

## Walker County Planning Commission Meeting

March 20, 2025

6:00 P.M.

Walker County Civic Center

## AGENDA

### I. CALL TO ORDER

### II. ROLL CALL

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

### IV. MOTION TO OPEN PUBLIC HEARING:

### V. NEW BUSINESS:

#### A. VARIANCE:

1. **Raymond Keith Murdock:** Requests a variance for less than five acres in an A-1 zone for property located at 643 Kensington Road Chickamauga, GA. 30707. Tax map & parcel number 0-282-009.
2. **Michael Letson:** Requests a variance for less than five acres in an A-1 zone for property located at 1307 Lee Mason Road LaFayette, GA. 30728. Tax map & parcel number 0-514-011.
3. **Safe Future Real Estate Investments, LLC:** Requests three lots size variances for property located at 20,36 & 86 Braxton Lane Rossville, GA. 330741. Tax map & parcel numbers 0-205-097&119A.

### VI. MOTION TO CLOSE PUBLIC HEARING:

### VII. MOTION TO GO INTO NEW BUSINESS:

- A. Raymond Keith Murdock
- B. Michael Letson
- C. Safe Future Real Estate Investments LLC

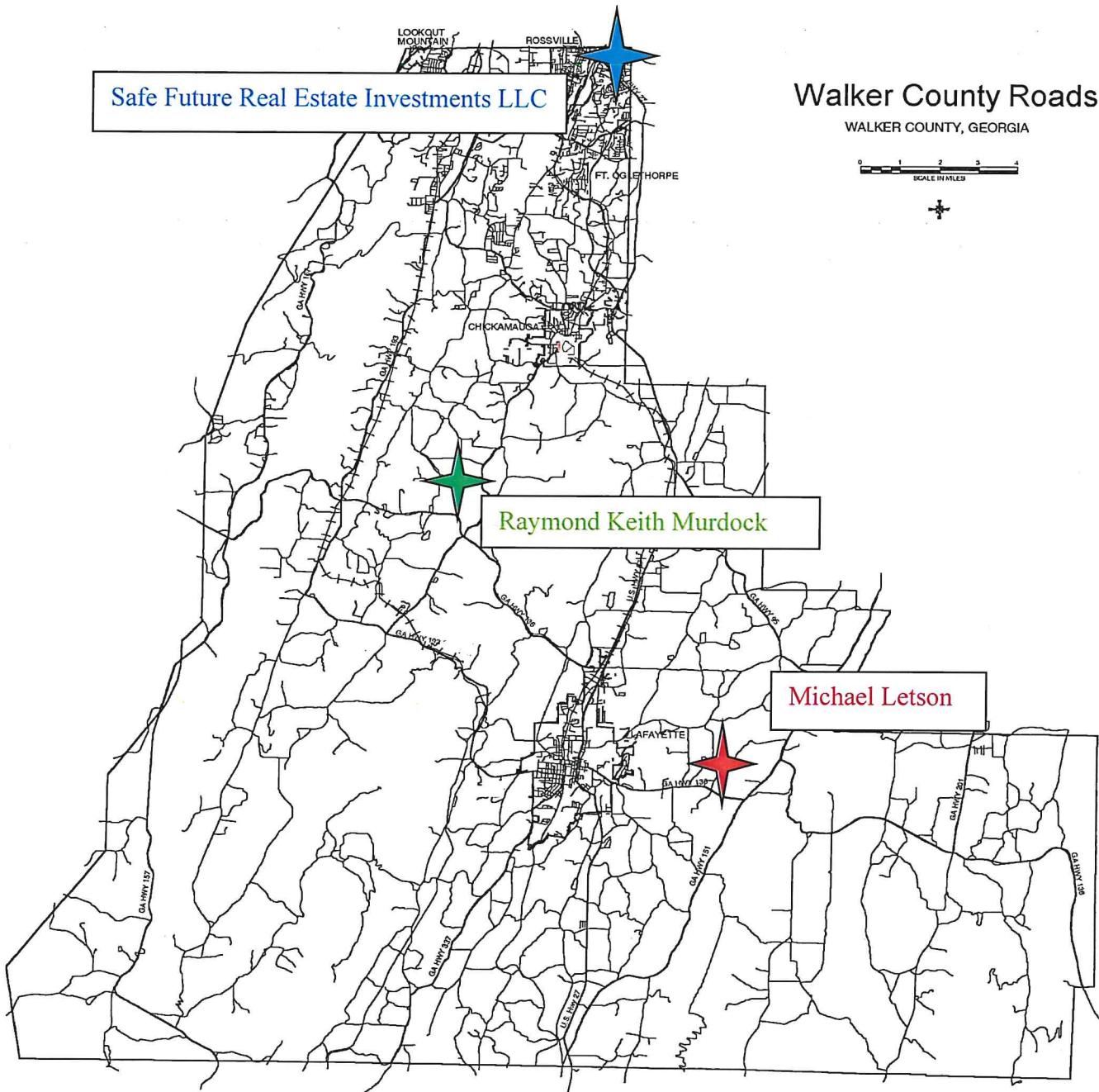
### VIII. ADJOURNMENT:

Safe Future Real Estate Investments LLC

## Walker County Roads

WALKER COUNTY, GEORGIA

0 1 2 3 4  
SCALE IN MILES





Walker County Planning Commission  
Minutes

February 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

**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.

**II. ROLL CALL:**

**III. READING & APPROVAL OF THE JANUARY 16, 2025 MEETING MINUTES:**

Vice Chairman Pittman asked if there was a motion to approve the January 16<sup>th</sup> minutes. John Morehouse made a motion to approve the minutes as is. Will Ingram seconded the motion to approve. The vote to approve was unanimous. Motion to approve carried.

**IV. MOTION TO OPEN THE PUBLIC HEARING:**

Vice Chairman Pittman stated that the only item on the agenda for tonight had been withdrawn so there would be no need to open a public hearing

**V: ADJOURNMENT:**

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

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Date Submitted: Planning Commission Chairman

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Date Submitted: Planning Commission Secretary

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Date Submitted: Planning Commission Director

**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** Raymond Keith Murdock

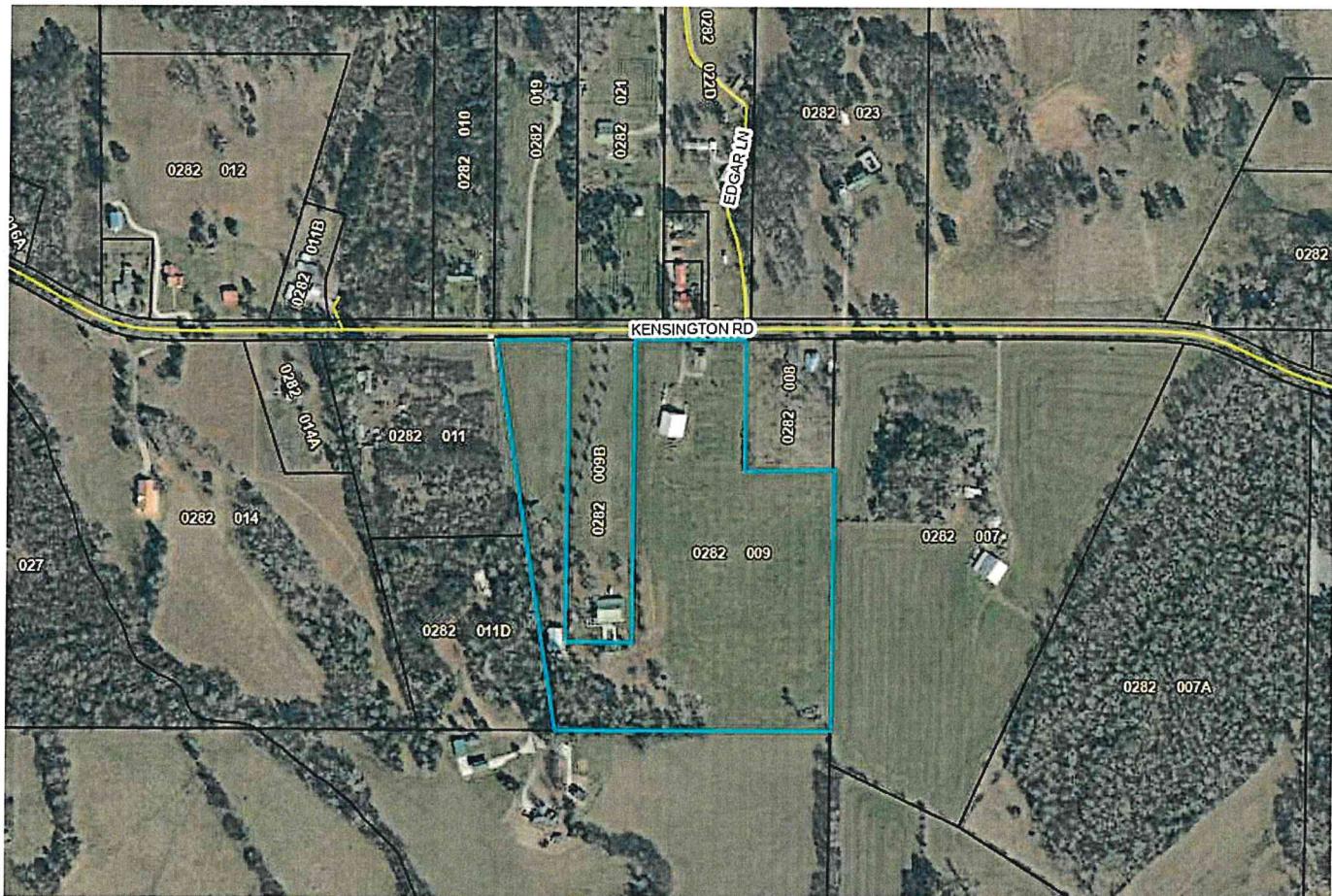
**Petitioner:** same

**Location of  
Property:** 643 Kensington Road  
Chickamauga, GA. 30707

**Tax map & parcel number 0-282-009**

	<b>PC Meeting Date:</b>	3/20/2025
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Wants to divide off one acre for his mother-in-law to build on. The parcel is a total of 18.07 acres.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Agricultural/Forestry, and this request would <b>not</b> meet those guidelines.	

**Projected Area:**





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:
0282 009	01-23-2023	150.00

Applicant/Owner & Phone: Raymond Keith Murdoch  
Street Name & Number: 1043 Kensington Rd 423-413-0509  
Mailing Address: 1091 Kensington Rd - Chickamauga  
City, State, Zip Code: Chickamauga Ga 30707  
Request: I would like to cut out a  
1 acre plot for my mother-in-law  
to build a house on

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 person.

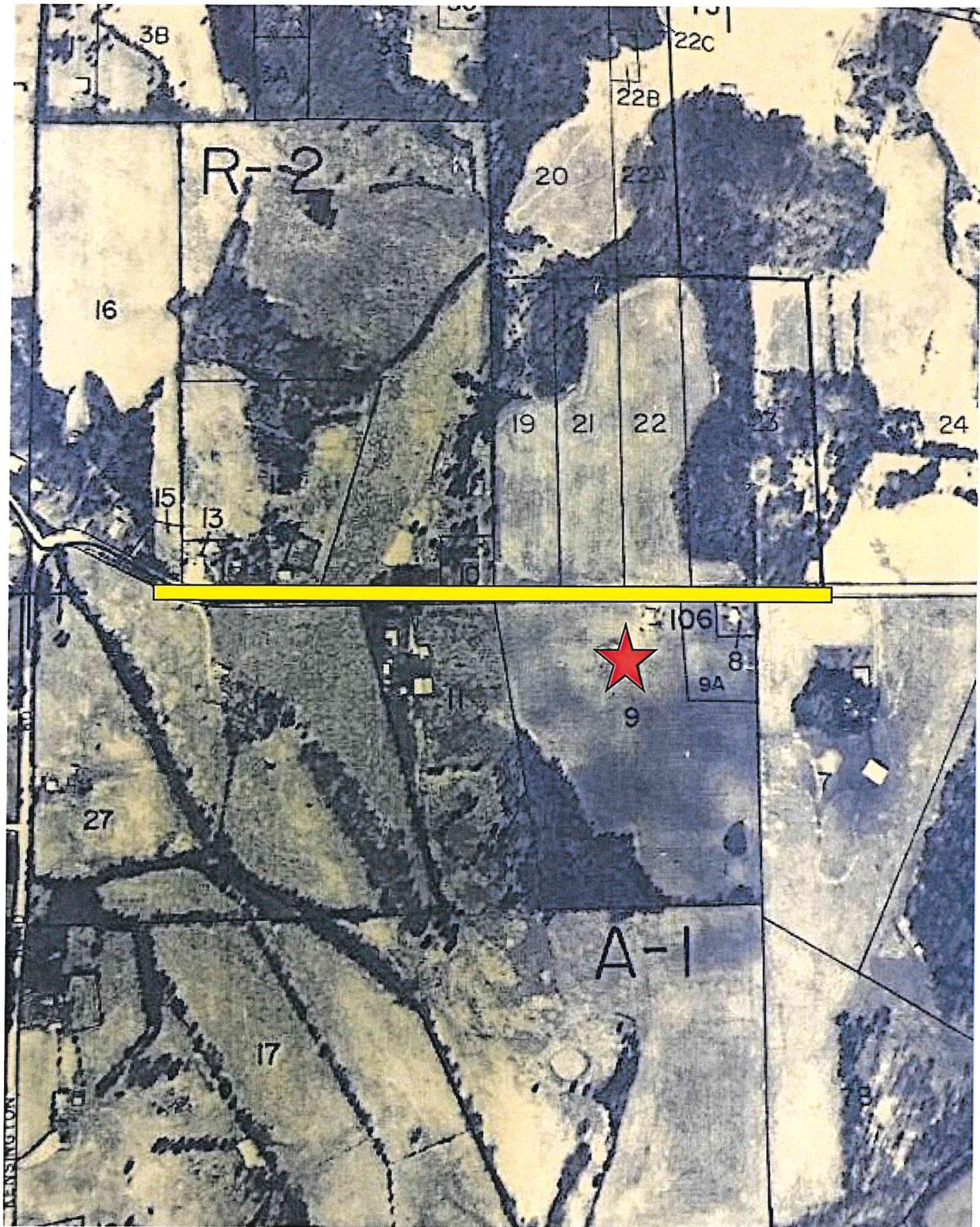
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official, who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate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

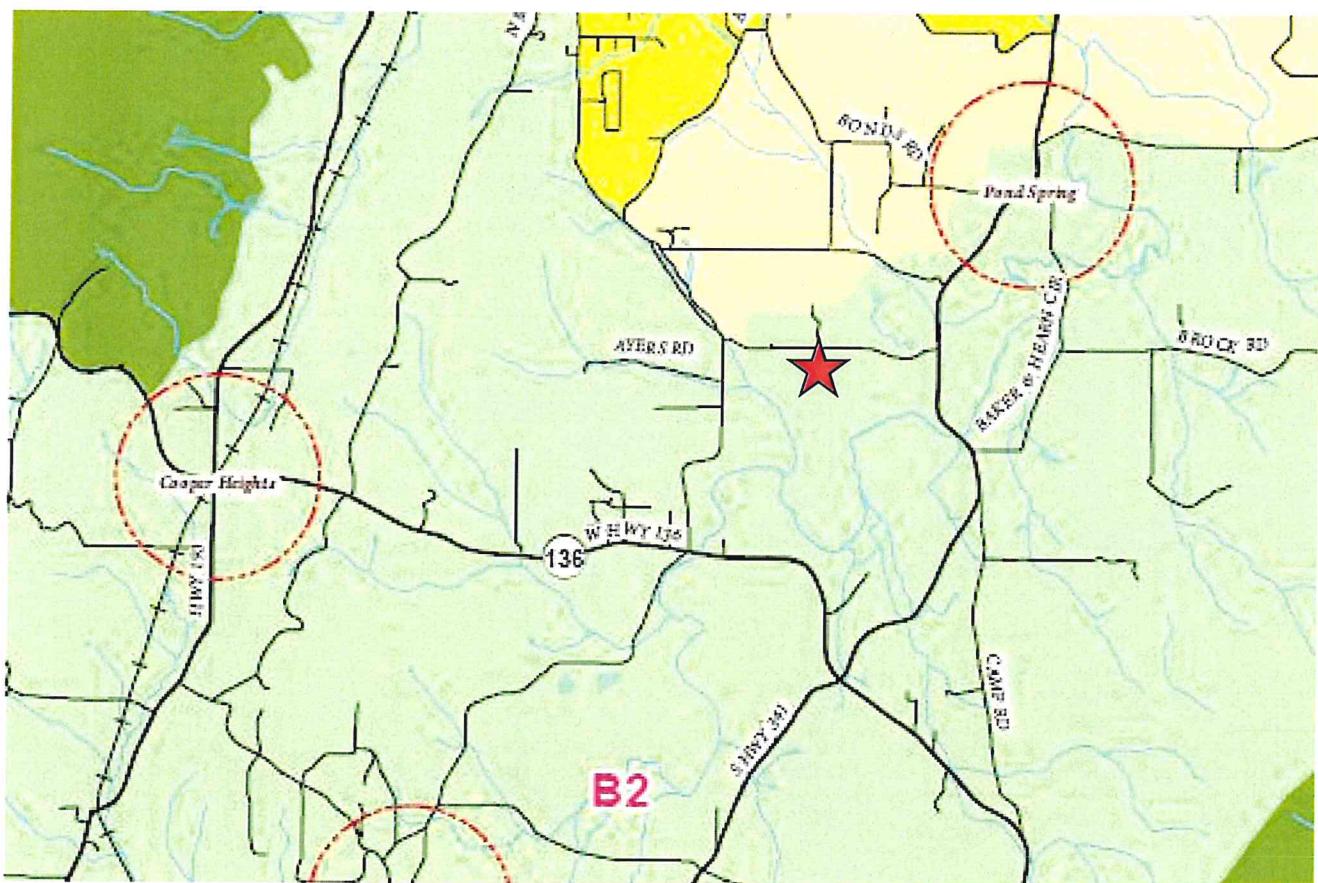
Signature of Applicant/Owner:

Raymond Keith Murdoch 1/23/23  
APPLICANT/OWNER DATE

## Zoning Map:



## 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	



### Agricultural/Forestry: Walker County

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

Figure 48. Hwy 193 near Nickajack Rd.

#### *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:** Michael Letson

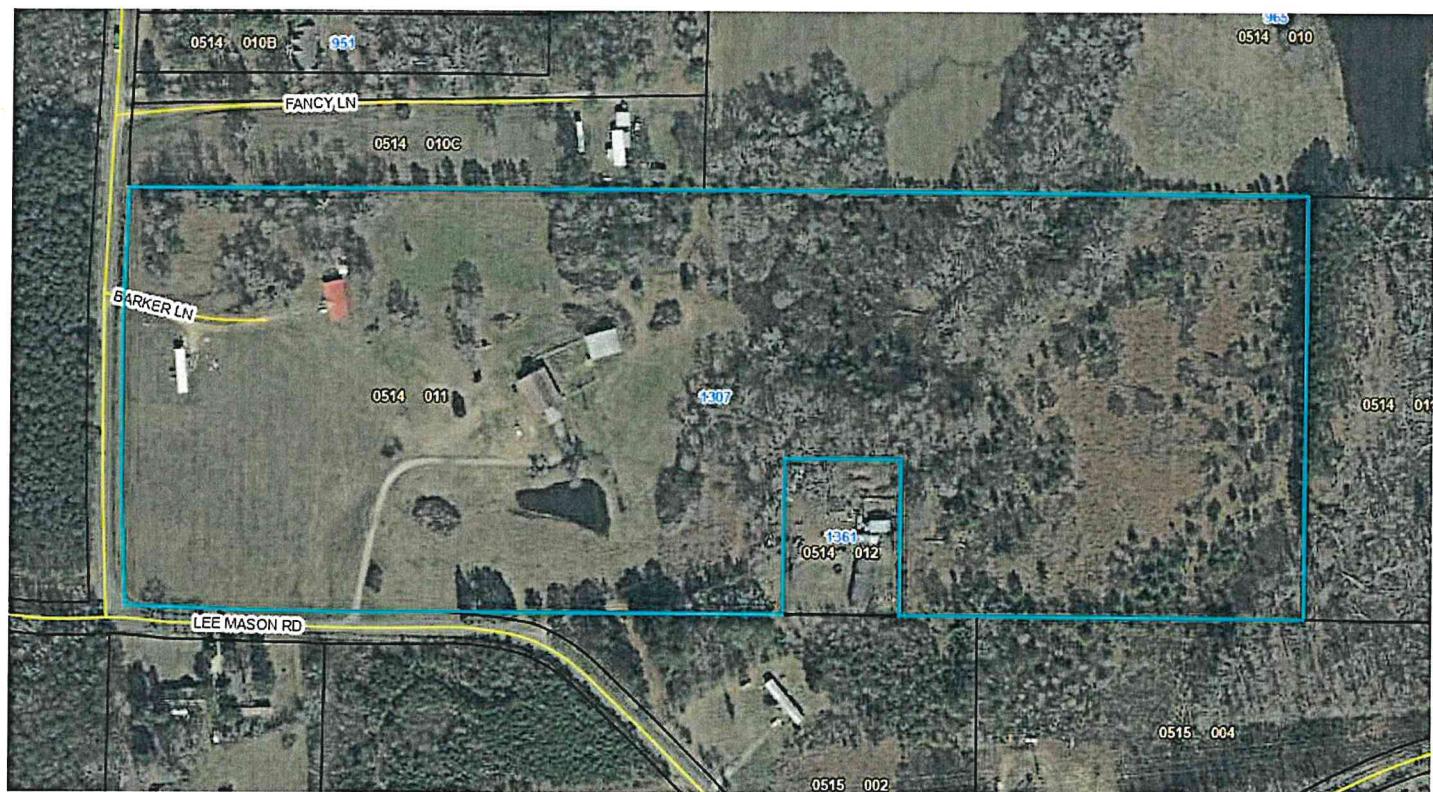
**Petitioner:** same

**Location of  
Property:** 1307 Lee Mason Road  
LaFayette, GA. 30728

**Tax map & parcel number 0-514-011**

	<b>PC Meeting Date:</b>	3/20/2025
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Wants to divide off ½ acre with an additional house that is on the 21.41-acre tract	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Rural Residential, and this request would <b>not</b> meet those guidelines because it suggests lot sizes between 1 to 5 acres.	

**Projected Area:**





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:
0514 011	02-06-2025	150.00

Applicant/Owner & Phone: Michael Letson 423-994-6650

Street Name & Number: 1307 Lee Mason Rd

Mailing Address: \_\_\_\_\_

City, State, Zip Code: East. Lafayette Ga 30728

Request: subdivide 1/2 acre to  
sell additional existing home on  
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 96-67A 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:

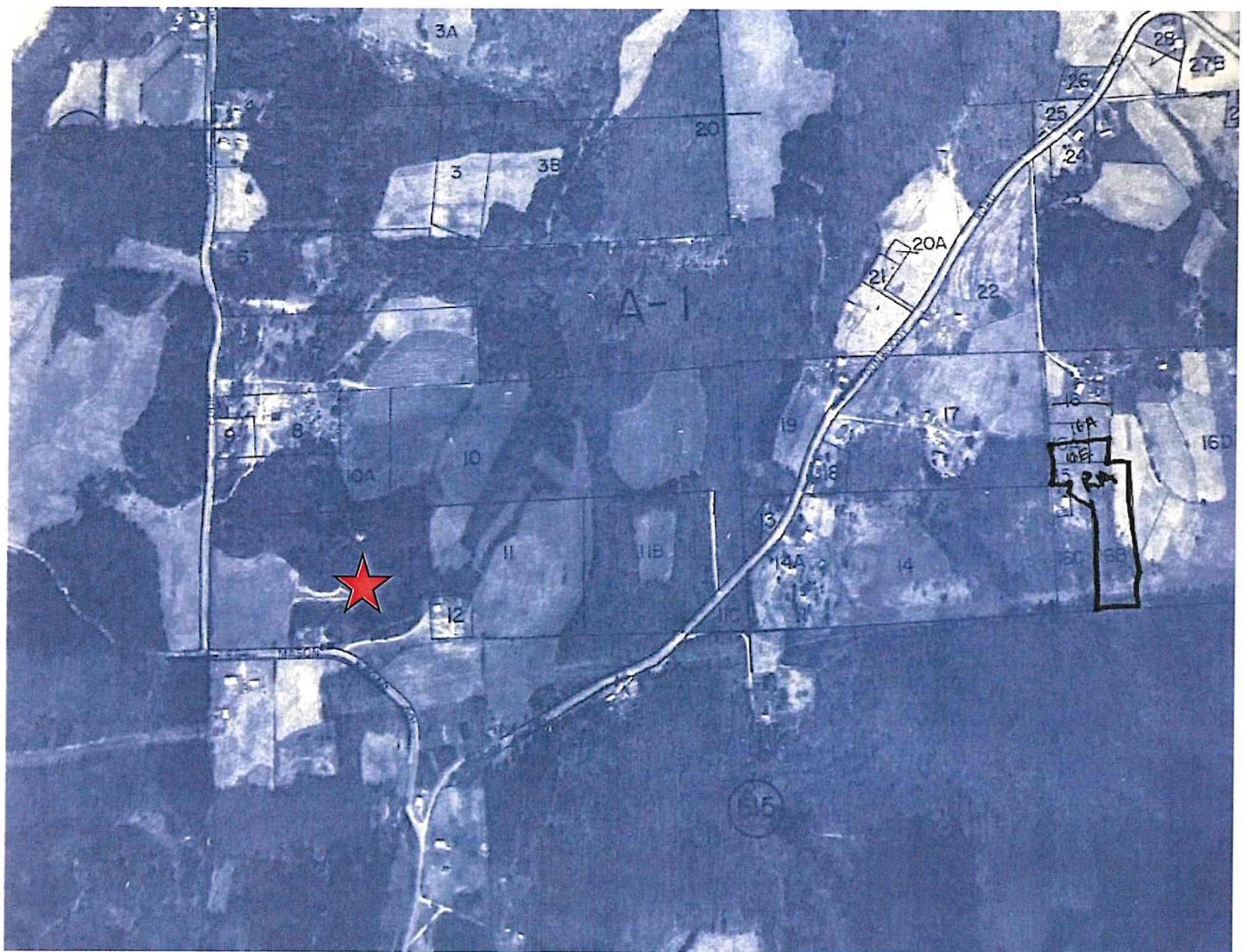
- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of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

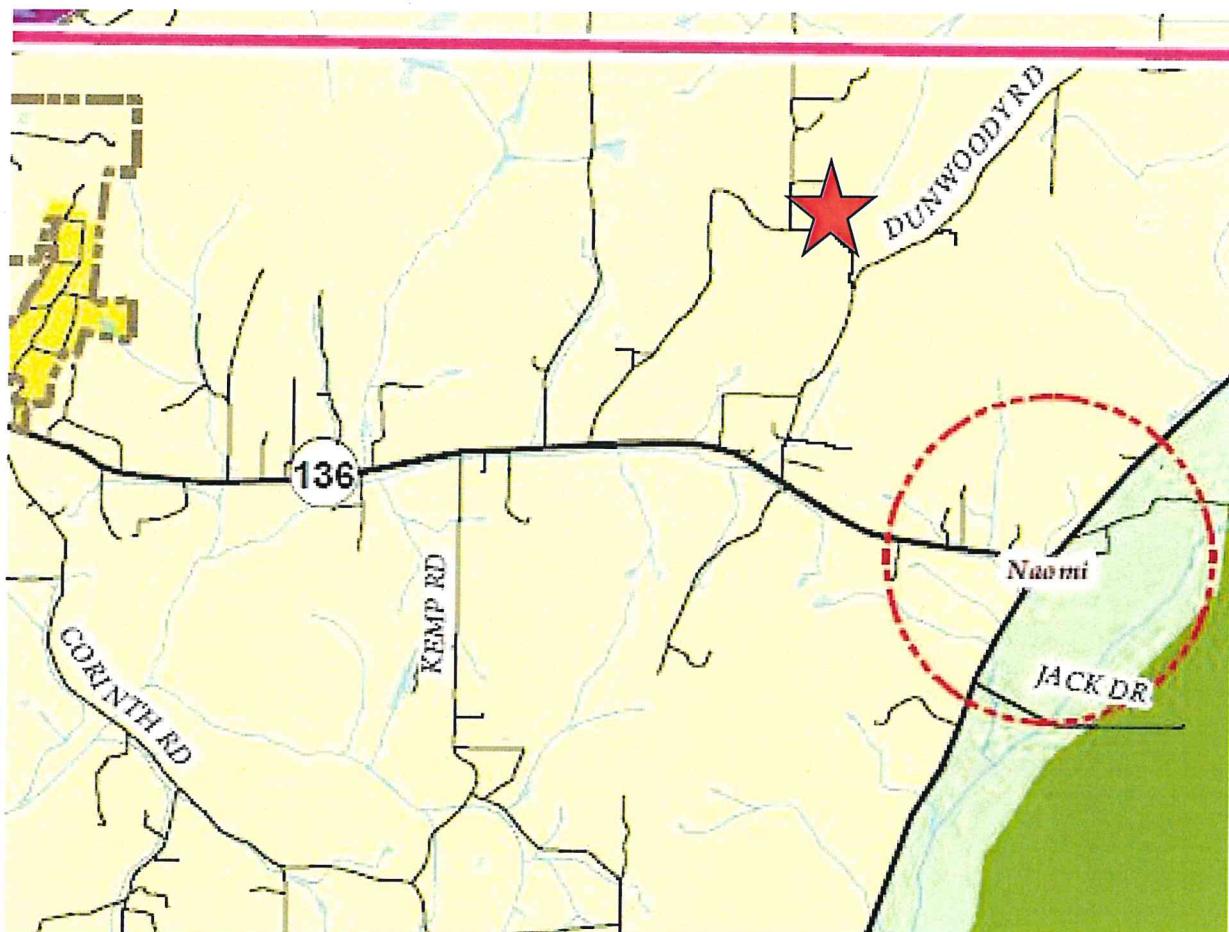
Michael Letson  
APPLICANT/OWNER

2-6-25  
DATE

## Zoning Map:



## 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 manner.
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:** Safe Future Real Estate Investments LLC

**Petitioner:** same

**Location of Property:** 20, 36 & 86 Braxton Lane  
Rossville, GA. 30741

**Tax map & parcel number 0-205-097 & 119A**

	<b>PC Meeting Date:</b>	3/20/2025
	<b>Present Zoning:</b>	R-2 (Residential)
<b>APPLICANT'S INTENT:</b>	Wants to divide property so three lots will be 10,890 square feet in size	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Country Suburban which suggests development of conservation subdivisions, accessory housing units and well-designed multifamily residences to increase neighborhood versus traditional suburban development. This <u>would</u> meet the guidelines but not the county lot size regulations	

**Projected Area:**





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

Rezone       Conditional Use Variance       Variance

Current Zoning:	Requested Change:	
R-2	Redivision and alteration	
Map & Parcel	Date:	Fee:
0-205-097&119A	1-13-25	\$450

Applicant/Owner & Phone: Safe Future Real Estate Investments, LLC

Street Name & Number: 20, 36, & 86 Braxton Ln, & 217 Claire St

Mailing Address: 5449 US 41

City, State, Zip Code: 4157 Rovello Way Buford GA 30519

Request: Resubdivision of Lots 1 & 4, and also the alteration of the property line between Lots 6 & 10. Please see submitted drawings for more details.

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:

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Signature of Applicant/Owner:

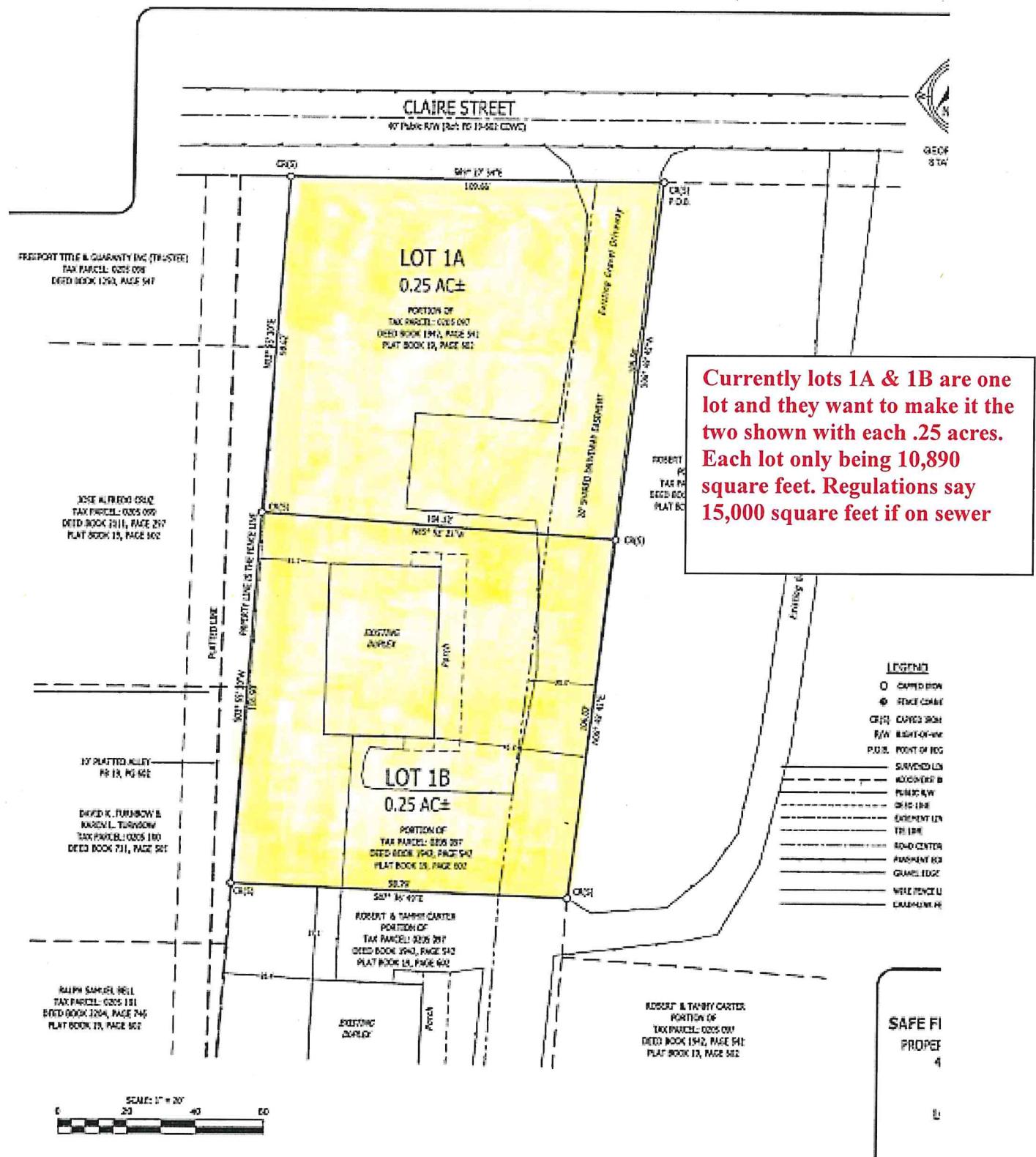
Amie

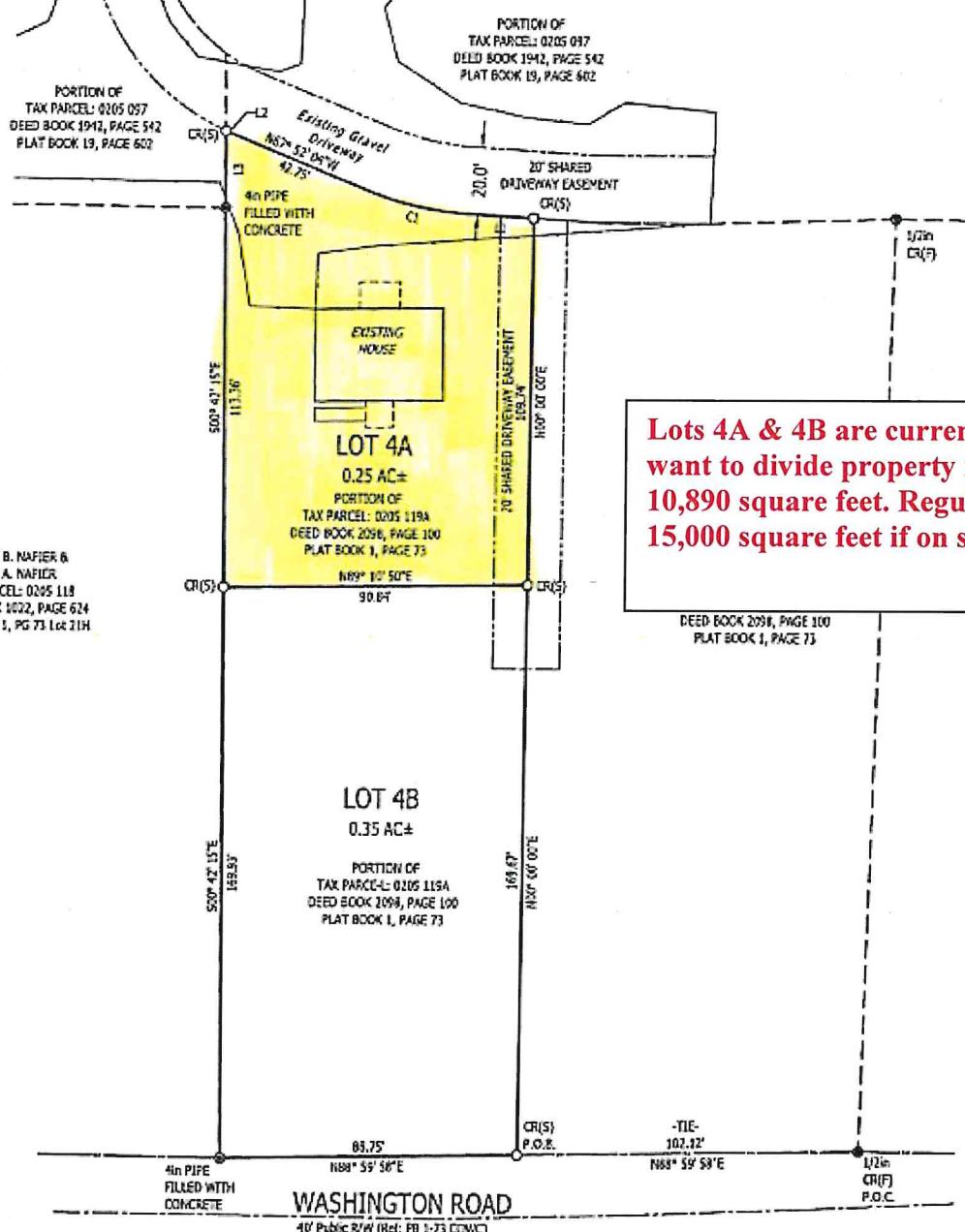
Autograph: Amie 2025-01-13 EST

APPLICANT/OWNER

20/01/25

DATE





END  
 FED IRON ROD SET  
 CE CORNER  
 V ROD FOUND (AS NOTED)  
 CAPPED IRON ROD SET  
 FED IRON ROD FOUND  
 RT OF ROAD  
 RT OF BEGINNING  
 RT OF COMMENCEMENT  
 KEYED LINE  
 OTHERS BOUNDARY  
 JC R/W  
 Y LINE  
 JDOT LINE  
 C CENTERLINE  
 / EDGE

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89° 33' 33" W	19.51'
L2	N85° 03' 41" W	2.04'
L3	S00° 57' 56" E	22.96'

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	100.00'	31.62'	15.46'	018°41'29"	N77° 12' 49" W	32.45'

GE  
 SAFE FUTURI  
 PROPERTY LOCATED

PROPE  
 DE

## Sec. 22-181. Development standards.

Development standards are as follows:

Table of Development Standards Area, Setback and Height Requirements

District	Minimum Lot Size Per Dwelling Unit	Required Road Frontage First Dwelling Unit (ft)	Side Setback (ft)	Rear Setback (ft)	Front Setback from Centerline of County Roads and Private Drives (ft)	Front Setback from State and Federal Highways (ft)	Maximum Building Height
A-1	5 acres	100	15	15	60	35	50
R-A	1 acre	100	15	15	60	35	50
R-1	15,000 sq. ft.	75	15	15	60	35	50
R-2	15,000 sq. ft.	75	15	15	60	35	50
R-3	15,000 sq. ft.	75	15	15	60	35	50
C-1			15	15	60	35	50
CN			15	15	60	35	50
I-1			15	15	60	35	50
PUD	See additional requirements in Section 22-152						
CBOD	See requirements in Chickamauga Battlefield Corridor Overlay District Ordinance						

<sup>1</sup>If property is to be divided with a shared private right-of-way, or easement, the lots must be a minimum of 5 acres each.

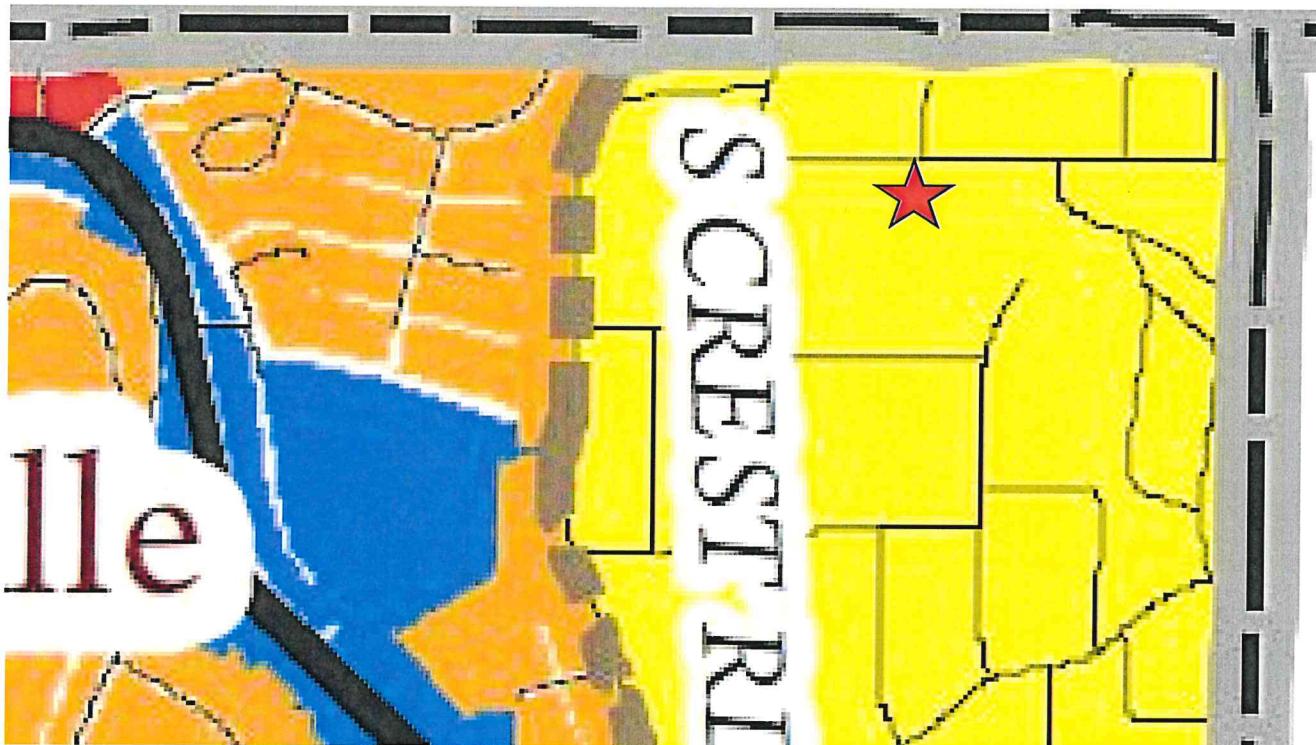
<sup>2</sup>Or if septic systems will be needed, the regulations of the Health Department must be met, whichever is greater. If on well water, minimum lot size is 1 acre.

(Code 2005, § 34-263; Ord. of 7-20-1994, § 4.02; Ord. of 7-15-2004(4); Ord. of 1-29-2009(2), § 34-263; Ord. of 7-31-2014; Ord. No. O-02-21, § 3, 10-28-2021)

## Zoning Map:



## 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*