

**Walker County
Planning Commission Meeting**

January 16, 2025

6:00 P.M.

Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ELECTION OF THE 2025 PLANNING COMMISSION OFFICERS

IV. READING AND APPROVAL OF MINUTES FOR NOVEMBER 21, 2024 MEETING

V. MOTION TO OPEN PUBLIC HEARING:

VI. UNFINISHED BUSINESS:

A. REZONE:

1. **See Rock City c/o Doug Chapin:** Requests a rezone from R-1 (Residential) to C-1 (Commercial) for property located at 0 Hwy 157 Lookout Mountain, GA. 30750. Tax map & parcel number 0-044-001.

VII. NEW BUSINESS:

A. VARIANCE:

1. **Susan Carroll:** Requests a variance for less than five acres in an A-1 (Agricultural) zone for property located at 1967 Kemp Road LaFayette, GA. 30728. Tax map & parcel number 0-508-010.
2. **Justin Keener:** Requests a variance for less than five acres in an A-1 (Agricultural) zone for property located at 219 Furnace Creek Road, LaFayette, GA. 30728. Tax map & parcel number 0-589-006D.
3. **Joseph Bales:** Requests a variance for property located at 1178 Camp Road Chickamauga, GA. 30707. Tax map & parcel number 0-293-004.

B. CONDITIONAL USE VARIANCE:

1. **Amber Doty:** Requests a conditional use variance to divide off less than five acres in and A-1 (Agricultural) zone for property located at 368 McIntire Road, Rock Spring, GA. 30739. Tax map & parcel 0-356-002.

C. REZONE:

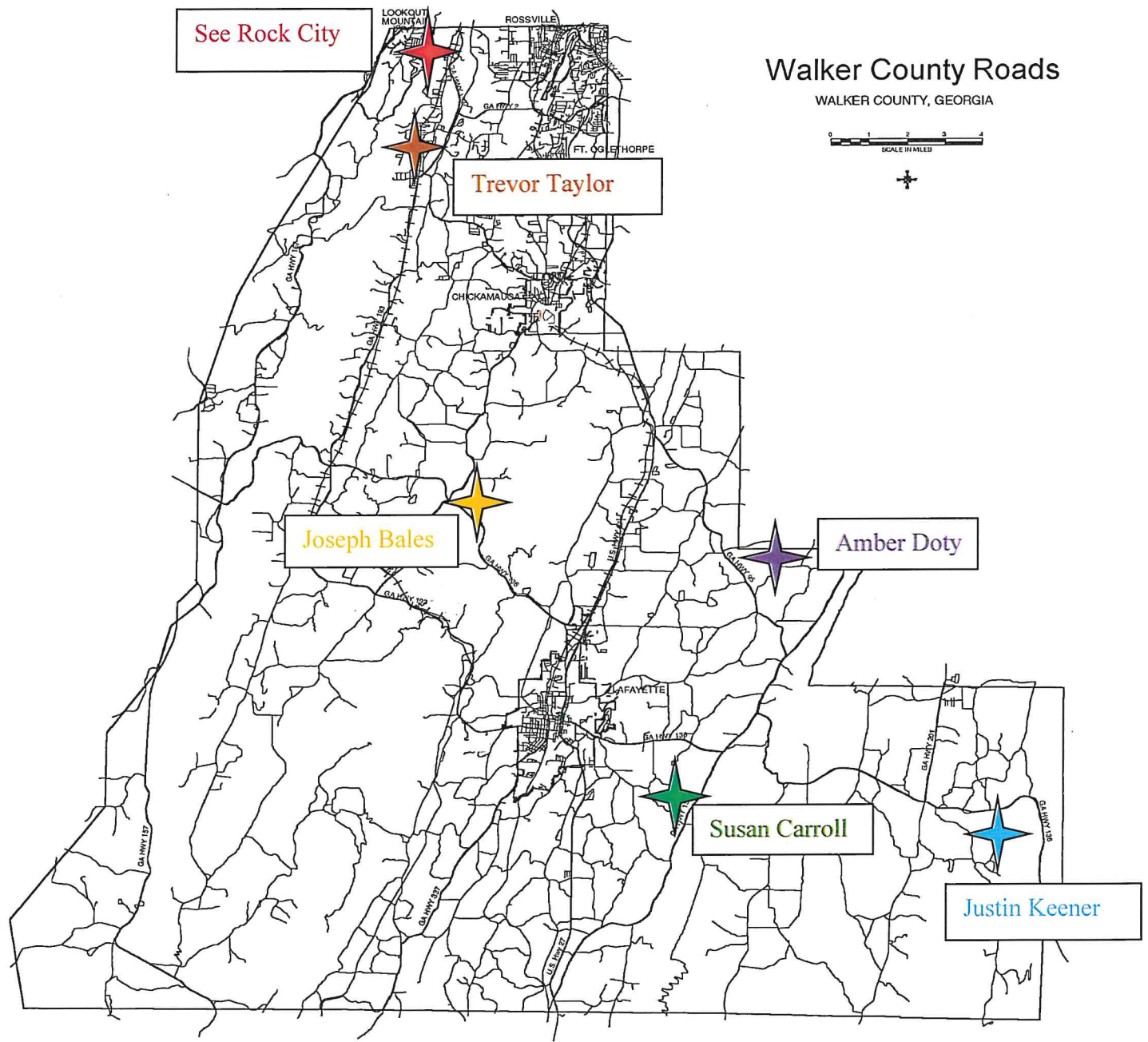
1. **Trevor Taylor:** Requests a rezone from A-1 (Agricultural) to R-2 (Residential) for property located at 222 Allgood Road, Flintstone, GA. 30725. Tax map & parcel number 0-049-067A.

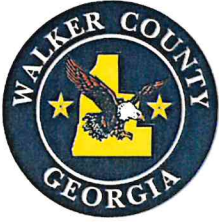
VIII. MOTION TO CLOSE PUBLIC HEARING:

IX. MOTION TO GO INTO NEW BUSINESS:

- A. See Rock City
- B. Susan Carroll
- C. Justin Keener
- D. Joseph Bales
- E. Amber Doty
- F. Trevor Taylor

X. ADJOURNMENT:





Walker County Planning Commission
Minutes

November 21, 2024
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Michael Haney
Randy Pittman
Todd Holt
Will Ingram
Cindy Askew
Stan Porter
John Morehouse
Rob Walthour
Zack Chapman
Jon Hentz

Walker County Planning Staff

Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Chairman Haney called the meeting to order at 6:00 P.M.

II. ROLL CALL

III. READING & APPROVAL OF THE OCTOBER 17, 2024 MEETING MINUTES:

Chairman Haney stated that there were some revisions on the minutes. He asked Kristy Parker to read the following changes. (5. McLemore Club LLC: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Stan Porter asked if the proper procedures were done for this application. Mr. Horton came up and stated that he thought some of that information was about the buildings and not the request. He also stated that he saw the map that was sent for the first time tonight and that it was shifted and not correct. The applicant said he would not feel comfortable with the Planning Commission voting on this due to that and stated he would like to withdraw and resubmit. Per County Code Section 22-109(b) "an applicant may withdraw the application at a time prior to the vote by the Planning Commission but may not resubmit an application for the same amendment for a period of 6 months from the date of withdrawal." Regardless, a motion to deny was made by Zack Chapman due to the ordinance saying a buffer of 500 feet is required and no plans show that. Michael Hicks seconded the motion to deny. A unanimous vote to deny was held.) Zack Chapman stated that he did not believe they asked for a withdrawal and felt Chairman Haney was correct when he asked for a

withdrawal, deny or approve and that the minutes should reflect that. Chairman Haney said that they did show there was a unanimous motion to deny. Zack Chapman said that the word "like" should be taken out where it said that the applicant would like to withdraw and have resubmit also removed. He said that where Chairman Haney asked for a motion to withdraw, deny or approve be added. Section 5 McLemore Club LLC minutes now read as follows. (5. McLemore Club LLC: Stan Porter asked if the proper procedures were done for this application. Mr. Horton came up and stated that he thought some of that information was about the buildings and not the request. He also stated that he saw the map that was sent for the first time tonight and that it was shifted and not correct. The applicant said he would not feel comfortable with the Planning Commission voting on this due to that and stated he would recommend a withdrawal. Chairman Haney asked if there was a motion to withdraw, deny or approve and if deny a reason why. Zack Chapman made a motion to deny due to the ordinance saying a buffer of 500 feet is required and no plans show that. Michael Hicks seconded the motion to deny. The vote was unanimous to deny. Motion to deny carried.) Zack Chapman made a motion to revise the minutes with these changes. Randy Pittman seconded the motion. The vote to revise the minutes with these changes was eight in favor with Will Ingram abstaining due to not being at that meeting. Motion to approve revised minutes carried.

IV. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to open the public hearing. Rob Walthour made a motion to open the public hearing. John Morehouse seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

V. PUBLIC HEARING:

Rezone:

1. **R.L. Wooten:** Chairman Haney asked if there was anyone present for Mr. Wooten. Mr. Wooten and Bobby Blakmore came forward. Mr. Blakmore said he was trying to buy the property from Mr. Wooten. He said he has a business in Walker County and trying to keep it in Walker County. Jon Pursley stated that the building has been used as commercial since it was built around 2002. Jamie Hulsey asked if C-1 was allowed in A-1 zones and Jon Pursley said not necessarily but every case is unique. Mr. Husley mentioned the comprehensive plan and to please consider that. Zack Chapman asked if Mr. Wooten had a business license.
2. **See Rock City:** Chairman Haney stated that Rock City has requested that their request be tabled until the next meeting and that they will have to go through the process again. A lady stood up and stated they were there on behalf of the neighbors by Rock City and asked if they would be notified of their next meeting and Kristy Parker said yes that she would mail letters back out with new dates. The gentleman asked if letter could be mailed out to others around besides the adjoining neighbors and Chairman Haney said that it just says to send to the adjoining properties.
3. **Kelly Lee & Paige Griffin:** Chairman Haney asked if anyone was present for Kelly and Paige Griffin. Paige Griffin came forward and stated they were trying to sell the property and wanted it rezoned to help with the sell. She asked if it could go to CBOD and Jon Pursley said that was the Overlay District

toward the north end of the county. Jon then explained that a couple of parcels had just been rezoned to residential in the past year. It was explained that this location was the old Pine Motel.

Variance:

1. **Randal Dalton:** Chairman Haney stated that the address was listed on the front page wrong but it was advertised and mailed out correct. He then asked if there was anyone present for Mr. Dalton. Bobby Howard came forward and stated that they would like to request a variance on the number of parking spaces as they have in the past. He stated this store will be right across from the Civic Center. He talked about the entrance. He stated that they are going to be doing this store in stack rock and back and board. Tina Groce came forward and asked if anything could be done about the fact that when you GPS the address it takes you to Snow Drive. Mr Howard said that Mr. Dalton made an agreement with the people on Snow Drive and has blocked that off and how the drive will be slightly moved. Mr. Ken Messinger that lives on Snow Drive said that they have got together and are planning on putting up a gate to keep it private.

VI. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Todd Holt made a motion to close the public hearing. Zack Chapman seconded the motion. Cindy Askew asked about when the amendments would be voted on and discussed. Chairman Haney stated that he would open the public meeting back up.

VII. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to reopen the public hearing. Stan Porter made a motion to reopen the public hearing. Todd Holt seconded the motion. The vote was unanimous. Motion to reopen the public hearing carried.

Amendments To Land Development Regulations:

Sec. 22-156 Poultry Operations: Chairman Haney asked Cindy Askew to read over the Poultry House Regulation proposals. Cindy stated that she had worked with some of the local farmer and they have come up with these recommendations. See exhibit A. The only change would be to change the 300 feet to 200 feet in section (g) under recommendations.

EXHIBIT A

11.

ARTICLE IV. ZONING, DIVISION 2: DISTRICTS AND DISTRICT REGULATIONS; Section 22-156-178 is amended as follows:

Sec. 22-156. Poultry Operations.

- (a) Minimum acres required for 1-4 standard poultry houses containing 20,000 sq.ft. Per house (40X500) shall require a minimum of 35 acres and meet all setback/buffer requirements. Applicants building poultry houses containing more than 20,000 sq.ft. Will need to work with the Planning Office to determine the minimum acres needed to construct poultry houses and still meet all buffer/setback requirements. Each additional poultry house and or waste storage facility will require an additional 5 acres and meet all existing buffer/setback requirements. Producers should be aware that this minimum is based on a perfect square and additional acreage could be needed to place houses and meet all buffer/setback requirements.

Recommendation: Due to the significant variation in operation requirements, remove Sec. 22-156 (a) in its entirety and allow buffer/setback requirements to dictate acreage necessary for individual operations

- (b) A waste storage facility/stock house is subject to the same buffer/setbacks as a poultry house: 400-feet from the property line. Reciprocal buffer/setbacks apply from new residences to a waste facility: 200-feet from the property line/ 400-feet from an existing waste facility. The farm owner/operator or a residence provided to employees shall be exempt from setback requirements.

Recommendation: A waste storage facility/stock house is subject to the same buffer/setbacks as a poultry house: 200-feet from the property line. Reciprocal buffer/setbacks apply from new residences proposed adjacent to existing poultry operations utilizing a waste storage facility: 200-feet from the property line/400-feet from an existing waste facility. The farm owner/operator or a residence provided to employees shall be exempt from setback requirements.

ARTICLE IV. ZONING, DIVISION 3: SITE IMPROVEMENT STANDARDS; Section 22-184(e)-(h) is deleted in its entirety and replaced with the following:


- (e) A buffer or setback of at least 400-feet is required between the A-1 Agriculture District and property zones A-1, R-1, R-2, R-3, C-1 and C-N. The measurement shall be from the property line to the nearest point of the poultry house. Such buffer/setback may be used for general or low intensity agricultural purposes but may not be used for feedlot, poultry, hog or dairy operations.

Recommendation: A buffer of at least 400-feet is required between the A-1 Agriculture District and property zones R-1, R-2, R-3, C-1 and C-N. The measurement shall be from the property line to the nearest point of the feedlot, poultry, hog, or dairy operation. Such buffer/setback may be used for general or low intensity agricultural purposes. A buffer of at least 200-feet with adequate woody vegetative measures installed if not existing will be required in A-1 property zones. The measurement shall be from the property line to the nearest point of the feedlot, poultry, hog, or dairy operation. Such buffer/setback may be used for general or low intensity agricultural purposes.

(f) A buffer or setback of at least 400-feet shall be required and maintained from any residential or commercial structure to the nearest point at which a feedlot, poultry, hog or dairy operation is taking place, within an A-1 district. The buffer/setback can be used for other general and low intensity agricultural uses. The farm operator/owner's or a residence provided to employees shall be exempt from the set back requirements.

Recommendation: Leave as is

(g) A buffer or setback of 400-feet will be required from a new residence to an existing poultry house or 200-feet from the property line to an existing poultry house. A 300-foot minimum setback will be required from the centerline of the road to the nearest point of a new poultry house.

 Recommendation: A buffer or setback of 400-feet will be required from a new residence to an adjoining existing feedlot, poultry, hog or dairy operation structure or 200-feet from the property line. A 300-foot minimum setback will be required from the centerline of the road to the nearest point of a new feedlot, poultry, hog or dairy operation.

(h) In the event of a screen, wall, fence, planted dividing strip or any type of buffer(hereinafter referred to as "Buffer") is required by this article , for any use the Buffer shall be subjected to periodic inspections by the County Office of Planning and Enforcement to determine that the Buffer is being properly maintained. Failure to properly maintain the Buffer to an acceptable standard may be deemed a violation of this section.

Recommendation: Leave as is

Sections (l) and (j) are additions/clarifications proposed based on public input:

(l) Property line setbacks may be waived between family members deeding property to family members to the third degree for the purpose of constructing production facilities. Property line and residence setbacks to neighboring A-1 properties shall remain as aforementioned.

(j) Regarding feedlots, poultry, hog or dairy operations in active production as of the date of this amendment, any new construction required due to fire, natural disaster, or mandated upgrades will be allowed on the existing footprint of the operation. Expansion of the operation will be subject to setbacks in place at the time of this revision.

Sec.22-334 Solar Energy System Special Use Permit: Chairman Haney read over the proposed ordinance see exhibit B. with recommended changes in (3) to have a minimum of 500 feet setback on all sides and only allowed in zones C-1 & I. (5) That no illuminated signs allowed. In (10) Add a section (e) to say that a bond be required every 12 month in case for decommissioning the site for clean-up.

EXHIBIT B

ARTICLE IV. ZONING, DIVISION 5: SPECIAL USES AND PERMITS is amended to include the following:

Subdivision IV. Solar Energy System (SES) Special Use Permit

Sec. 22-334. Solar Energy System Special Use Permit

Any SES shall meet the following requirements in order for a SES Special Use Permit to be issued:

1. A SES shall be constructed on a minimum of three or more acres, but shall not cover more than 20% of any parcel.
2. A SES connected to the utility grid shall provide a "proof of concept letter" from the local utility company acknowledging the SES will be interconnected to the utility grid in order to sell electricity to the utility entity.
3. A SES shall be setback from the property line a minimum of 50-feet in every zoning district where allowed. A SES shall be encircled by a security fence or wall a minimum of 6-feet tall. Screening vegetation shall be provided outside the security fence.
4. A ground mounting plan and process must be submitted with the permit application to the county. The ground mounting plan may consist of standard solar manufacturer installation plans and processes for ground mounting.
5. Signage. The names of the manufacturers, installers, facility owners, and facility operators, and their addresses and phone numbers shall be posted on the required fencing at each entrance of a SES. In addition, signage shall include a 24-hour emergency contact phone number and state the risks that may result from contact with a SES. No advertising or other signage shall be allowed around the solar energy system, with the exception of educational material.
6. Glare and lighting. In order to prevent a glare that may constitute a nuisance to neighboring properties, all panels shall be constructed of non-reflective materials or shall be treated with an anti-reflective material. If lighting is required, it shall:
 - a. Be limited to the minimum reasonably necessary for safe operation;
 - b. Be directed downward where reasonably feasible;
 - c. Incorporate full cut-off fixtures; and
 - d. Reasonably utilize motion sensors.
7. The operation of the SES shall comply with the following:
 - a. Solar panels shall not be placed in the vicinity of any airport in a manner that would interfere with airport flight patterns. Acknowledgement from the Federal Aviation Administration may be necessary.
 - b. All power transmission lines from a ground mounted solar energy system shall be located underground after connection from the solar panel combiners to the interconnection point.

- c. Clearing of natural vegetation shall be limited to that which is necessary for the construction, operation, and maintenance of the ground mounted solar energy system and shall comply with the requirements of the county zoning code. Any disturbed land shall be stabilized by a permanent seeding of perennial vegetation, such as grass or other dense surface cover, that will protect the soil surface from eroding.
 - d. The applicant shall demonstrate that the proposal will not have an adverse effect on neighboring properties or endangered wildlife species.
- 8. A written emergency response plan is required for any SES. The plan shall be approved by the county's planning department, fire department, and emergency management agency prior to start of operations. Each SES owner or operator shall update its emergency response plan no later than the first Monday in January of each year with a copy provided to all departments and agencies named in this subsection. The emergency response plan shall include the following:
 - a. The phone number, email address, and street address for all manufacturers, installers, owners, and operators.
 - b. The phone number, email address, and mailing address for a representative of the SES responsible for responding to public inquiries.
 - c. The material safety data sheets that apply to any materials on the SES.
 - d. Clearly marked means and instructions for authorized staff to shut down the SES.
 - e. A representative for the owner or operator should have a reasonable response to the location in the event of an emergency.
- 9. In addition to a Special Use Permit, an applicant wanting to construct a SES shall also apply for and meet all of the requirements for a building/development permit.
- 10. Decommissioning. Unless otherwise approved, decommissioning shall begin no later than 12 months after a SES has ceased to generate electricity:
 - a. The SES and all structures associated with it shall be removed and recycled or otherwise reused to the extent reasonably practicable, at the owner(s) or operators expense.
 - b. The SES site shall be restored to as natural condition as possible within six months of the removal.
 - c. All disturbed land shall be stabilized by a permanent seeding of perennial vegetation such as grass or other dense surface cover that will protect the soil surface from erosion, prevent sediment and runoff at the site.
 - d. Before any project breaks ground, there must be a solar decommission plan in place for the future.

Chairman Haney then allowed questions from the audience and Jamie Hulsey came forward and thanked the Board for amending the minutes. He also said he did not understand how the Board of Commissioners takes action on preliminary minutes from this Board. He said it states in the enabling act that the Chairman represents the Board and he looks forward to seeing him, Mr. Haney at the meetings to represent the Planning Commission. He then spoke on the proposed solar ordinance and hoped they did not rush into it. Ned Yates then came forward and said he was glad that they are looking at C-1 for the zone.

VII. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Todd Holt made a motion to close the public hearing. Rob Walthour seconded the motion. The vote was unanimous. Motion to close the public hearing carried.

IX. MOTION TO GO INTO NEW BUSINESS:

Chairman Haney asked if there was a motion to open new business. John Morhouse made a motion to open new business. Todd Holt seconded the motion. The vote was unanimous. Motion to open new business carried.

X. NEW BUSINESS:

1. R.L. Wooten: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Randy Pittman made a motion to approve. Jon Hentz seconded the motion to approve. Todd Holt, Will Ingram, Stan Porter and Rob Walthour all voted in favor of the motion to approve the rezone. Zack Chapman, Cindy Askew and John Morehouse voted against the motion to approve. The motion to approve carried.

2. See Rock City. Chairman Haney asked if there was a motion to table the request made by Rock City. Todd Holt made a motion to table. Will Ingram seconded the motion to table. The vote was unanimous. Motion to table carried.

3. Kelly and Paige Griffin: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve. Stan Porter seconded the motion to approve. The vote was unanimous to approve. Motion to approve carried.

4. Randal Dalton: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Zack Chapman made a motion to approve. Todd Holt seconded the motion to approve. The vote was unanimous. Motion to approve carried.

5.Amendments to Land Development Regulations Sec. 22-156 Poultry Operations & Sec. 22-334 Solar Energy System Special Use Permit: Chairman Haney asked if there was a motion to approve or deny with the proposed recommendations made tonight. John Morehouse made a motion to approve with the recommendations. Zack Chapman seconded the motion to approve with the recommendations. The vote was unanimous. Motion to approve with recommendation carried.

XI: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. Rob Walthour seconded the motion. The vote was unanimous. Motion to adjourn carried.

Date Submitted: Planning Commission Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: See Rock City

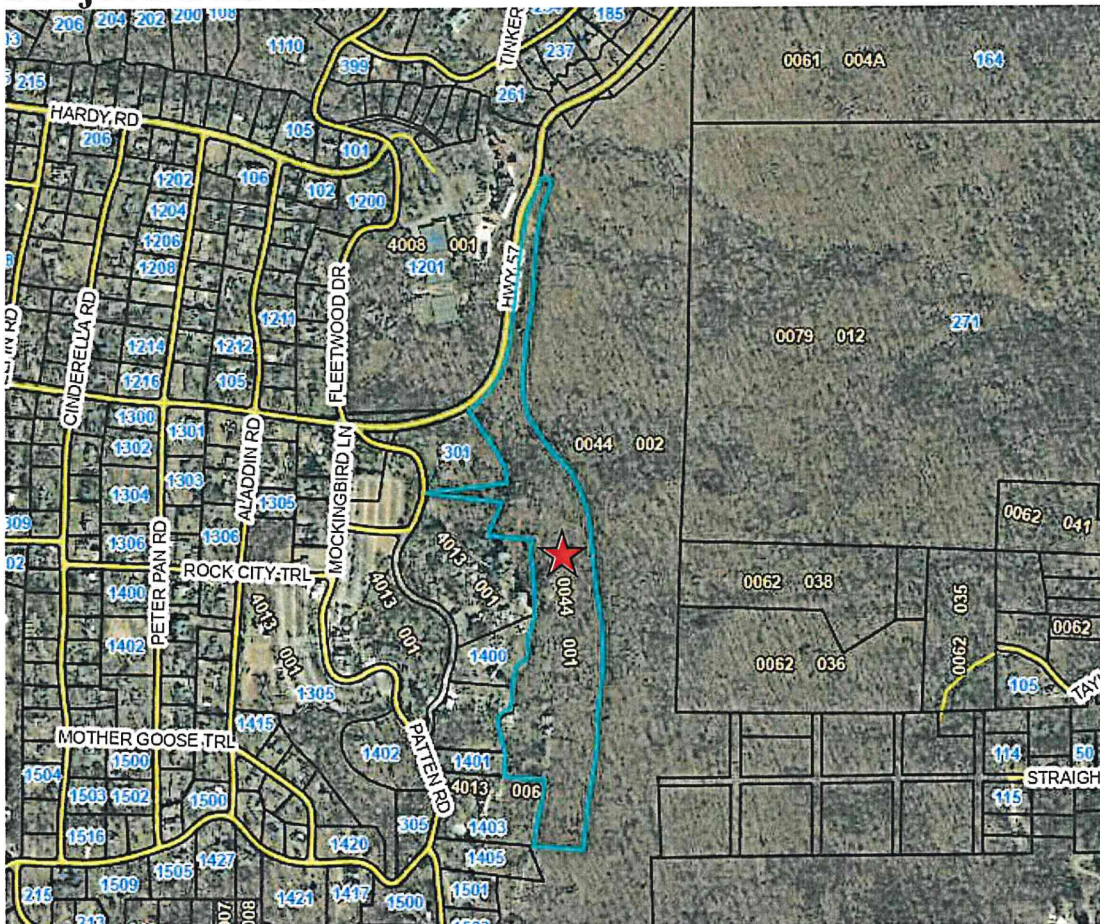
Petitioner: Doug Chapin

Location of Property: 0 Hwy 157
Lookout Mountain, GA. 30750

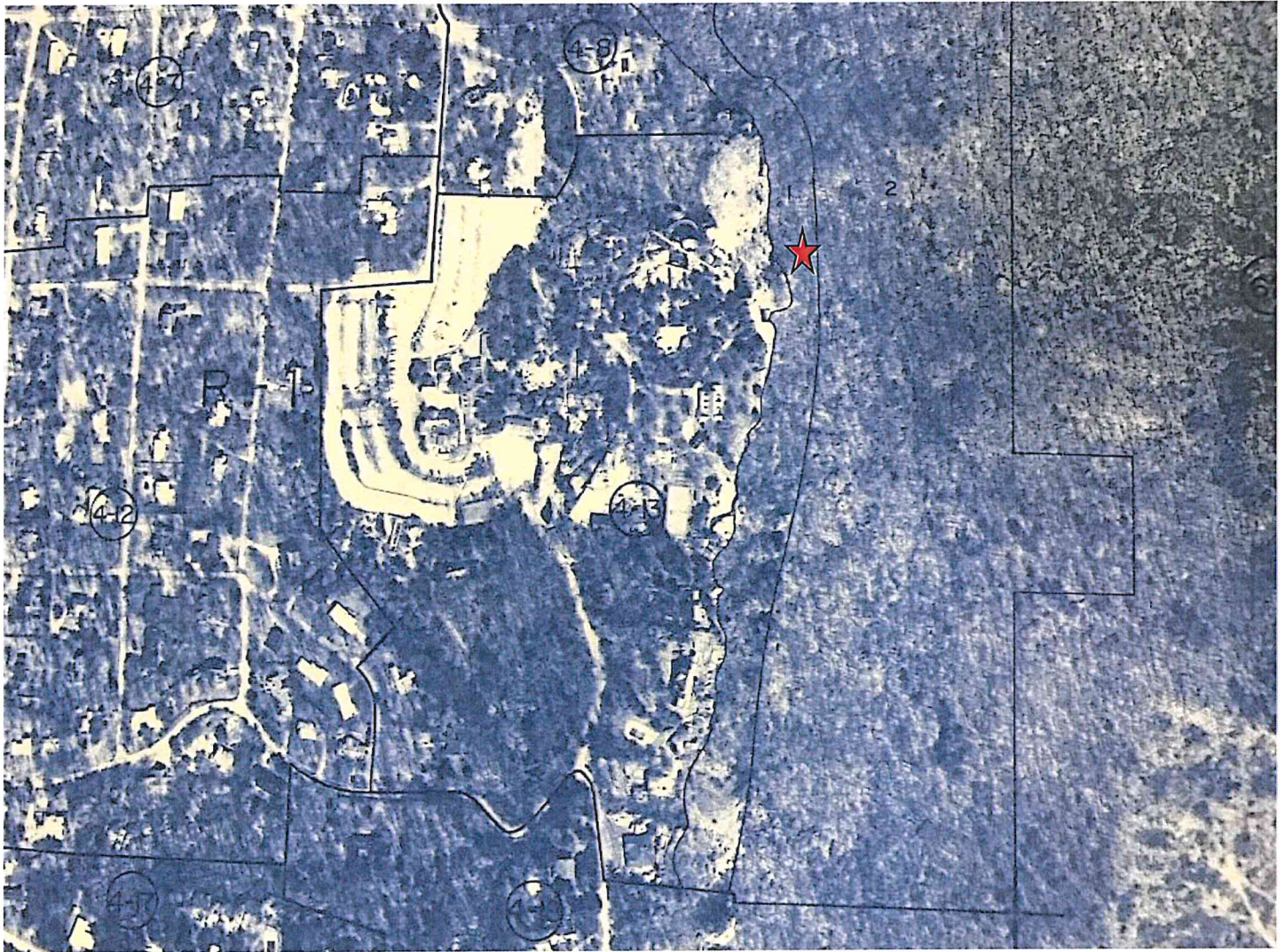
Tax map & parcel number 0-044-001

	PC Meeting Date:	1/16/2025
	Present Zoning:	R-1 (Residential)
APPLICANT'S INTENT:	To change zoning to allow for trail expansion.	
DETAILS OF REQUEST:	The Comprehensive Plan shows suggested development as tourism and recreational activities for this property. Also, on this same Comprehensive Plan shows the adjoining property as Activity Destination District which also allows for uses such as parks, recreational, conservation, commercial and residential.	

Projected Area:



Zoning Map:





Walker County Planning Office
Rezoning, Conditional Use Variance & Variance Application

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
R1	C1	
Map & Parcel	Date:	Fee:
0044 001	10/11/24	300.00

Applicant/Owner & Phone: See Rock City, Inc. / Doug Chapin

Street Name & Number: Hwy 157 706-419-4000

Mailing Address: 1400 Patten Road

City, State, Zip Code: Lookout Mountain, GA 30750

Request: Change of zoning to allow
for trail expansion.

PLANNING COMMISSION RECOMMENDATION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A 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 YES, then on a separate page, please furnish the following information:

- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Doug Chapin
APPLICANT/OWNER

10/11/24
DATE

Future Land Use Map:

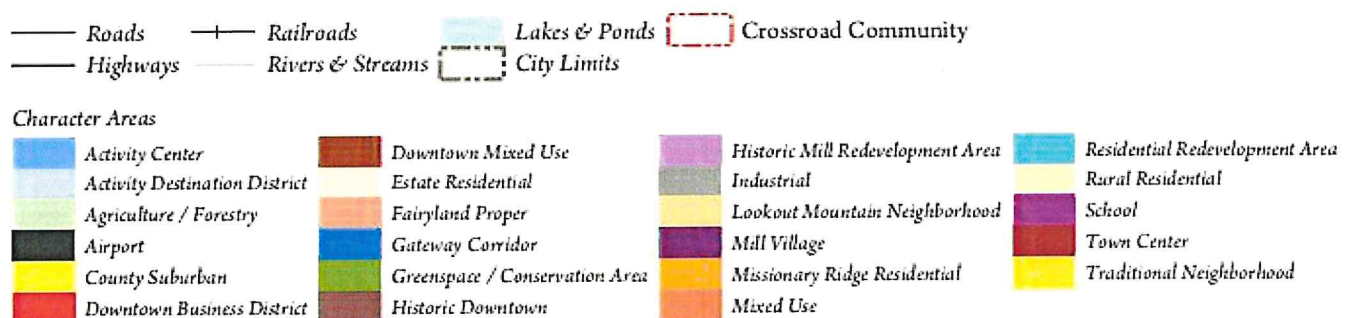
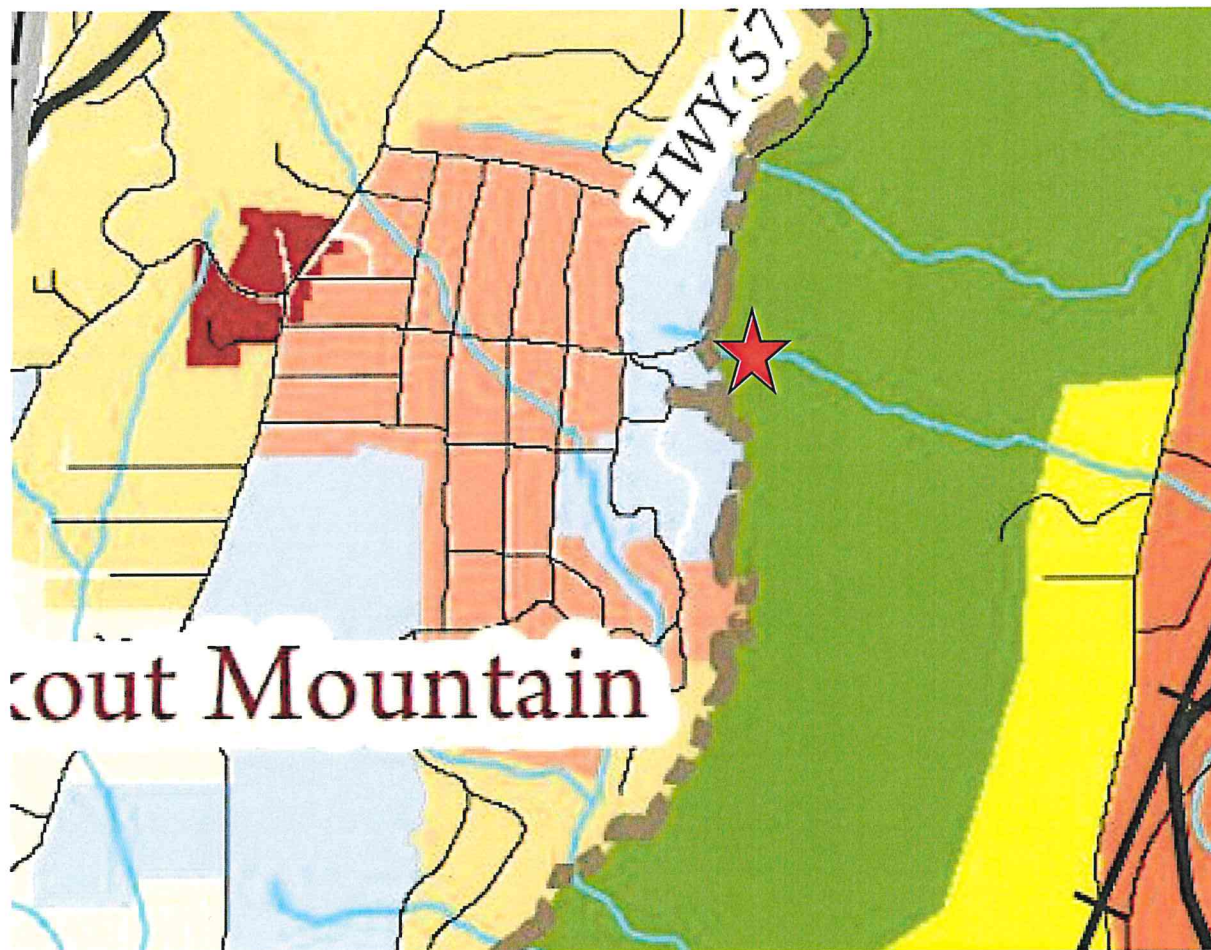




Figure 49. Old Mineral Springs Road

Greenspace/Conservation: Chickamauga, LaFayette, and Walker County

Description: These are undeveloped or sparsely developed lands more suitable for environmental protections, e.g. scenic views, steep slopes where development unsustainable, floodplains, wetlands, and wildlife management areas. Example locations within Walker County are Crockford-Pigeon Mountain Wildlife Management Areas, Johns Mountain Wildlife Management Area, Lula Land Trust, and Zahnd Wildlife Management Area.

Suggested Development Strategy:

1. Promote passive-use tourism and recreational activities, e.g. hiking, biking, hunting, and fishing.
2. Invest in infrastructure that promotes recreational activities in hiking, biking, hunting, and fishing.
3. When appropriate, apply for and promote the purchasing of conservation easements.
4. Public investments in new park creation.
5. Public investments in park *maintenance*.

Land uses:

- Parks/Recreation/Conservation

Key Word Objectives: Recreational activities, Open space preservation, Regional cooperation, private investments, Park creation, Park maintenance

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-1 (Residential)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown
4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** Expansion of Rock City
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Rock City since 1985.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** Yes.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Unknown
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Greenspace/Conservation.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** This will be a trail expansion for Rock City. The Comprehensive Plan for the County and City of Lookout Mountain both show some type of recreation as a land use.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Susan Carroll

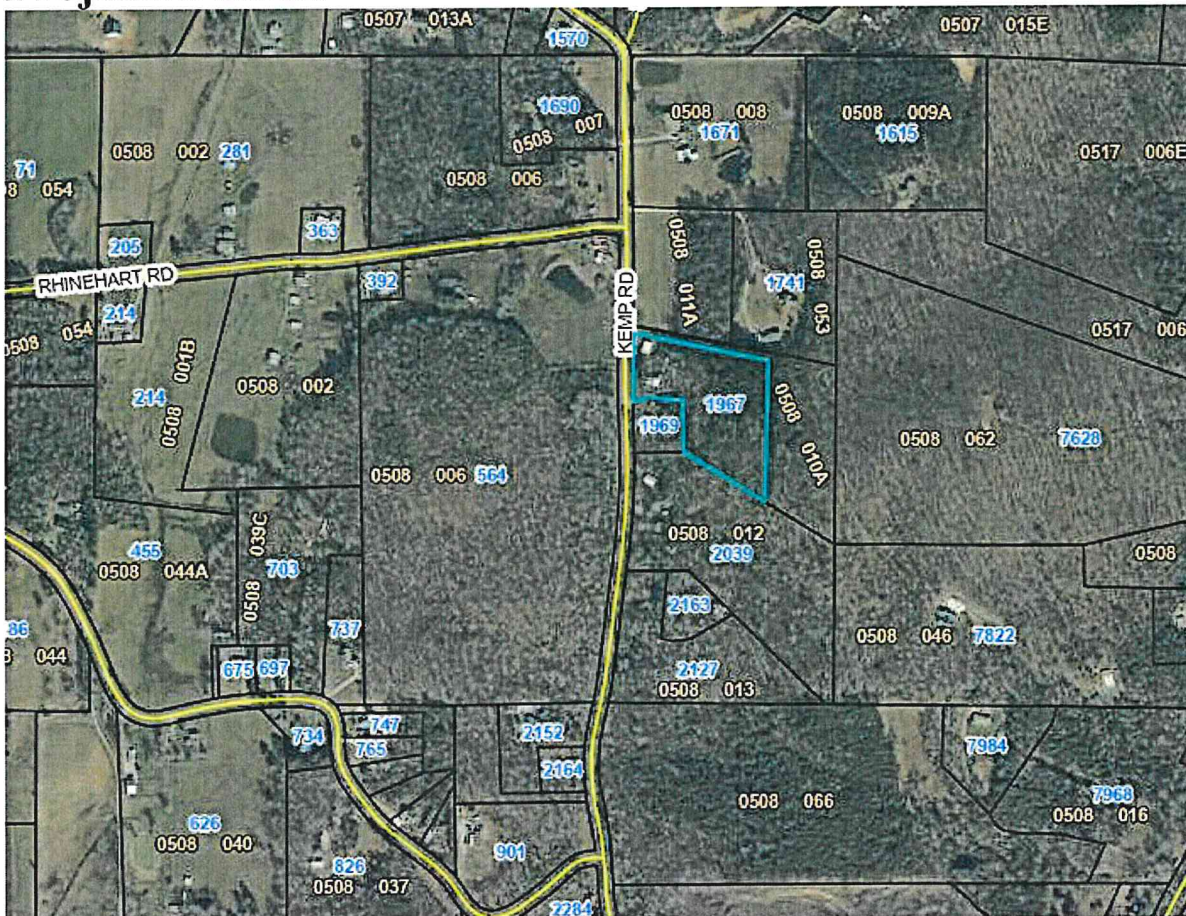
Petitioner: same

Location of Property: 1967 Kemp Road
LaFayette, GA. 30728

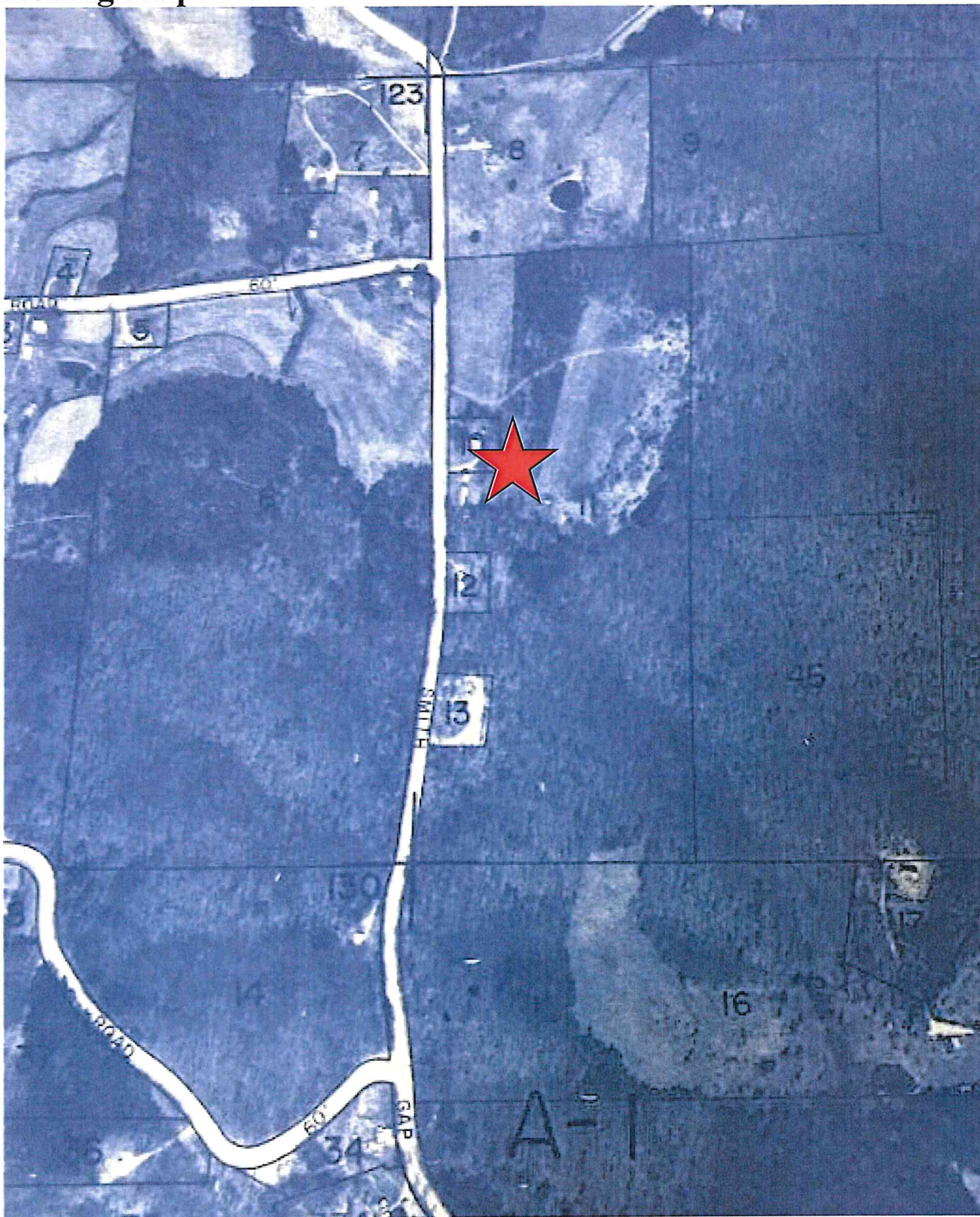
Tax map & parcel number 0-508-010

	PC Meeting Date:	1/16/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	She would like to divide off two two-acre tracts and a one-acre tract from this five-acre parcel for grandchildren.	
DETAILS OF REQUEST:	Same as above. The Comprehensive Plan shows this area as Rural Residential which states to preserve rural features and limit residential development to lot sizes of 1 to 5 acres (often designated as Residential-Agricultural or Agricultural Zoning Districts)	

Projected Area:



Zoning Map:





Walker County Planning Office
Rezoning, Conditional Use Variance & Variance Application

☐ Rezoning ☒ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
A-1	Variance	
Map & Parcel	Date:	Fee:
0508 010		150.00

Applicant/Owner & Phone: Susan Carroll

Street Name & Number: 1967 Kemp Rd.

Mailing Address: 5295 Hidden Point Drive

City, State, Zip Code: Cedar Bluff AL 35959

Request: To have property zoned for my Grandchildren to have part of the property where their family was raised I need to deed 2 acres apiece to my Granddaughters. Please,
Thank you for your consideration.

PLANNING COMMISSION RECOMMENDATION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

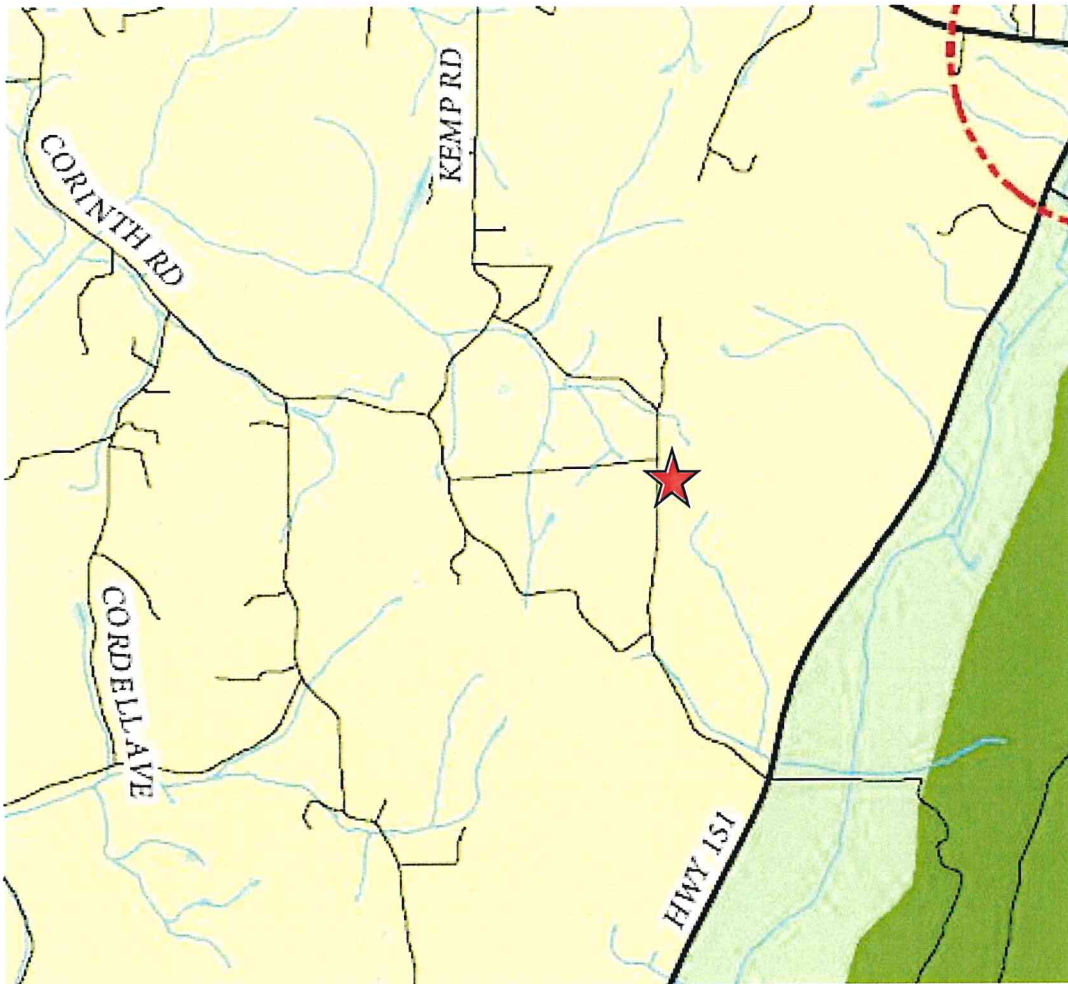
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate page, please furnish the following information:

- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Susan Carroll Nov 29, 2024
APPLICANT/OWNER DATE

Future Land Use Map:



— Roads —+— Railroads — Lakes & Ponds - - - Crossroad Community
 — Highways — Rivers & Streams - - - City Limits

Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 51. Chamberlain Road, west of LaFayette

Rural Residential: LaFayette, Rossville, and Walker County

Description: A rural, mostly undeveloped lands consisting of large lots, open space, pastoral views, low pedestrian orientation, and a high degree of residential building separation. Residential building separation is greater than what exist in County Suburban Charter area. These locations may face development pressure for lower density subdivisions of one unit per one+ acres. Agricultural and forestry operations are more likely to be found dispersed among large lot residential property.

Suggested Development Strategy:

1. Permit and allow variances for conservation subdivisions designed to incorporate large amount of open space.
2. Allow limited commercial activities.
3. Preserve rural features and limit residential development to lot sizes of 1 to 5 acres (often designated as Residential-Agricultural or Agricultural Zoning Districts).
4. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.
5. Limit the rate of water and sewer infrastructure expansion in a practical, responsible matter.
6. Resurface and repair roads when needed.

Land uses:

- Residential
- Agriculture/Forestry
- Parks/Recreation/Conservation

Key Word Objectives: Conservation, Agriculture, Forestry, Single family residential, Low-density development, Conservation subdivision, Trails

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Justin Keener

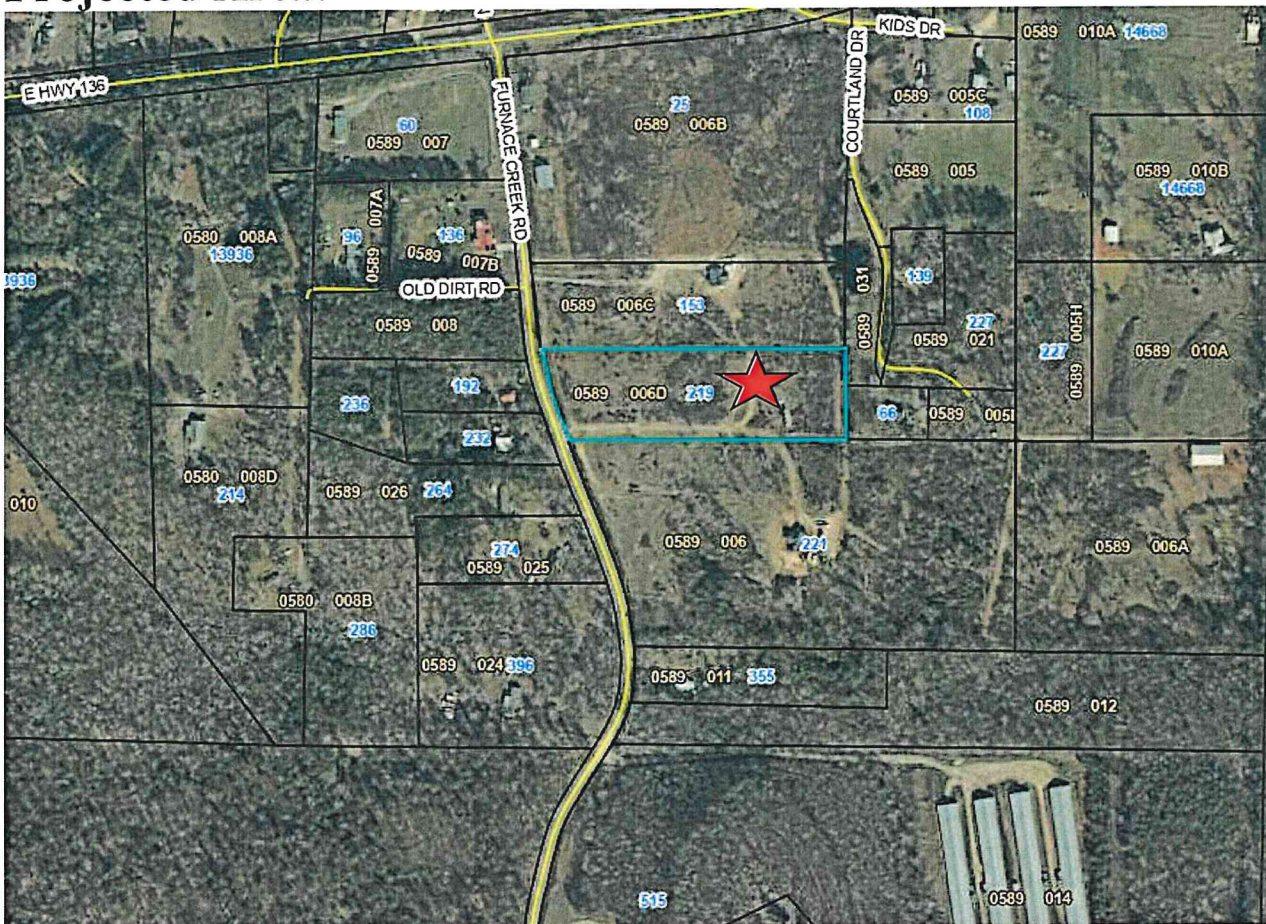
Petitioner: same

Location of Property: 219 Furnace creek Road
LaFayette, GA. 30728

Tax map & parcel number 0-589-006D

	PC Meeting Date:	1/16/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to divide off one acre for his brother to build on.	
DETAILS OF REQUEST:	Property is zoned A-1 (Agricultural) and the Comprehensive Plan shows the future use as agricultural/forestry.	

Projected Area:



Zoning Map:





Walker County Planning Office
Rezone, Conditional Use Variance & Variance Application

☐ Rezone ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
A1	Variance	
Map & Parcel	Date:	Fee:
0589 006D	12.11.24	150 ⁰⁰

Applicant/Owner & Phone: Justin Keener 706-537-6274

Street Name & Number: 219 FURNACE CREEK RD

Mailing Address: 221 FURNACE CREEK RD

City, State, Zip Code: Lafayette, GA | 30728

Request: Take 1 acre off for Mr Boiler
to build.

PLANNING COMMISSION RECOMMENDATION:

- _____☐ APPROVED AS SUBMITTED
_____☐ APPROVED WITH CONDITIONS
_____☐ TABLED
_____☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- _____☐ APPROVED AS SUBMITTED
_____☐ APPROVED WITH CONDITIONS
_____☐ TABLED
_____☐ DENIAL

The following disclosure is required of the applicant(s) by Section 35-67A 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 YES, then on a separate page, please furnish the following information:

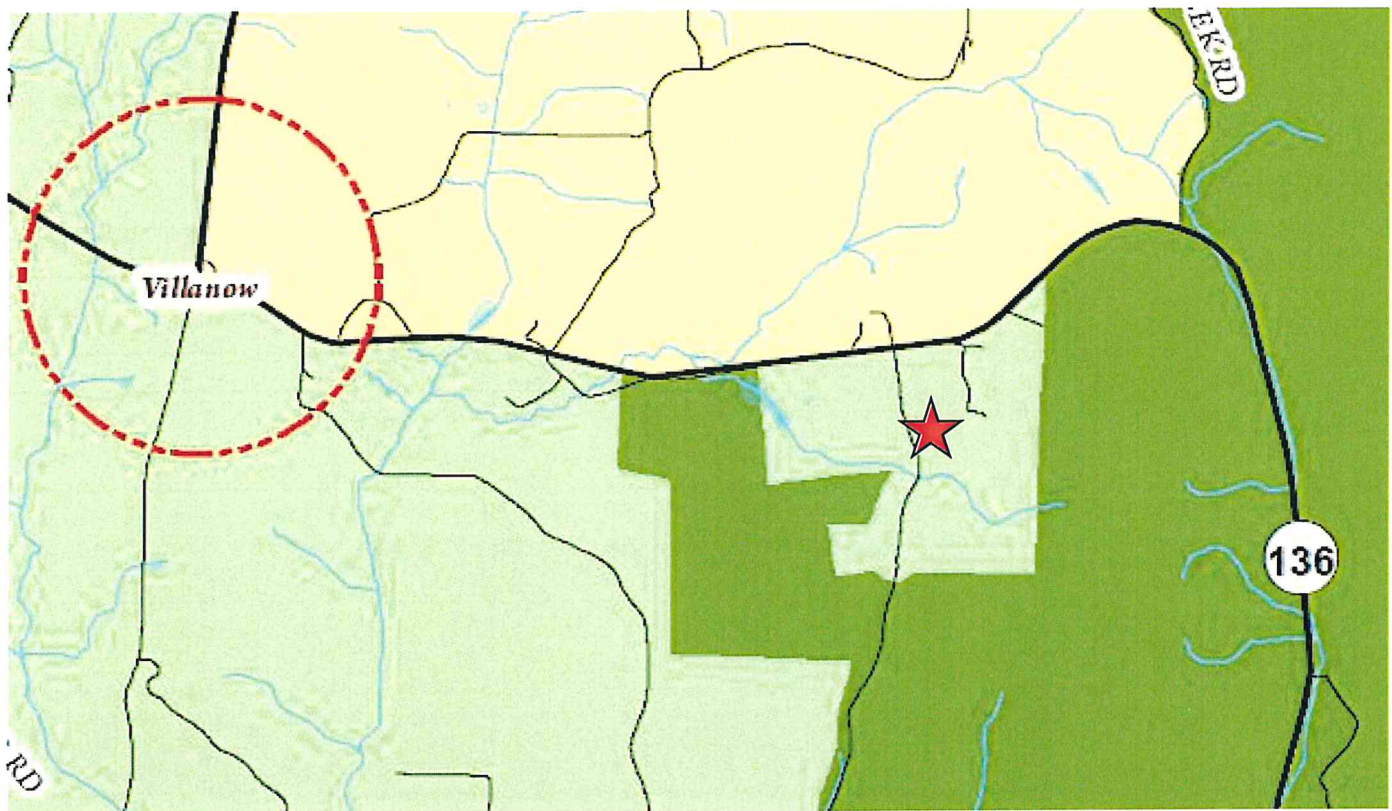
- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

[Signature]
APPLICANT/OWNER

12-11-2024
DATE

Future Land Use Map:



— Roads —+— Railroads — Lakes & Ponds - - - Crossroad Community
 — Highways — Rivers & Streams - - - City Limits

Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairlyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 48. Hwy 193 near Nickajack Rd.

Agricultural/Forestry: Walker County

Description: Sparsely settled open areas containing farms, woods, and cultivation.

Suggested Development Strategy:

1. Limit new development
2. Protect farmland and open space
3. Promote use of conservation easements by landowners
4. Limit the number of residential subdivisions, requiring cluster or conservation subdivision design
5. Restrict commercial and residential development
6. Promote these areas for passive-use tourism/recreation
7. Widen roadways only when absolutely necessary
8. Carefully design roadway alterations to minimize visual impacts
9. Preserve agricultural lands for the next generation of farmers
10. Resurface and repair roads when and where necessary.

Land uses:

- Agriculture/Forestry
- Residential
- Parks/Recreation/Conservation

Key Word Objectives: Conservation, Agriculture, Forestry, Low-density development, Conservation subdivision, Trails, Open space preservation, Environmental protections, Sense of place

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

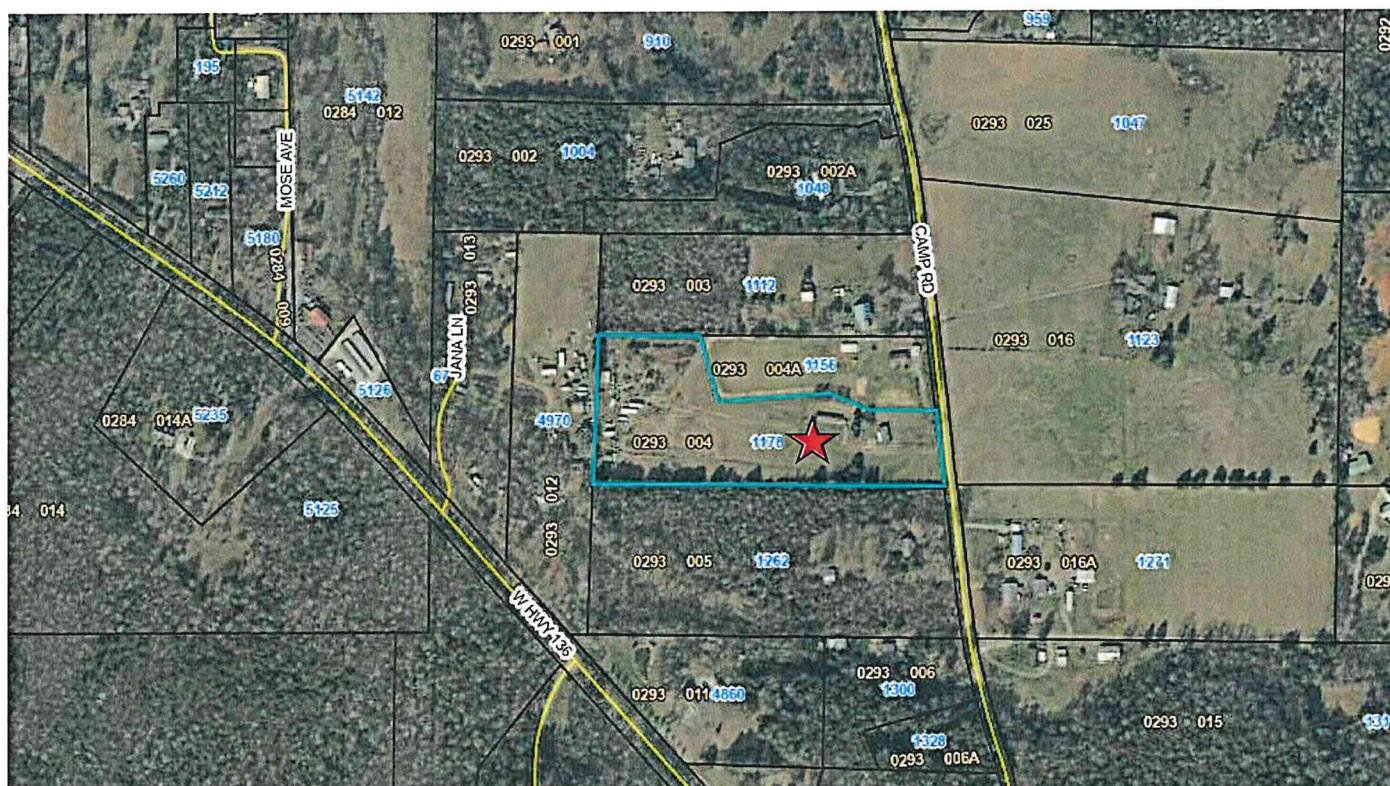
Owner: Joseph Bales

Petitioner: same

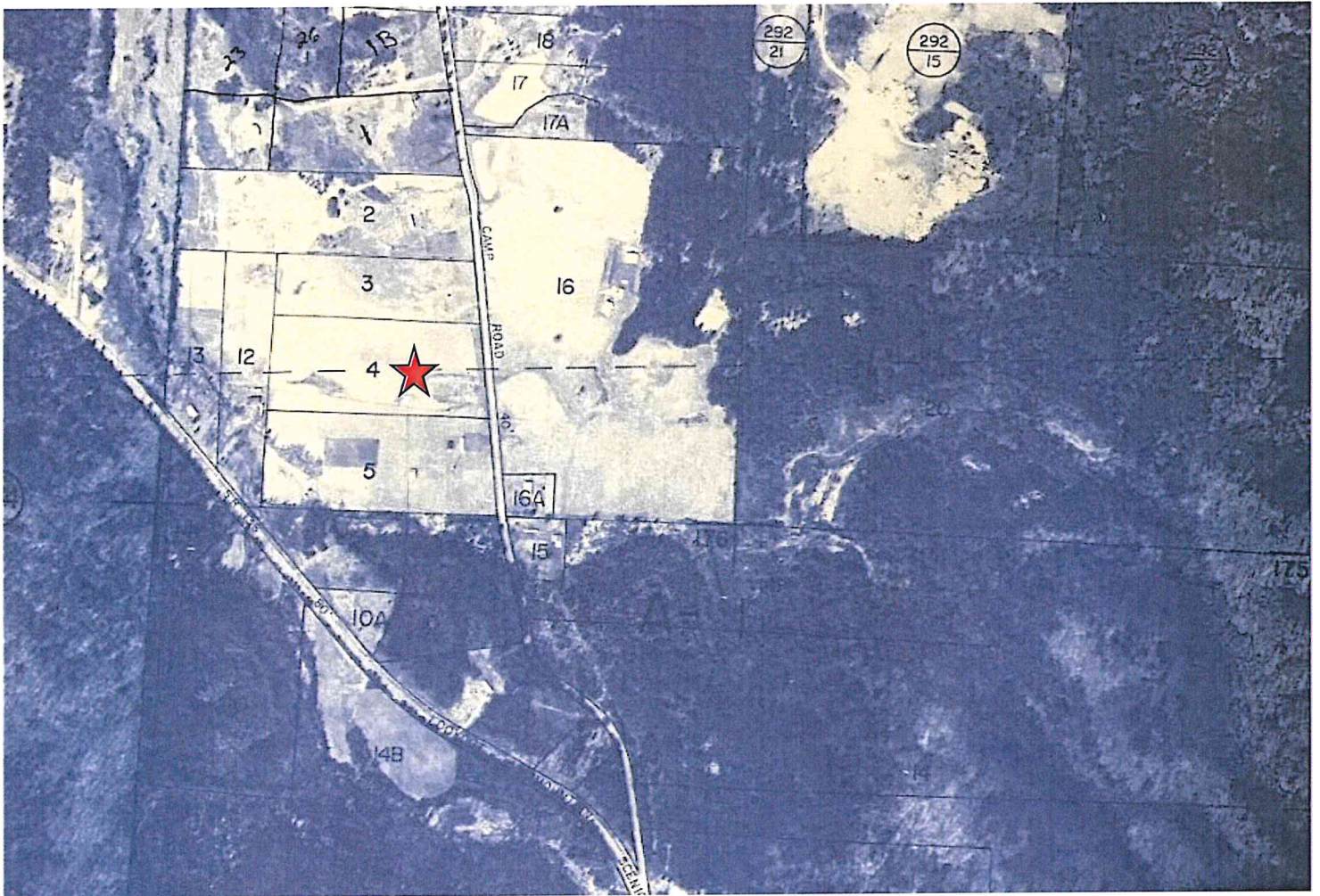
Location of Property: 1178 Camp Road
Chickamauga, GA. 30707

Tax map & parcel number 0-293-004

	PC Meeting Date:	1/16/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	He would like to divide the property for family.	
DETAILS OF REQUEST:	Property is zoned A-1 (Agricultural) and the Comprehensive Plan shows the future use as agricultural/forestry.	

Projected Area:

Zoning Map:





Walker County Planning Office
Rezone, Conditional Use Variance & Variance Application

☐ Rezone ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
A1	REZONE	
Map & Parcel	Date:	Fee:
0293 004	12-16-2024	150.00

Applicant/Owner & Phone: Joseph Bates 423-991-9252

Street Name & Number: 1178 Camp Rd.

Mailing Address:

City, State, Zip Code: Chickamauga, GA 30007

Request: Requesting to sub divide property
for myself & family member

PLANNING COMMISSION RECOMMENDATION:

- _____☐ APPROVED AS SUBMITTED
_____☐ APPROVED WITH CONDITIONS
_____☐ TABLED
_____☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- _____☐ APPROVED AS SUBMITTED
_____☐ APPROVED WITH CONDITIONS
_____☐ TABLED
_____☐ DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A 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 YES, then on a separate page, please furnish the following information;

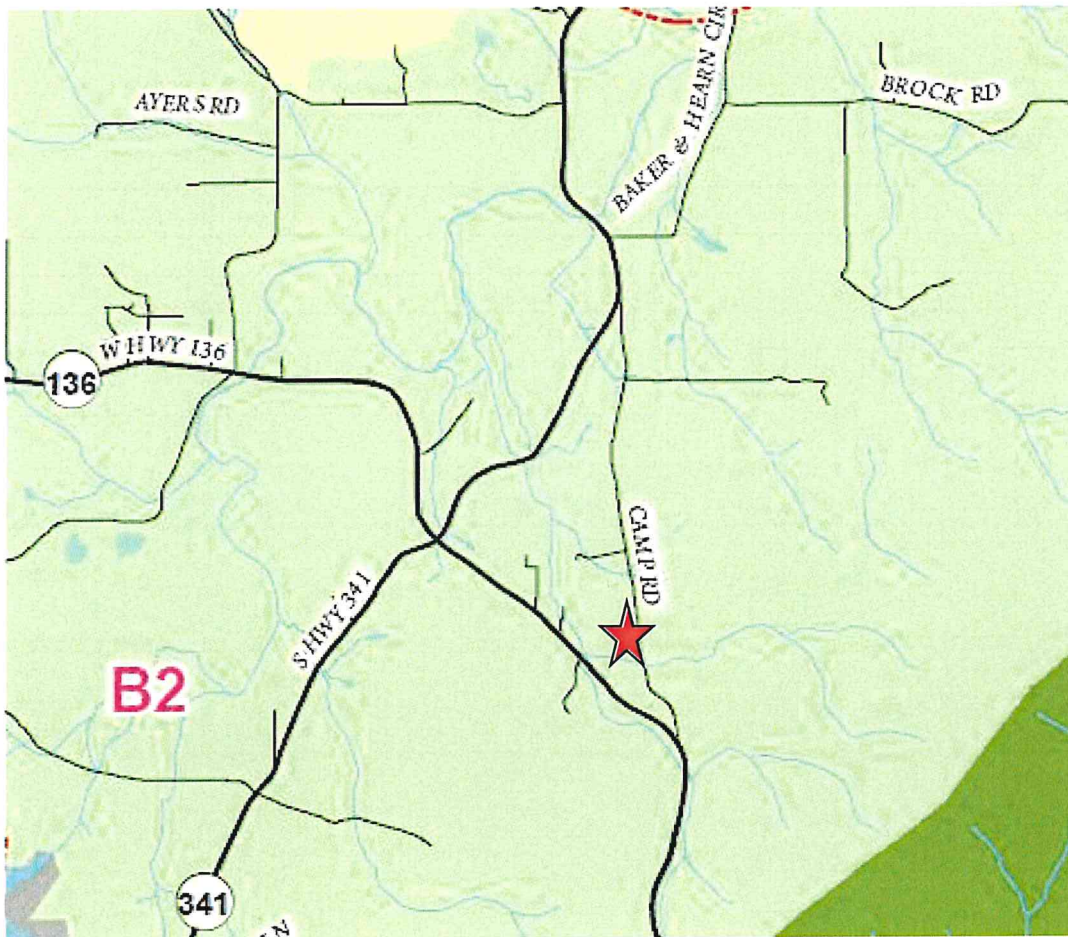
- A) The name of the local government official(s) to whom cash contribution or gift was made.
B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

APPLICANT/OWNER

12/16/24
DATE

Future Land Use Map:



— Roads + Railroads Lakes & Ponds Crossroad Community
 — Highways — Rivers & Streams City Limits

Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairlyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 48. Hwy 193 near Nickajack Rd.

Agricultural/Forestry: Walker County

Description: Sparsely settled open areas containing farms, woods, and cultivation.

Suggested Development Strategy:

1. Limit new development
2. Protect farmland and open space
3. Promote use of conservation easements by landowners
4. Limit the number of residential subdivisions, requiring cluster or conservation subdivision design
5. Restrict commercial and residential development
6. Promote these areas for passive-use tourism/recreation
7. Widen roadways only when absolutely necessary
8. Carefully design roadway alterations to minimize visual impacts
9. Preserve agricultural lands for the next generation of farmers
10. Resurface and repair roads when and where necessary.

Land uses:

- Agriculture/Forestry
- Residential
- Parks/Recreation/Conservation

Key Word Objectives: Conservation, Agriculture, Forestry, Low-density development, Conservation subdivision, Trails, Open space preservation, Environmental protections, Sense of place

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Amber Doty

Petitioner: same

**Location of
Property:** 368 McIntire Road
Rock Spring, GA. 30739

Tax map & parcel number 0-356-002

	PC Meeting Date:	1/16/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to divide off 2.4 acres for her brother to build on.	
DETAILS OF REQUEST:	Property is zoned A-1 (Agricultural), and the Comprehensive Plan shows the future use as country suburban.	

Projected Area:





Walker County Planning Office
Rezoning, Conditional Use Variance & Variance Application

☐ Rezoning ☒ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A-1	CONDITIONAL USE VARIANCE	
Map & Parcel	Date:	Fee:
0356 002	12/2/2024	150.00

Applicant/Owner & Phone: Amber Doty 706-639-7404

Street Name & Number: 368 McIntire Rd

Mailing Address:

City, State, Zip Code: Rock Spring GA 30739

Request: I would like to split 2.4 acres off to sale to my brother, Johnathon Queen. This will help us with upkeep of the property.

PLANNING COMMISSION RECOMMENDATION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A 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 YES, then on a separate page, please furnish the following information:

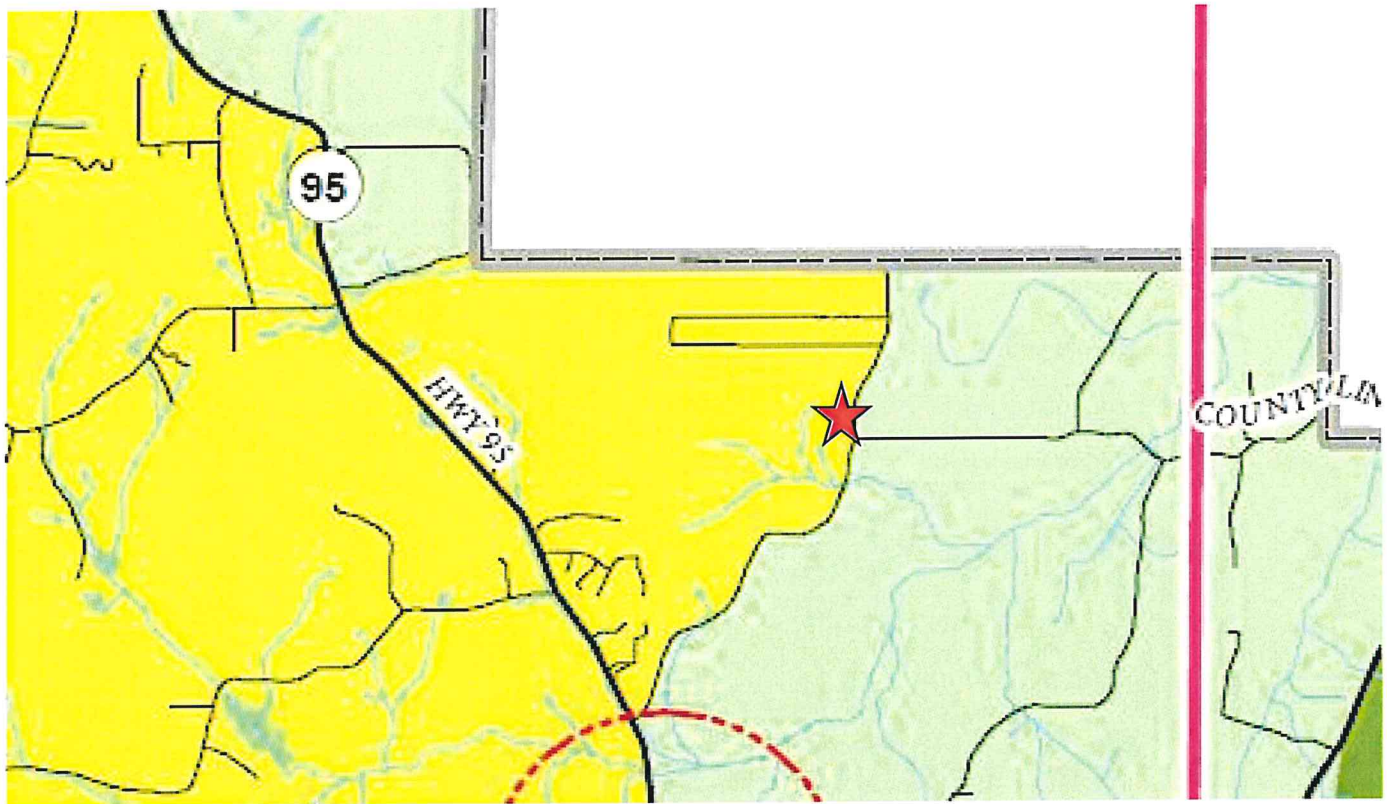
- A) The name of the local government official(s) to whom cash contribution or gift was made.
B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Amber Doty
APPLICANT/OWNER

Dec 2, 2024
DATE

Future Land Use Map:



— Roads + Railroads Lakes & Ponds Crossroad Community
 — Highways — Rivers & Streams City Limits

Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 52. Residential development in the Mountain View area

County Suburban: Walker County

Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.

Suggested Development Strategy:

1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

Land uses:

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural) & R-1 (Residential)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown
4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** None
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Amber Doty since July 2023.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** Yes.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Unknown
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Country Suburban.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The Comprehensive Plan shows Country Suburban and the property touches R-1 zoning and very close to a subdivision.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Trevor Taylor

Petitioner: same

Location of Property: 222 Allgood Road
Lookout Mountain, GA. 30750

Tax map & parcel number 0-044-001

	PC Meeting Date:	1/16/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Rezone from A-1 to R-2 to divide the property into two lots.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban as the future land use.	

Projected Area:



Zoning Map:





Walker County Planning Office
Rezoning, Conditional Use Variance & Variance Application

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1	R2	
Map & Parcel	Date:	Fee:
0-049-067A	12-13-24	75.00

Applicant/Owner & Phone: Trevor Taylor 423-503-8738

Street Name & Number: 118 Grant Drive

Mailing Address: Flintstone GA 30725

City, State, Zip Code:

Request: Rezoning 222 Allgood from A1 to R2

PLANNING COMMISSION RECOMMENDATION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

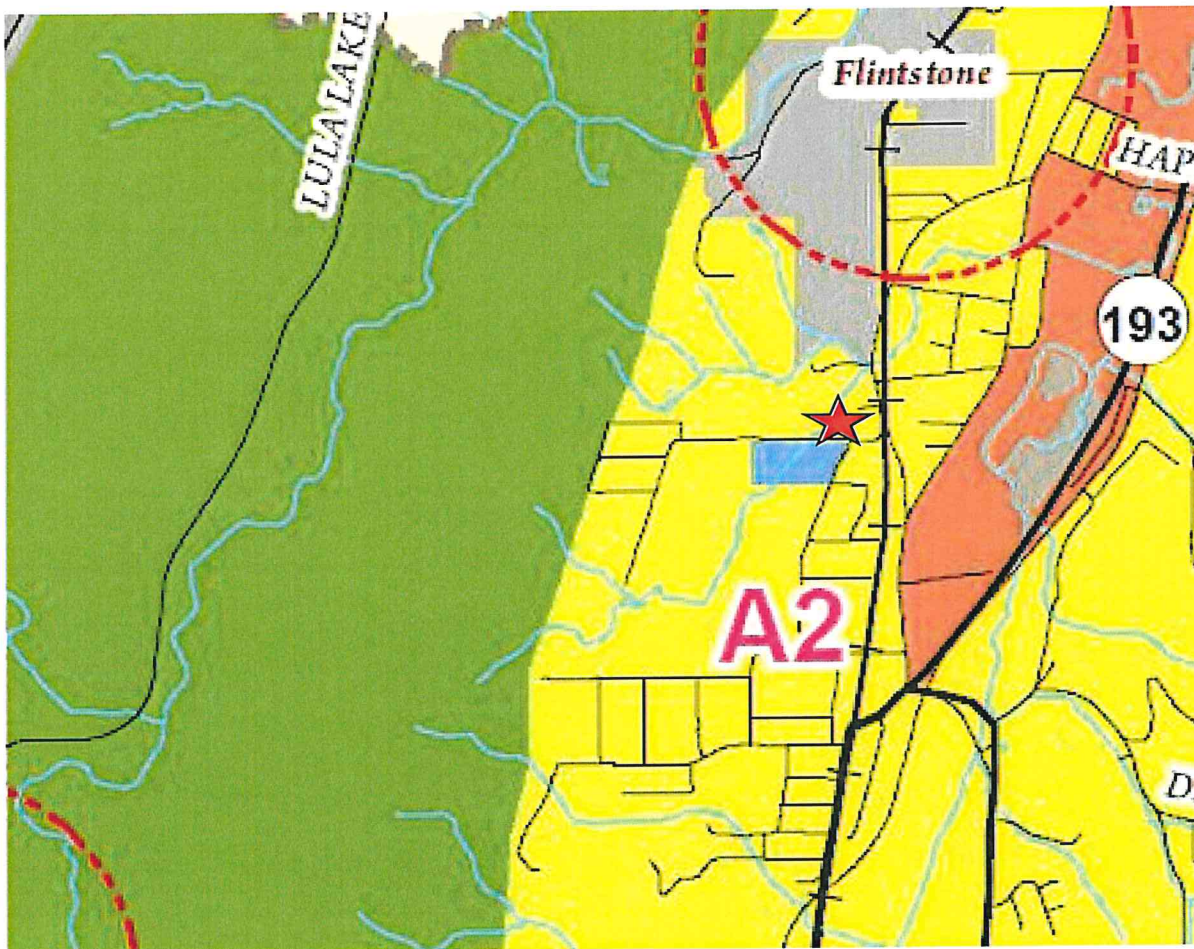
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate page, please furnish the following information:

- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Trevor Taylor 12/12/24
APPLICANT/OWNER DATE

Future Land Use Map:



— Roads —+— Railroads — Lakes & Ponds - - - Crossroad Community
 — Highways — Rivers & Streams - - - City Limits

Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 52. Residential development in the Mountain View area

County Suburban: Walker County

Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.

Suggested Development Strategy:

1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

Land uses:

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural), R-2 & R-1 (Residential)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown
4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** None
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Trevor Taylor since August 2024.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** Yes.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Unknown
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Country Suburban.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** No.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The Comprehensive Plan shows Country Suburban and the property across the street is R-2.



STEVEN & CYNTHIA WOODWARD
DB 2187, PG 234

