresa Huddleston:** Requests a variance for property located at 131 Stone Creek Road Rising Fawn, GA. 30738. Tax map & parcel number 0-227-006.
2. **Travis Pozzobon:** Requests a variance for property located at 14491 Hwy 151 Trion, GA. 30753. Tax map & parcel number 0-486-010.

B. REZONE:

1. **Genelle Harris:** Requests a rezone from A-1 (Agricultural) to R-2 (Residential) for property located at 657 Cannon Road LaFayette, GA. 30728. Tax map & parcel number 0-342-001B.
2. **Hawks Ridge Holdings LLC:** Requests a partial rezone from C-1 (Commercial) to PUD (Planned Unit Development) for property located at 180 Hutcheson Drive/104 Quarter Street, Rossville, GA. 30741. Tax map & parcel number 0-119-002 & 002A.

C. SPECIAL USE PERMIT CLASS 3

1. **McLemore Club LLC:** Requests a Special Use Permit Class 3 for a shooting range for property located at 23145 Hwy 157 Menlo, GA. 30731. Tax map & parcel number 0-385-006.

D. AMENDMENTS TO LAND DEVELOPMENT REGULATIONS:

Article II. Building & Permits; Section 22-26(2)b1
Article IV. Zoning, Division 1; Generally; Section 22-115
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-147(b)(1) c.4
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-147 (b)(5)
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-147 (b)(6) e.
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-147(b)(9) b.
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-147(b)
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-148
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-149
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-153(c)
Article IV. Zoning Division 2; Districts and District Regulations; Section 22-156-178
Article IV. Zoning Division 3; Site Improvement Standards; Section 22-181
Article IV. Zoning Division 3; Site Improvement Standards; Section 22-184(e)-(h)
Article IV. Zoning Division 5; Special Uses and Permits
Article VI. Subdivisions; Section 22-387(c)
Article VI. Subdivisions; Section 22-389
Article VI. Subdivisions; Section 22-390

V. MOTION TO CLOSE PUBLIC HEARING:

VI. MOTION TO GO INTO NEW BUSINESS:

- A. Teresa Huddleston**
- B. Travis Pozzobon**
- C. Genelle Harris**
- D. Hawks Ridge Holdings LLC**
- E. McLemore Club LLC**
- F. Amendments to Land Development Regulations**

VII. ADJOURNMENT: