

**Walker County
Planning Commission Meeting**

April 17, 2025

6:00 P.M.

Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR MARCH 20, 2025 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. REZONE:

- 1. Walker County Development Authority:** Requests a rezone from A-1 (Agricultural) to I (Industrial) for property located at 157 Glass Road LaFayette, GA. 30728. Tax map & parcel number 0-320-036.
- 2. Walker County Development Authority:** Requests a rezone from A-1 (Agricultural) to I (Industrial) for property located at 0 Glass Road LaFayette, GA. 30728. Tax map & parcel number 0-320-037.
- 3. Robert & Carlene Pruett:** Requests a rezone from C-1 (Commercial) to R-2 (Residential) for property located at 0 Kay Conley Road Rock Spring, GA. 30739. Tax map & parcel number 0-326-3-054.
- 4. Robert & Carlene Pruett:** Requests a rezone from C-1 (Commercial) to R-2 (Residential) for property located at 0 Kay Conley Road Rock Spring, GA. 30739. Tax map & parcel number 0-326-3-055.
- 5. Robert & Carlene Pruett:** Requests a rezone from C-1 (Commercial) to R-2 (Residential) for property located at 0 Kay Conley Road Rock Spring, GA. 30739. Tax map & parcel number 0-326-3-056.

VI. MOTION TO CLOSE PUBLIC HEARING:

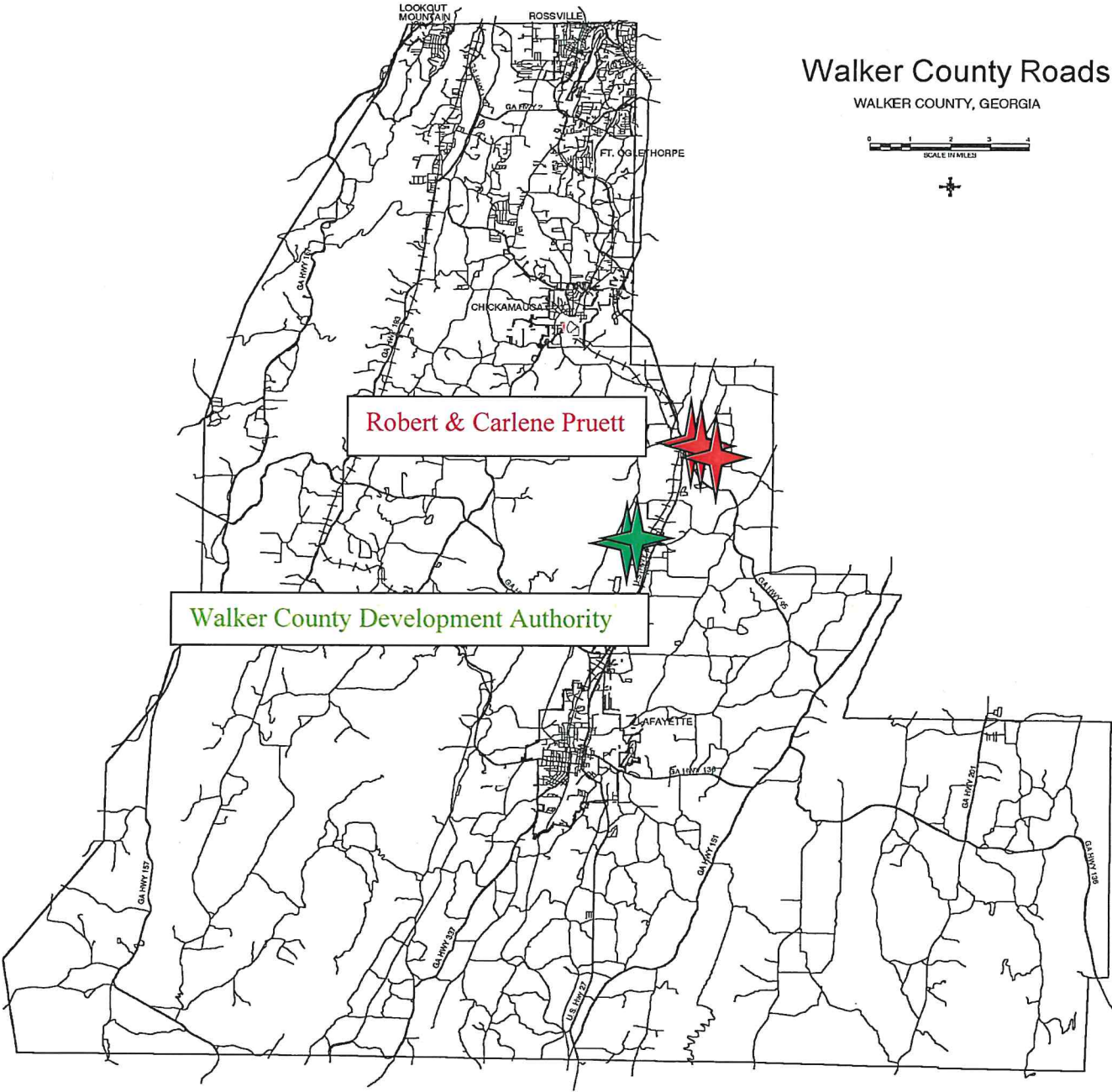
VII. MOTION TO GO INTO NEW BUSINESS:

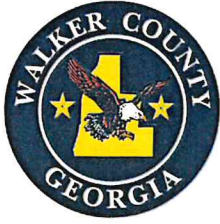
- A. Walker County Development Authority**
- B. Walker County Development Authority**
- C. Robert & Carlene Pruett**
- D. Robert & Carlene Pruett**
- E. Robert & Carlene Pruett**

VIII. ADJOURNMENT:

Walker County Roads
WALKER COUNTY, GEORGIA

0 1 2 3 4
SCALE IN MILES





Walker County Planning Commission
Minutes

March 20, 2025
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

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

Walker County Planning Staff

Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Vice Chairman Pittman called the meeting to order at 6:00 P.M. Vice Chairman Pittman stated that Michael Haney had resigned as Chairman of the Planning Commission and that he would be acting as Chairman until the Chairwoman appoints someone else.

II. ROLL CALL:

III. READING & APPROVAL OF FEBRUARY 20, 2025 MEETING MINUTES:

Vice Chairman Pittman asked if there was a motion to approve the February 20th minutes. John Morehouse made a motion to approve the minutes as is. Stan Porter seconded the motion to approve. Zack Chapman abstained from the vote. The vote to approve was unanimous by the remaining members. Motion to approve carried.

IV. MOTION TO OPEN THE PUBLIC HEARING:

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

V. PUBLIC HEARING:

New Business:

1. Raymond Keith Murdock: Vice Chairman Pittman asked if there was anyone in the audience for or against this request. Being none Vice Chairman Pittman asked if the applicant was present. Mr. Murdock came forward and stated that he was asking for a variance to build his mother-in-law a house on his property. Stan Porter asked if he was going to deed the property out and Mr. Murdock said that he would like to deed off one acre for her but if not he could leave it in his name. Planning Director Jon Pursley stated that there was enough land there to divide off the required five acres and anything less than that would not meet the Comprehensive Plan. John Morehouse stated that it puts the Planning Commission in a spot where something like this is asked for when there is enough land, but the request goes against the comprehensive plan. Jon Pursley explained that he could build the house on the existing land and not divide it off with it in his name.

2. Michael Leston: Vice Chairman Pittman asked if there was anyone in the audience for or against this request. Being none Vice Chairman Pittman asked if the applicant was present. Michael Leston came forward and stated that he was not wanting to build another house that when he bought the property there was the house that he lives in and a mobile home already on the property. He would like to divide off half an acre with the mobile home. Jon Pursley stated that by the comprehensive plan the half an acre would not meet the requirements but if he went to one acre it would. Mr. Leston stated that he would be willing to divide the property with one acre.

3. Safe Future Real Estate: Vice Chairman Pittman asked if there was anyone in the audience for or against this request. Being none Vice Chairman Pittman asked if the applicant was present. No one from Safe Future Real Estate came forward.

VI: MOTION TO CLOSE PUBLIC HEARING:

Vice Chairman Pittman asked if there was a motion to close the public hearing. Todd Holt made a motion to close the public hearing. John Morehouse seconded the motion. The vote was unanimous. The motion to close that public hearing carried.

VII: MOTION TO OPEN NEW BUSINESS:

Vice Chairman Pittman asked if there was a motion to open the new business. Todd Holt made a motion to open new business. Will Ingram seconded the motion. The vote was unanimous. The motion to open new business carried.

VIII: NEW BUSINESS:

1. Raymond Keith Murdock: Vice Chairman Pittman asked if there was a motion. Will Ingram made a motion to deny due to not meeting the comprehensive plan. Zack Chapman seconded the motion to deny. The vote was unanimous. The motion to deny carried.

2. Michael Leston: Vice Chairman Pittman asked Mr. Leston if he was saying that now his request was to divide off one acre with the second home so it would meet the comprehensive plan and not the half an acre as stated and he said yes. Vice Chairman Pittman then asked if there was a motion. Zack Chapman stated he had a question and wanted to know how many different types of areas were listed on the comprehensive plan. Jon Pursley stated that he thought around six and that there was a chart in the packet showing all of them and that some were only used in the cities. Zack Chapman then had a few questions regarding the lot size that was requested and Cindy Askew asked Mr. Leston if there were two homes on the property already and he said yes and there would not be anymore homes built. Zack Chapman made a motion to deny due to it not meeting the five acre requirement for that zoning. John Morehouse seconded the motion to deny. Zack Chapman. Jon Hentz, Rob Walthour, Stan Porter, Todd Holt and John Morehouse voted in favor to deny and Cindy Askew and Will Ingram voted against the motion to deny. The motion to deny carried.

3. Safe Future Real Estate: Vice Chairman Pittman stated that the applicant was now present. Stan Porter asked if the Board could go back and reopen the public hearing so this request could be heard.

IX. MOTION TO REOPEN THE PUBLIC HEARING:

Vice Chairman Pittman asked if there was a motion to reopen the public hearing. Stan Porter made the motion to reopen the public hearing. Cindy Askew seconded the motion. The vote was unanimous. Motion to reopen the public hearing carried.

X. PUBLIC HEARING:

New Business:

1. Safe Future Real Estate: Vice Chairman Pittman asked the applicant to come forward. A representative for Safe Future Real Estate came forward and stated that they were asking to subdivide the property into more lots in order to build more houses. There were no questions or comments.

XII: MOTION TO RECLOSE PUBLIC HEARING:

Vice Chairman Pittman asked if there was a motion to reclose the public hearing. Todd Holt made a motion to reclose the public hearing. Will Ingram seconded the motion. The vote was unanimous. The motion to reclose the public hearing carried.

XII: MOTION TO REOPEN NEW BUSINESS:

Vice Chairman Pittman asked if there was a motion to reopen the new business. Stan Porter made a motion to reopen new business. Todd Holt seconded the motion. The vote was unanimous. The motion to reopen new business carried.

XIII: NEW BUSINESS:

1. Safe Future Real Estate: Vice Chairman Pittman asked if there was a motion. Cindy Askew made a motion to deny due to not fitting in with the rest of the neighborhood and not meeting the lot size requirements. John Morehouse seconded the motion to deny. The motion to deny was unanimous. The motion to deny carried.

XIV: ADJOURNMENT:

Vice Chairman Pittman asked if there was a motion to adjourn. Stan Porter made a motion to adjourn. Will Ingram seconded the motion. The vote was unanimous. Motion to adjourn carried.

Date Submitted: Planning Commission Vice Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Walker County Development Authority

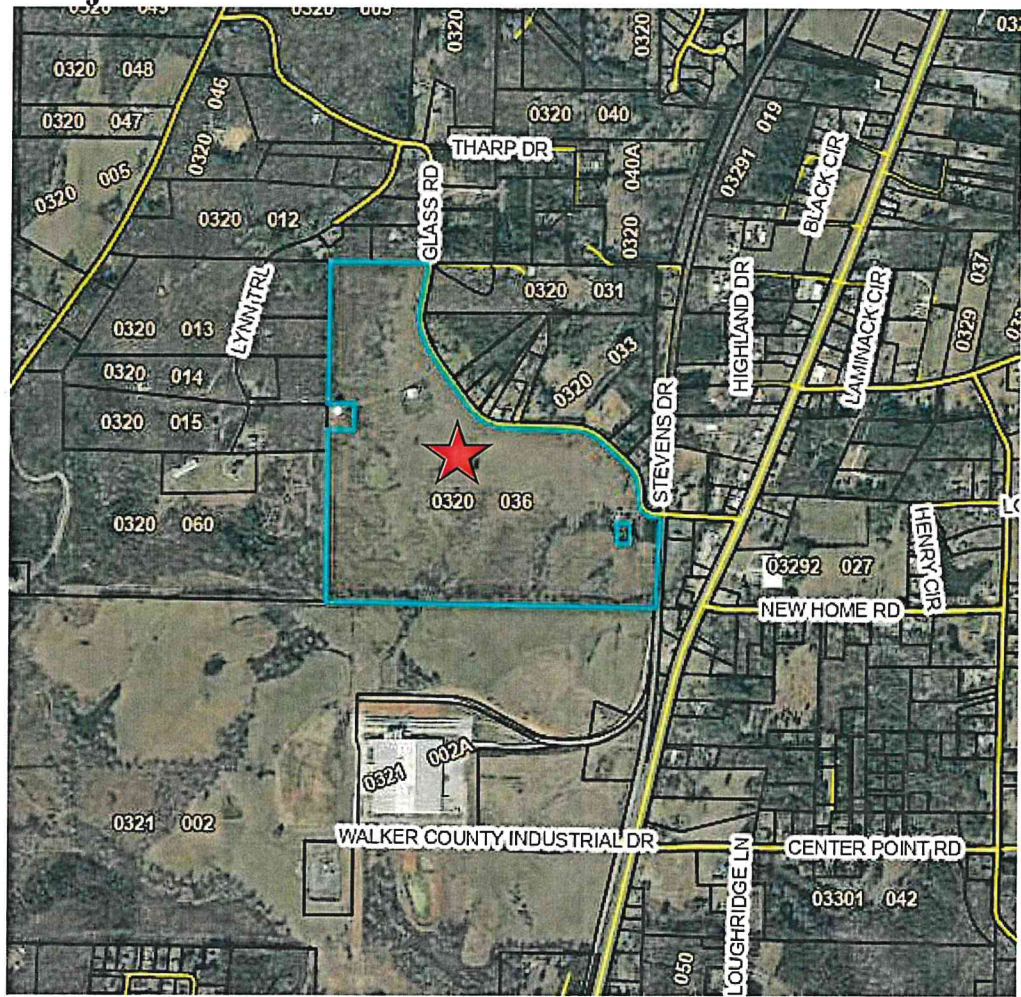
Petitioner: same

Location of Property: 157 Glass Road
LaFayette, GA. 30728

Tax map & parcel number 0-320-036

	PC Meeting Date:	4/17/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT’S INTENT:	Requesting a rezone from A-1 (Agricultural) to I (Industrial) to expand the industrial park	
DETAILS OF REQUEST:	The Comprehensive Plan shows Industrial within the Crossroads area so this would meet the future use.	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A-1	I	
Map & Parcel	Date:	Fee:
D-320-036	3-12-25	

Applicant/Owner & Phone: Walker County Development Authority

Street Name & Number: 101 S. Duke St

Mailing Address: P.O. Box 445

City, State, Zip Code: La Fayette, GA 30728

Request: Rezone property on Glass Rd which was purchased to expand existing industrial park.

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.

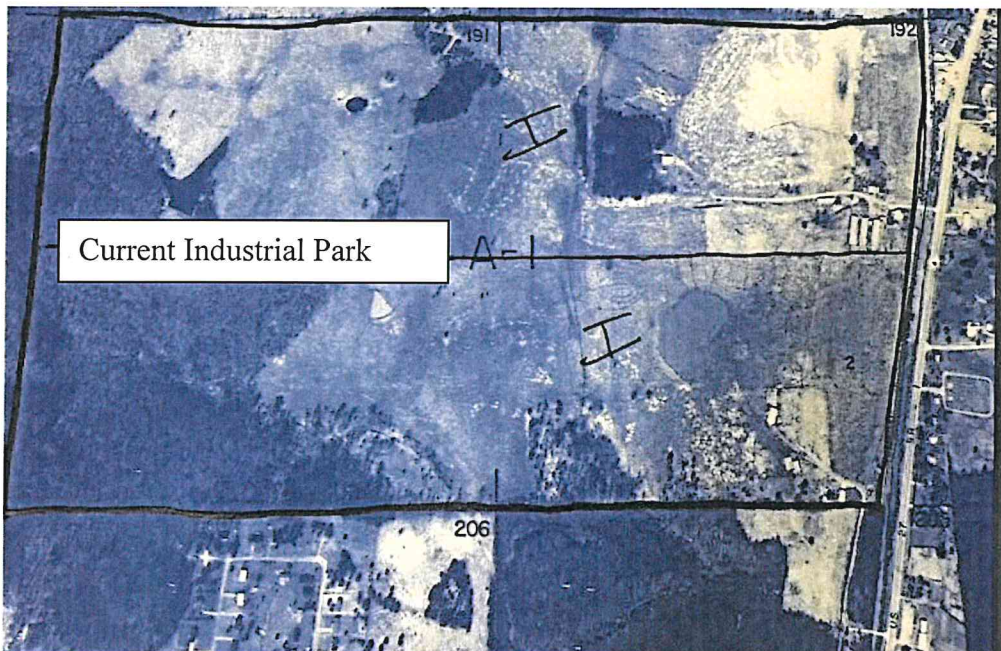
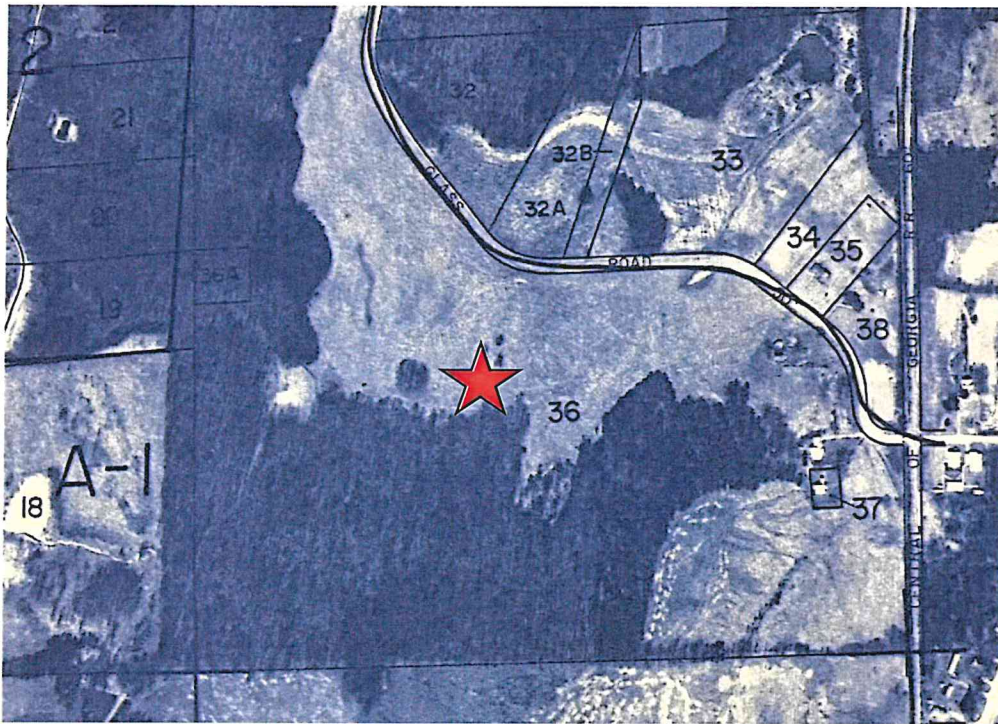
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate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

Stephen W. Wallis, Exec. Dir. 3-12-25
APPLICANT/OWNER DATE

Zoning Map:



Future Land Use Map:

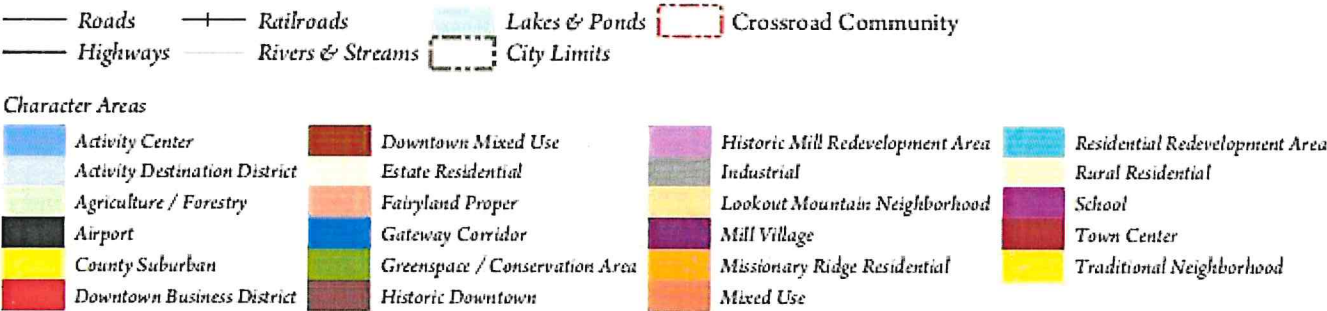
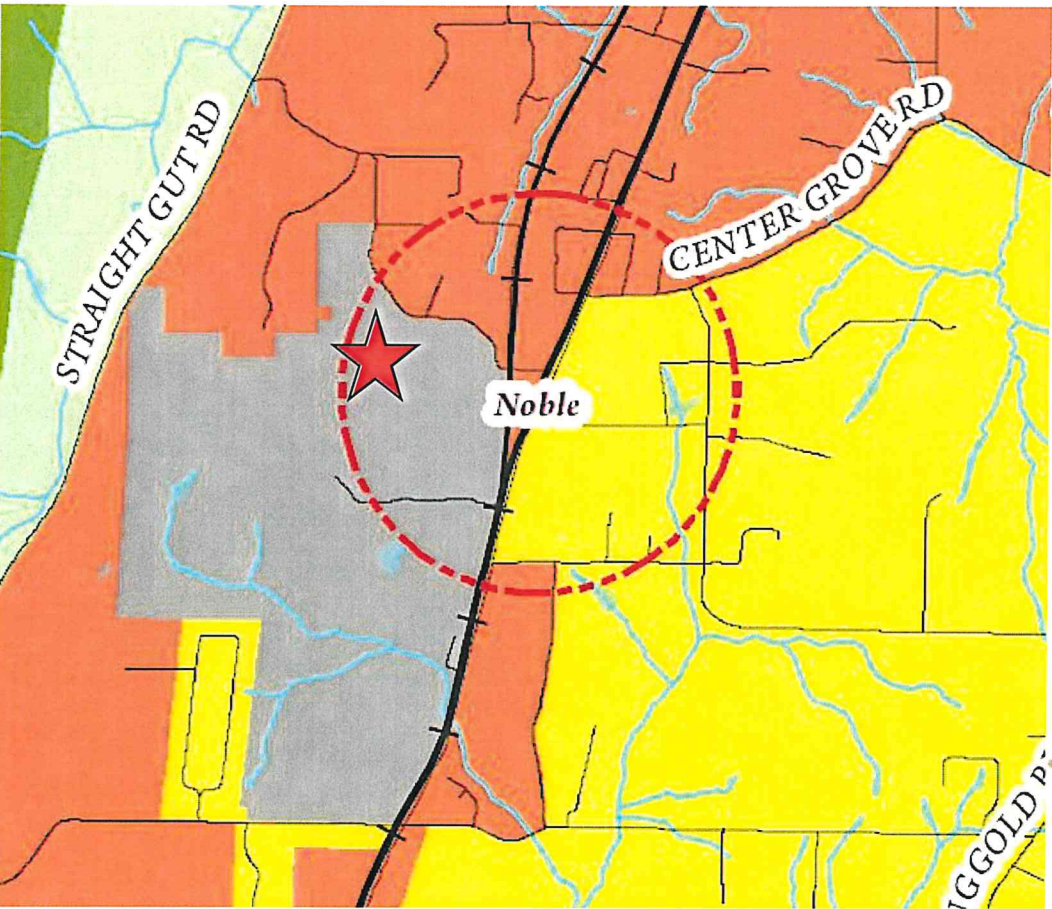




Figure 76. Industries off of Highway 27, Walker County

Industrial: Chickamauga, LaFayette, Rossville, Walker County

Description: Land use that may be a single building or a concentration of buildings for the purpose of manufacturing, assembly, processing, and distribution activities. These locations are where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, higher volume of transfer truck traffic, and other uses that may be considered a nuisance not contained on-site alone.

Suggested Development Strategy:

1. When possible, future development should reflect a campus of unified buildings over a single business.
2. Locate complimentary industries near each other.
3. Include commercial/retail services to serve workers
4. Include on-site stormwater detention or retention
5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development.
6. Infill vacant sites to be easier served by existing power, water, and sewer infrastructure.
7. Provide standards for signage to prevent visual clutter
8. Install high-speed internet
9. Provide alternative access roads
10. Maintain and upgrade roads, install traffic lights, and improve utilities.
11. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

Land uses:

- Manufacturing
- Technology parks/campus and research facilities
- Wholesale trade
- Distribution
- Assembly manufacturing



Figure 50. Villanow Community, Walker County Georgia

Crossroads Community: Chickamauga and Walker County

Description: Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services

Suggested Development Strategy:

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

Land uses:

- Commercial
- Residential
- Public/Institutional

Key Word Objectives: Main thoroughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential), A-1 (Agricultural) & I (Industrial)
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:** None
4. **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:** More industry to the area would mean more jobs.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **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 Walker County Development Authority since October 2022.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows industrial.
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.** It could increase traffic.
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 would expand the current industrial park to the south.

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Walker County Development Authority

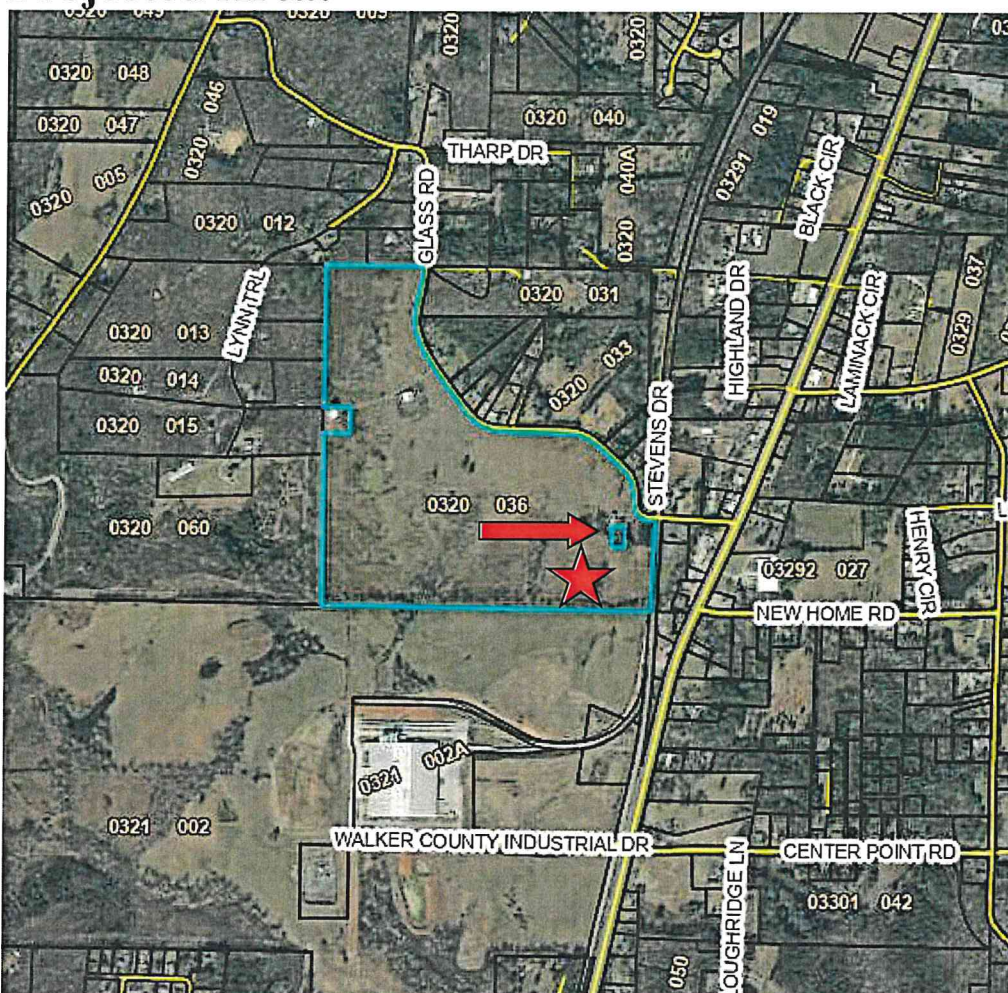
Petitioner: same

Location of Property: 0 Glass Road
LaFayette, GA. 30728

Tax map & parcel number 0-320-037

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Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A-1	I	
Map & Parcel	Date:	Fee:
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PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

- _____ ☐ APPROVED AS SUBMITTED
 _____ ☐ APPROVED WITH CONDITIONS
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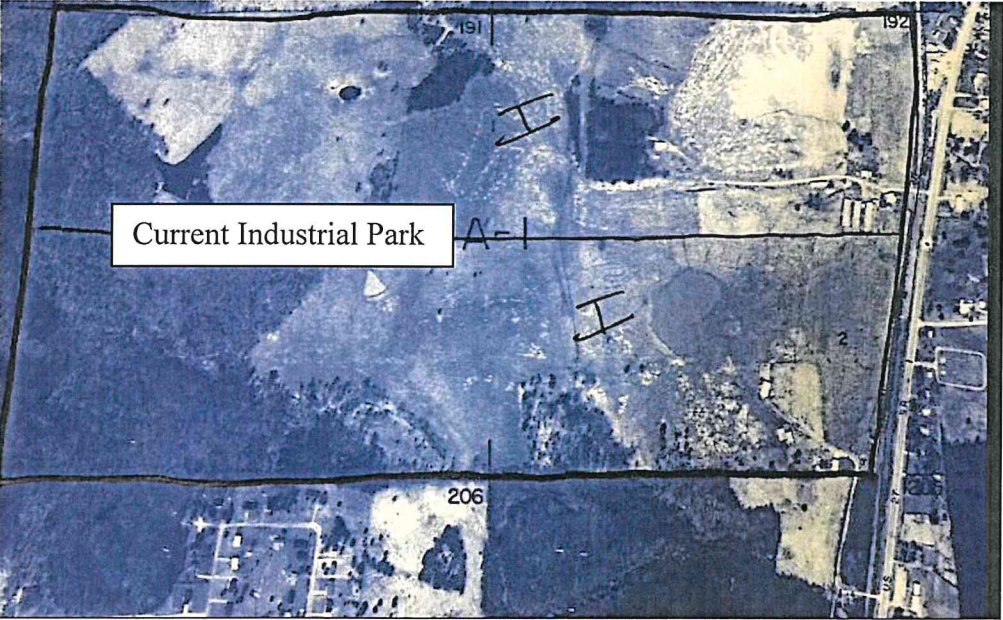
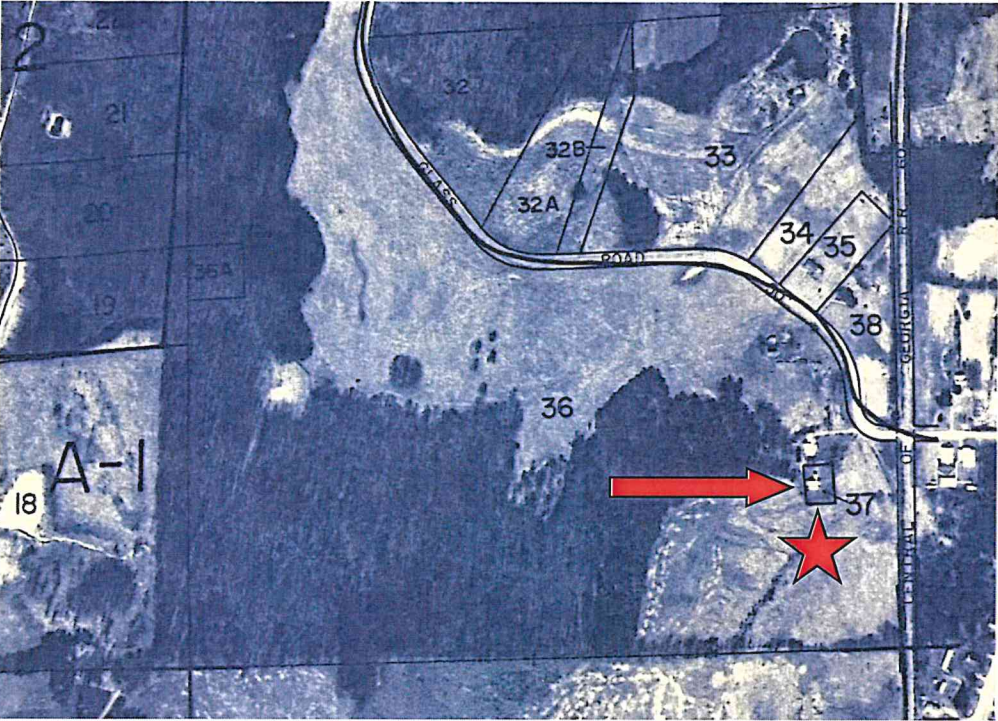
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Signature of Applicant/Owner:

Stephen Walker, Exec. Dir. 3-12-25
 APPLICANT/OWNER DATE

Zoning Map:



Future Land Use Map:

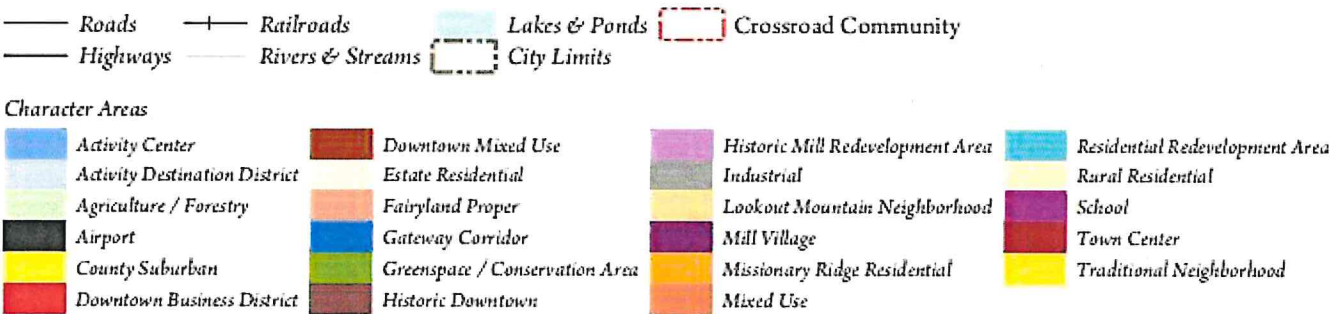
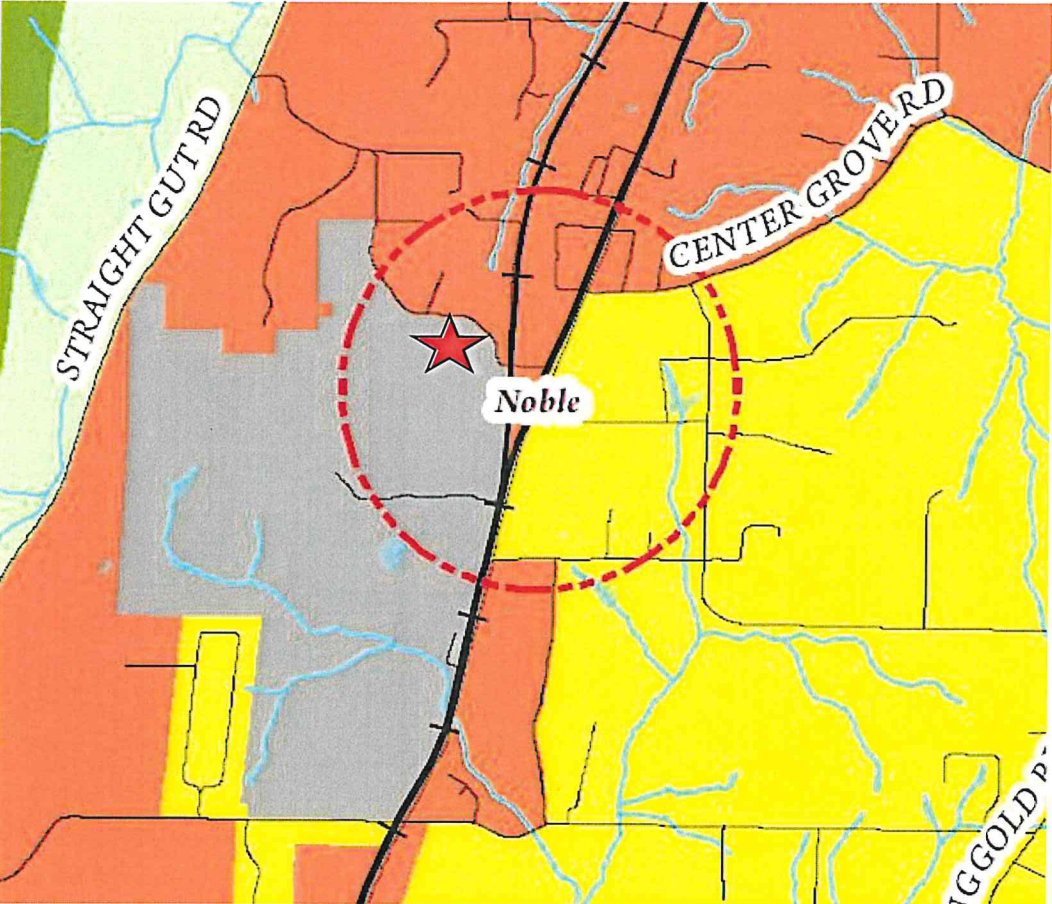




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Suggested Development Strategy:

1. When possible, future development should reflect a campus of unified buildings over a single business.
2. Locate complimentary industries near each other.
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5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development.
6. Infill vacant sites to be easier served by existing power, water, and sewer infrastructure.
7. Provide standards for signage to prevent visual clutter
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Land uses:

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Suggested Development Strategy:

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4. **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:** More industry to the area would mean more jobs.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **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 Walker County Development Authority since October 2022.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows industrial.
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.** It could increase traffic.
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 would expand the current industrial park to the south.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Robert & Carlene Pruett

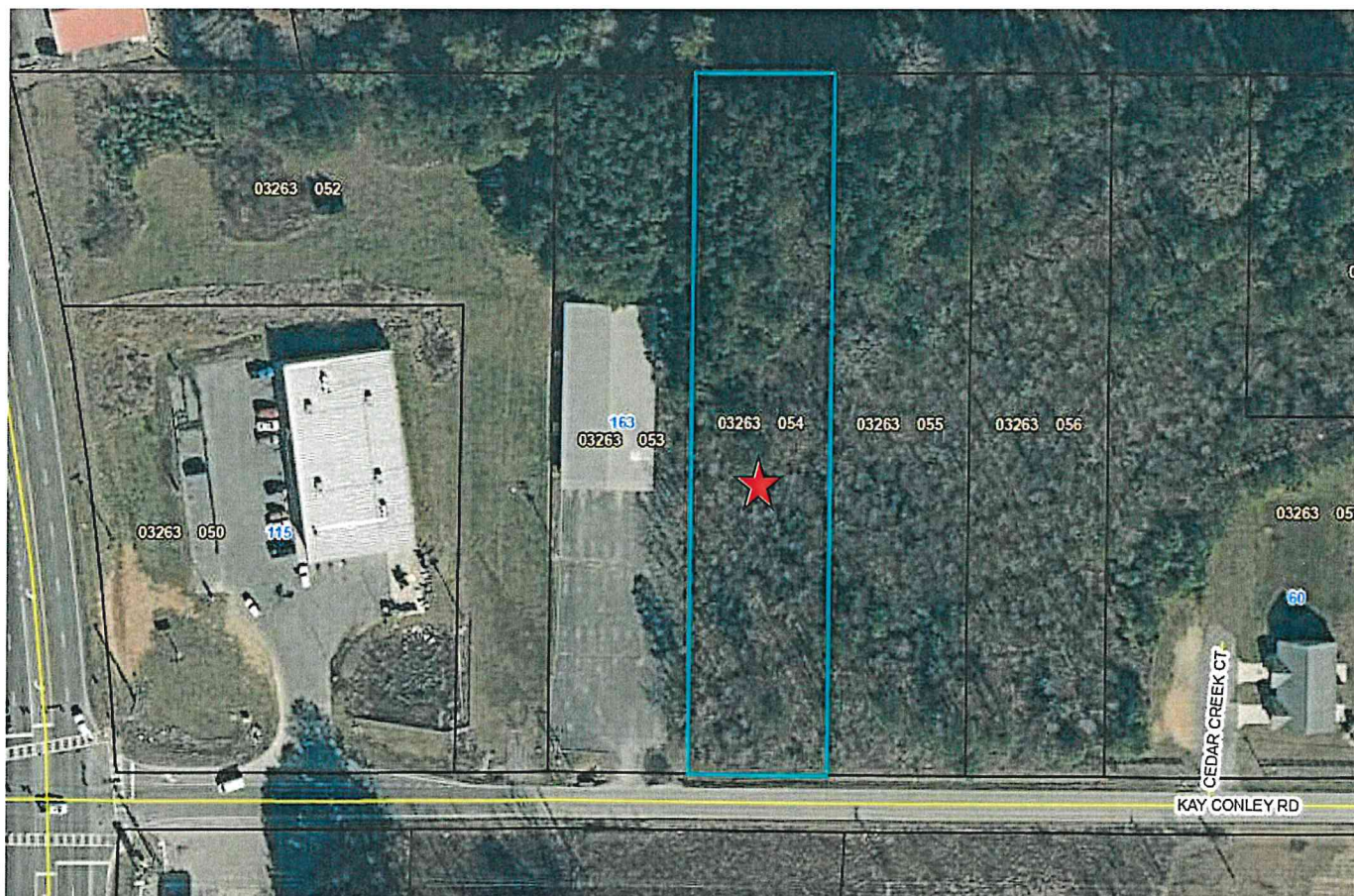
Petitioner: Nathan Neal

**Location of
Property:** 0 Kay Conley Road
Rock Spring, GA. 30739

Tax map & parcel number 0-326-3-054

	PC Meeting Date:	4/17/2025
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	Requesting a rezone from C-1 (Commercial) to R-2 (Residential) to build residential dwellings on.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban in the Crossroads Community. This would meet the future use.	

Projected Area:





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

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
C1	R2	
Map & Parcel	Date:	Fee:
03263 054		75.00

Applicant/Owner & Phone: Robert J & A Carlene Pruitt

Street Name & Number: D Ray Conley Rd Rock Spring

Mailing Address: P.O. Box 473

City, State, Zip Code: Rock Spring GA 30739

Request: To Build Residential

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

- _____☐ APPROVED AS SUBMITTED
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Signature of Applicant/Owner:

Robert Pruitt
APPLICANT/OWNER

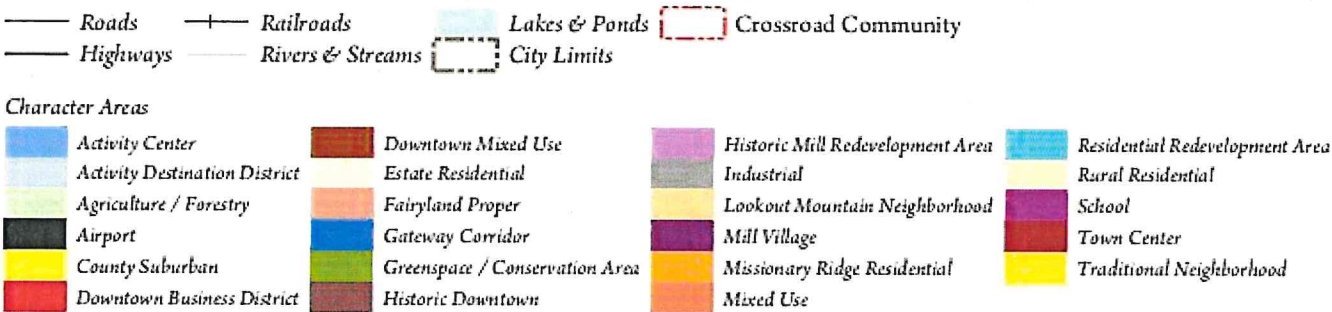
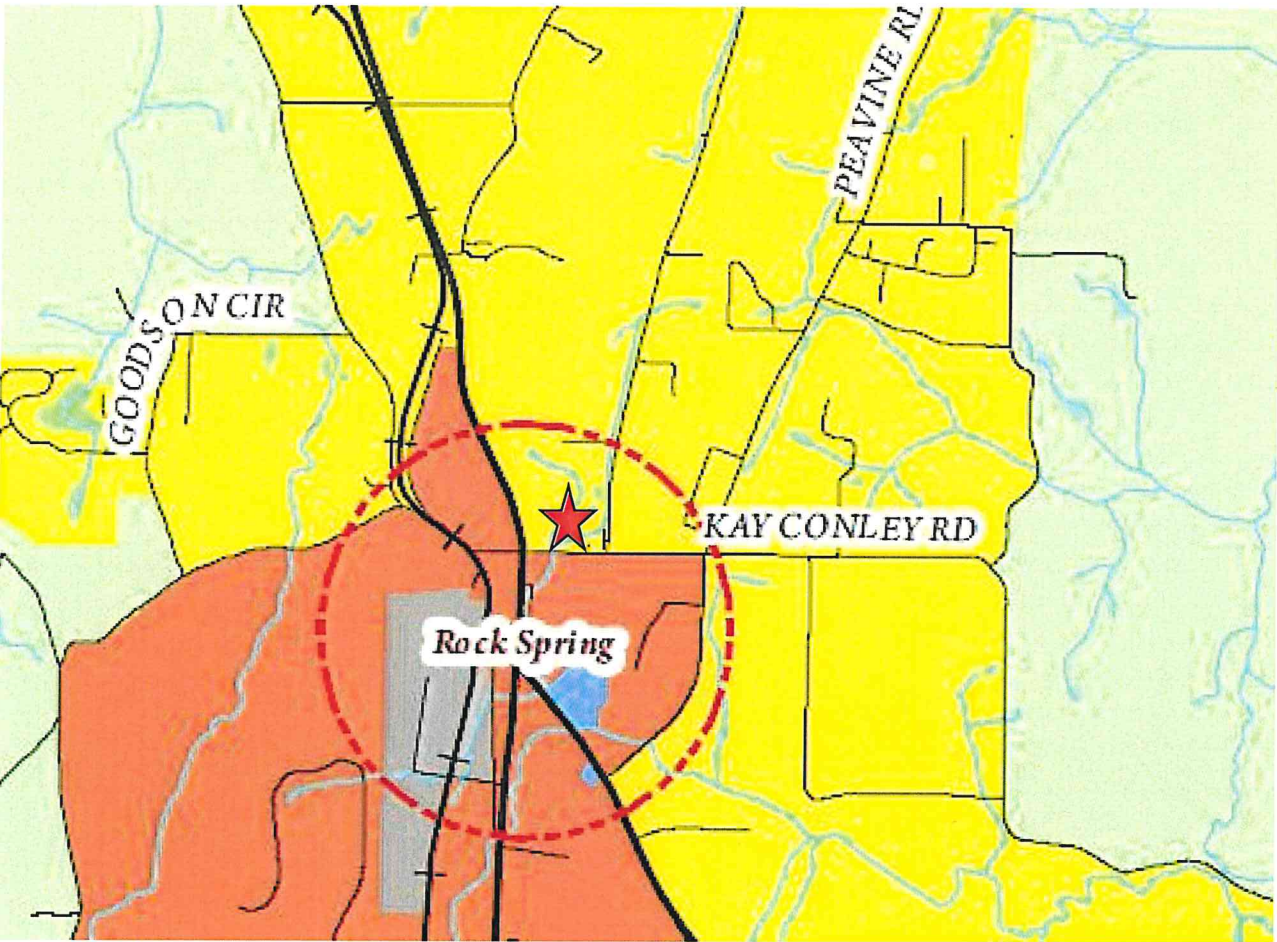
03-11-2025
DATE

Zoning Map:



The property was rezoned in 2002 from R-2 (Residential) to C-1 (Commercial)

Future Land Use Map:



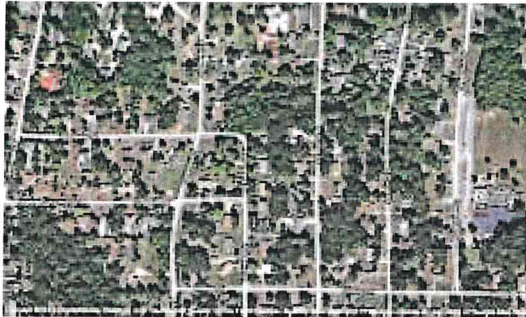


Figure 52. Residential development in the Mountain View area

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



Figure 50. Villanow Community, Walker County Georgia

Crossroads Community: Chickamauga and Walker County

Description: Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services

Suggested Development Strategy:

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

Land uses:

- Commercial
- Residential
- Public/Institutional

Key Word Objectives: Main thoroughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & C-1 (Commercial))
2. **Suitability of the subject property for the zone purpose:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **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:** Would provide more housing.
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 Robert & Carlene Pruett since May 2001.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** It would not.
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/Crossroads Community.
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.** Unknown.
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 property was originally zoned residential but changed in 2002.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Robert & Carlene Pruett

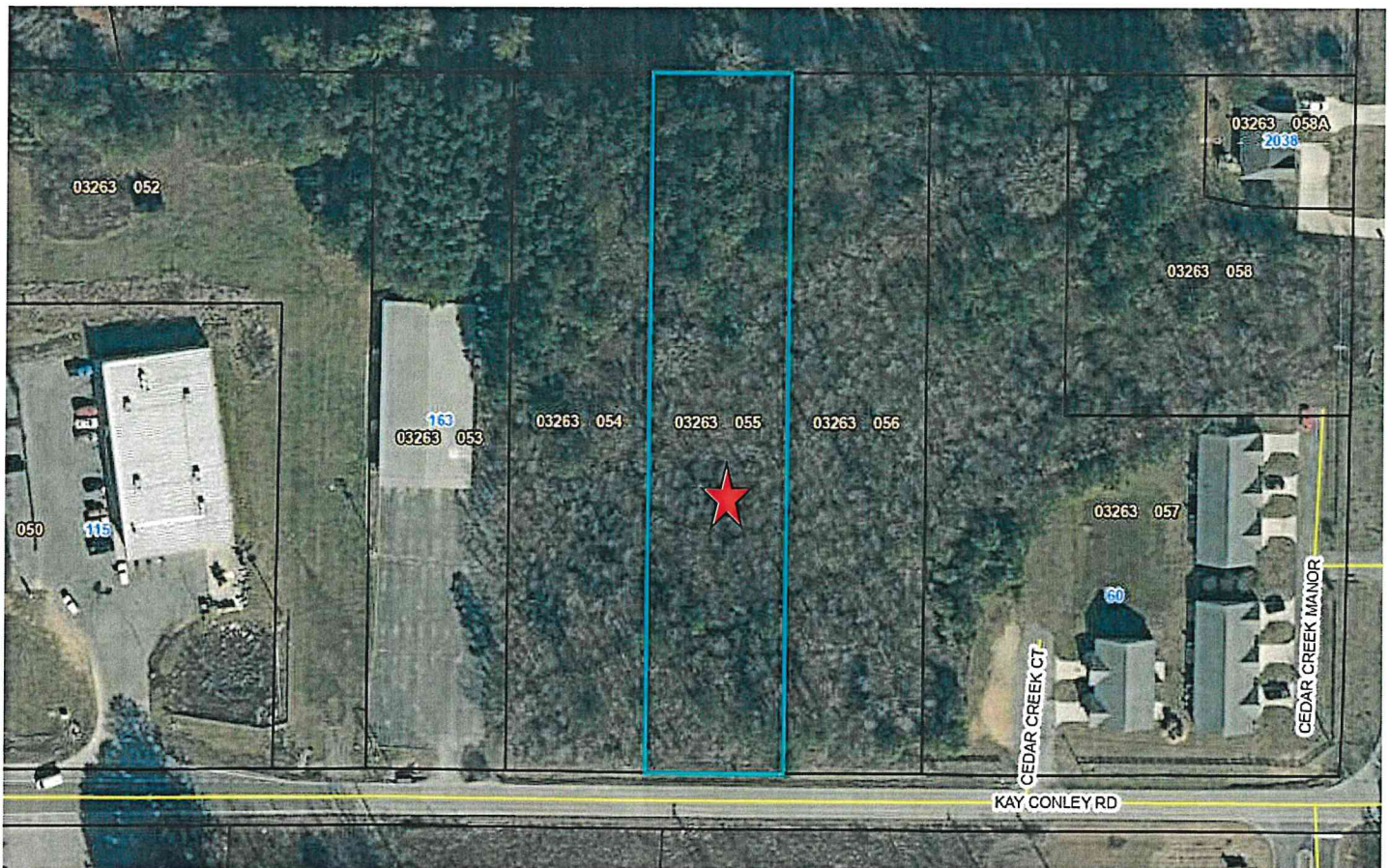
Petitioner: Nathan Neal

**Location of
Property:** 0 Kay Conley Road
Rock Spring, GA. 30739

Tax map & parcel number 0-326-3-055

	PC Meeting Date:	4/17/2025
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	Requesting a rezone from C-1 (Commercial) to R-2 (Residential) to build residential dwellings on.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban in the Crossroads Community. This would meet the future use.	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
C-1	R-2	
Map & Parcel	Date:	Fee:
03263 055		75.00

Applicant/Owner & Phone: Robert J. & A. Carbone Pruitt
Street Name & Number: 0 Kay Conley Rd - Rock Spring
Mailing Address: P.O. Box 473
City, State, Zip Code: Rock Spring GA 30739
Request: To Build Residential

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:

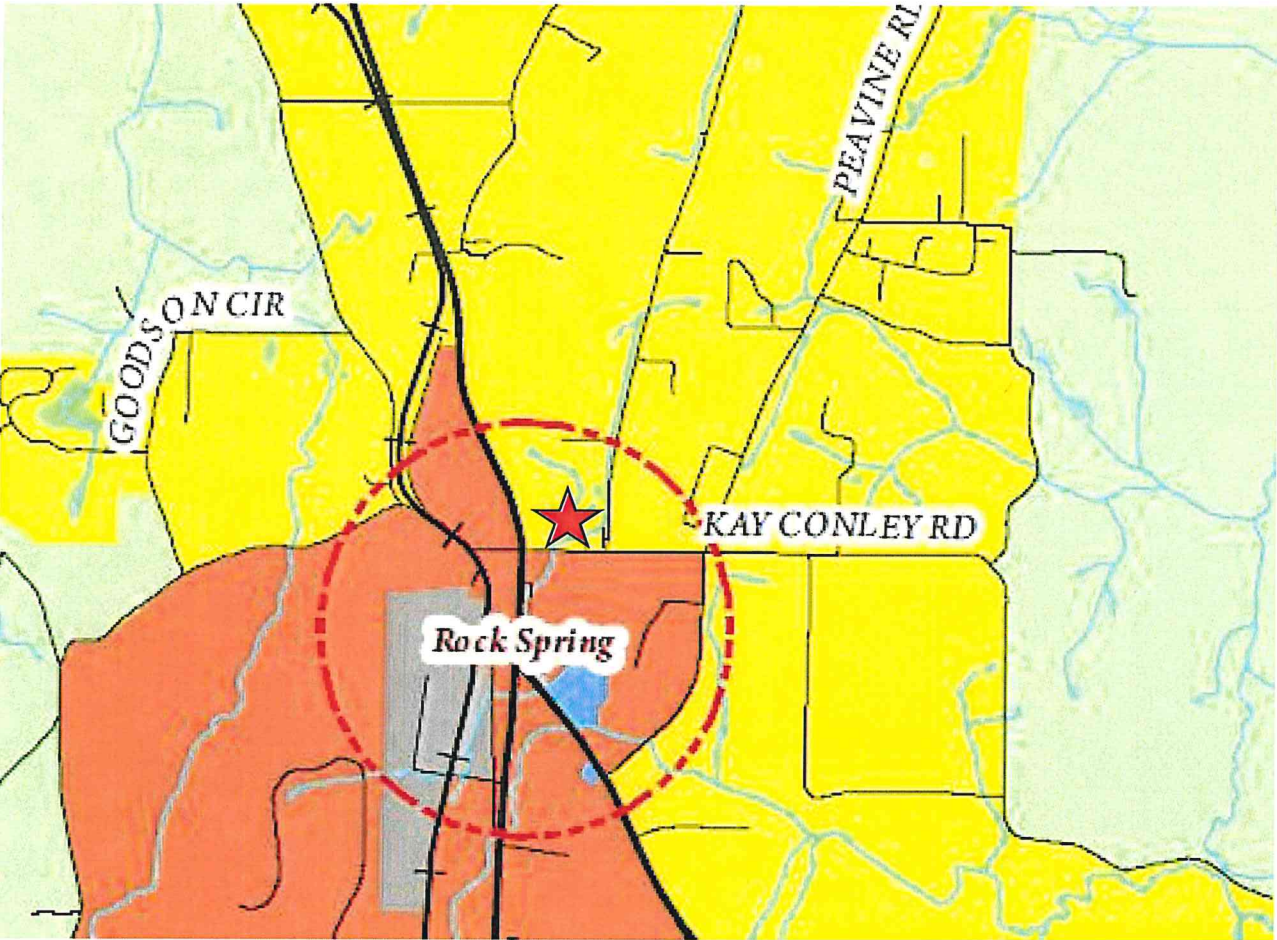
Robert Pruitt 03-11-2025
APPLICANT/OWNER DATE

Zoning Map:



The property was rezoned in 2002 from R-2 (Residential) to C-1 (Commercial)

Future Land Use Map:



- Roads

— Highways

— Railroads

— Rivers & Streams

— Lakes & Ponds

City Limits

Crossroad Community
- Character Areas

Activity Center

Activity Destination District

Agriculture / Forestry

Airport

County Suburban

Downtown Business District

Downtown Mixed Use

Estate Residential

Fairyland Proper

Gateway Corridor

Greenspace / Conservation Area

Historic Downtown

Historic Mill Redevelopment Area

Industrial

Lookout Mountain Neighborhood

Mill Village

Missionary Ridge Residential

Mixed Use

Residential Redevelopment Area

Rural Residential

School

Town Center

Traditional Neighborhood



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



Figure 50. Villanow Community, Walker County Georgia

Crossroads Community: Chickamauga and Walker County

Description: Rural unincorporated historic communities located at the intersection of main thoroughfares. Crossroad Communities contains a mixture of uses, such as single family residential and commercial, but public/institution activities, such as a fire department. These locations are typically automobile focused, lacking infrastructure needed for pedestrian mobility. Commercial retail in these locations often provides household goods and groceries. Other activities often include local retail services

Suggested Development Strategy:

1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support additional commercial activities and residential development at the Crossroads Community, preventing fragmenting the surrounding rural landscape. Infrastructure improvements may include high speed internet, water and sewerage, and sidewalks.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

Land uses:

- Commercial
- Residential
- Public/Institutional

Key Word Objectives: Main thoroughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & C-1 (Commercial))
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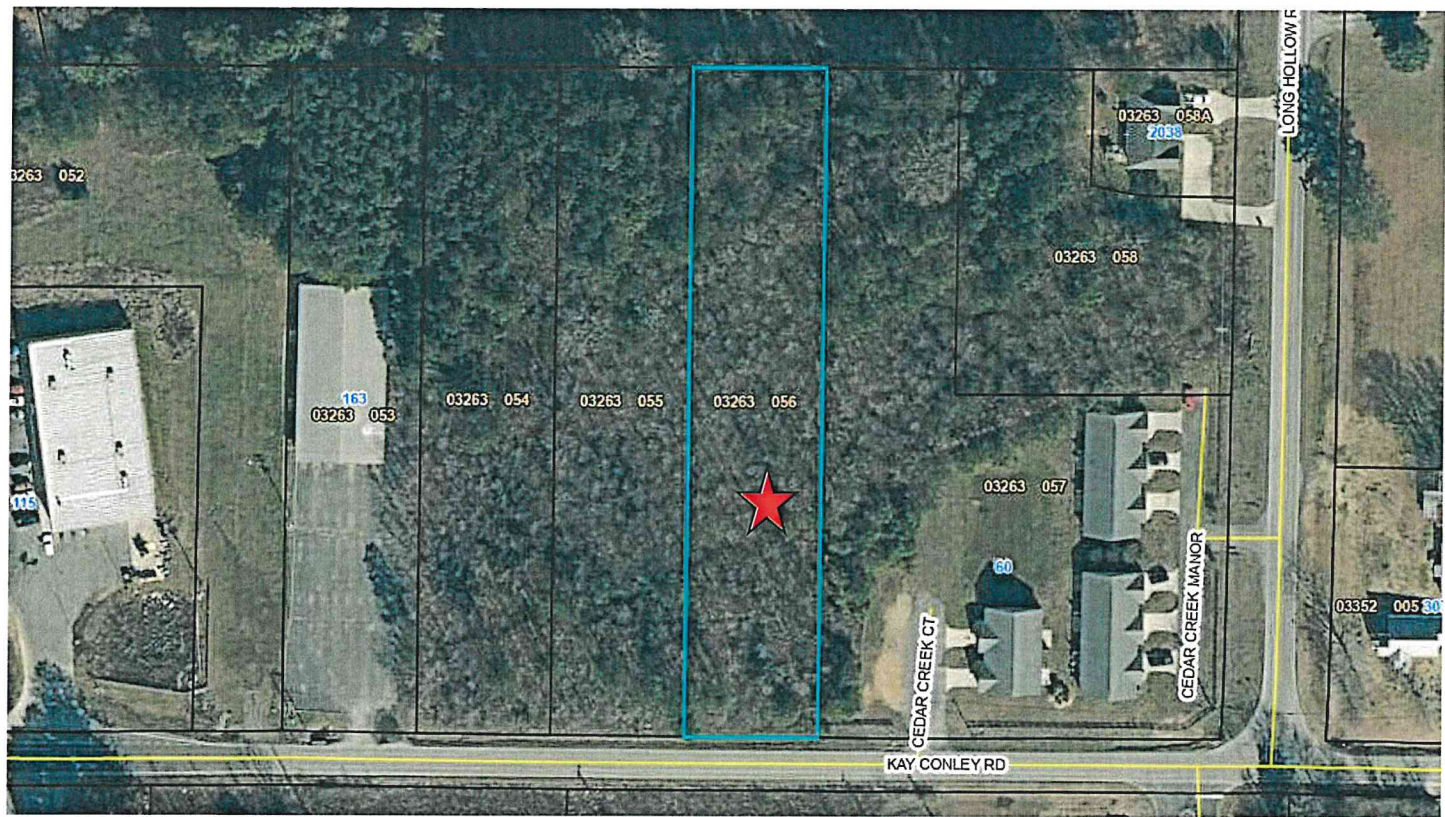
WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Robert & Carlene Pruett
Petitioner: Nathan Neal
Location of Property: 0 Kay Conley Road
Rock Spring, GA. 30739

Tax map & parcel number 0-326-3-056

	PC Meeting Date:	4/17/2025
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	Requesting a rezone from C-1 (Commercial) to R-2 (Residential) to build residential dwellings on.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban in the Crossroads Community. This would meet the future use.	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
C1	R2	
Map & Parcel	Date:	Fee:
03263 080		75.00

Applicant/Owner & Phone: Robert J + A Carter Phone
Street Name & Number: 0 Key Conley Rd Rock Spring
Mailing Address: P.O. Box 473
City, State, Zip Code: Rock Spring GA 30737
Request: To Build Residential

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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Signature of Applicant/Owner:

Robert J. Carter
APPLICANT/OWNER

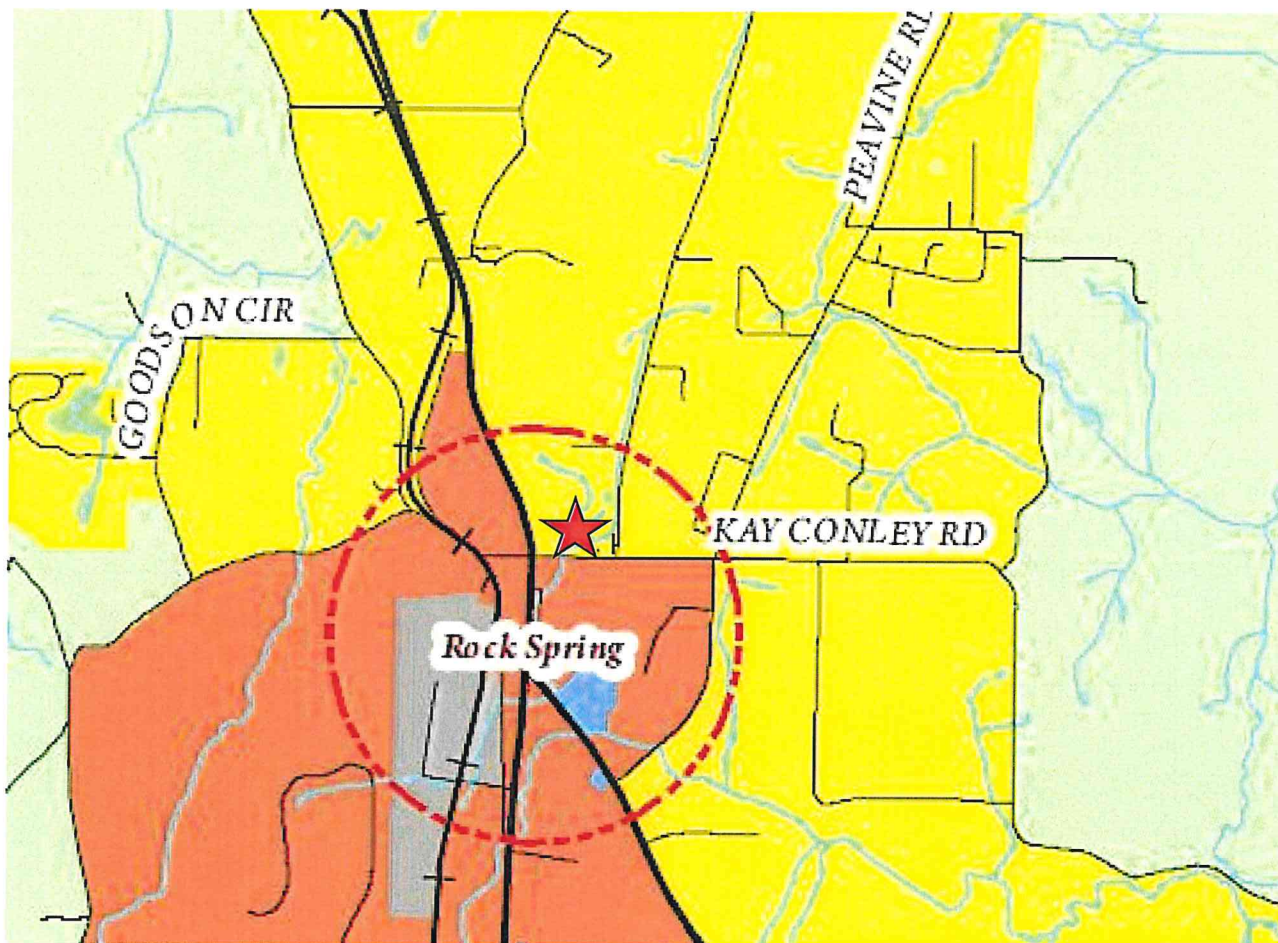
03-11-2025
DATE

Zoning Map:



The property was rezoned in 2002 from R-2 (Residential) to C-1 (Commercial)

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 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.

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