



**Walker County  
Planning Commission Meeting**

**August 21, 2025  
6:00 P.M.**

**Walker County Civic Center**

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. READING AND APPROVAL OF MINUTES FOR JULY 17, 2025 MEETING**

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

**V. NEW BUSINESS:**

**A. CONDITIONAL USE VARIANCE:**

1. **Donald Crouch:** Requests a variance to build a house smaller than the required five hundred square feet for property located at 733 Huffman Road LaFayette, GA. 30728. Tax map & parcel number 0-357-004A.

**B. REZONE:**

1. **April Lynn Morgan:** Requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at 0 Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number 0-568-002F.
2. **April Lynn Morgan:** Requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located At 0 Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number 0-568-002G.
3. **April Lynn Morgan:** Requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located At 0 Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number 0-568-002B.
4. **April Lynn Morgan:** Requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located At 0 Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number 0-568-002J.
5. **George & Bertha Bruning:** Requests a rezone from C-1 (Commercial)/R-2 (Residential) to all C-1 (Commercial) for property located at 3551 Chattanooga Valley Road Flintstone, GA. 30725. Tax map & parcel number 0-050-083.

**VI. MOTION TO CLOSE PUBLIC HEARING:**

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

- 1. Donald Crouch**
- 2. April Lynn Morgan**
- 3. April Lynn Morgan**
- 4. April Lynn Morgan**
- 5. April Lynn Morgan**
- 6. George Bruning**

**VIII: ADJOURNMENT:**

# Walker County Roads

WALKER COUNTY, GEORGIA

0 1 2 3 4  
SCALE IN MILES



George Bruning

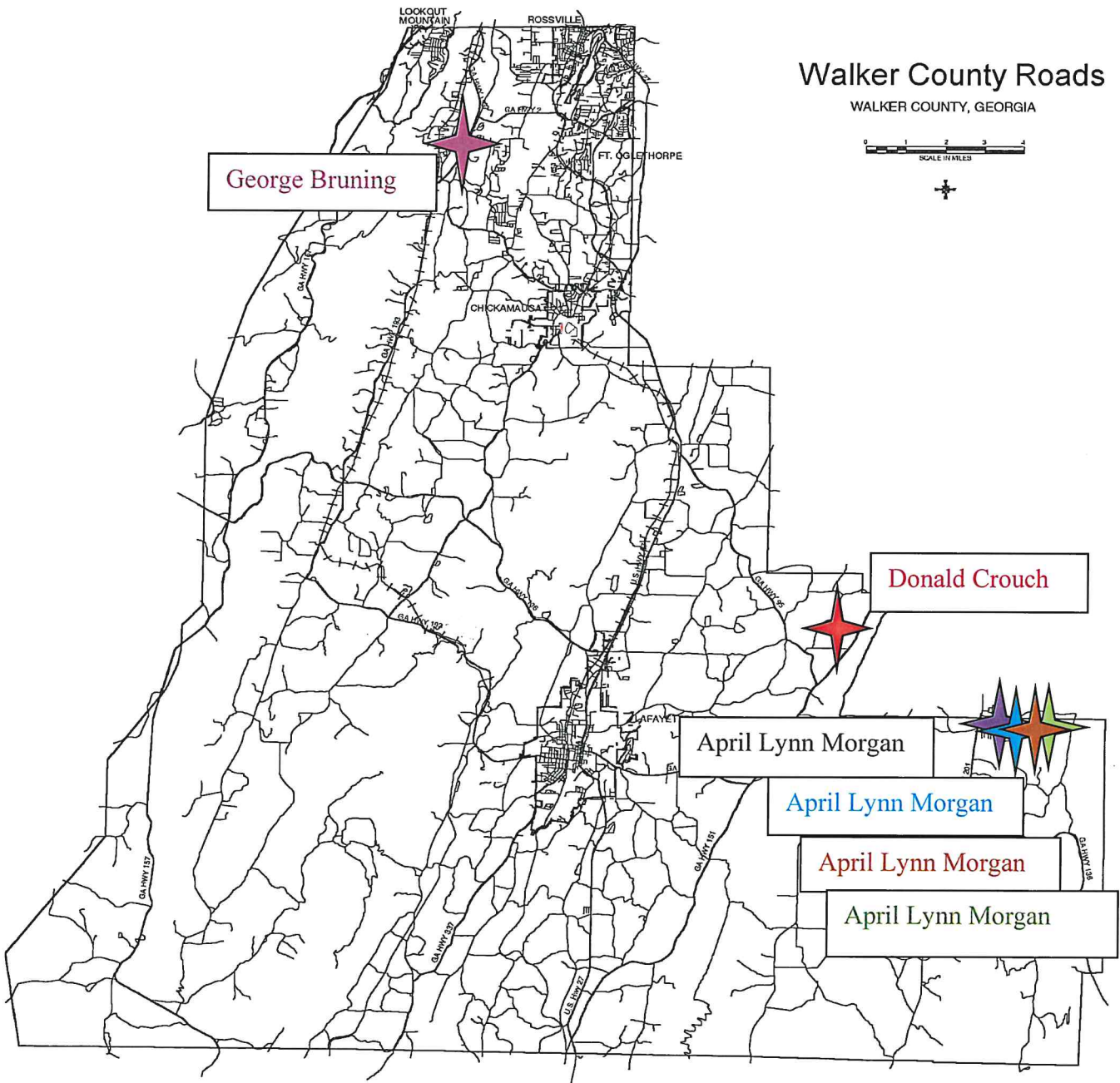
Donald Crouch

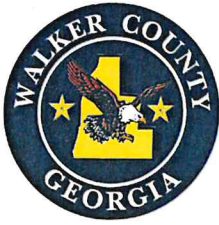
April Lynn Morgan

April Lynn Morgan

April Lynn Morgan

April Lynn Morgan





Walker County Planning Commission  
Minutes

July 17, 2025  
Walker County Civic Center  
6:00 PM

**ATTENDEES:**

**Planning Commission Members**

Cindy Askew  
Randy Pittman  
John Morehouse  
Stan Porter  
Jon Hentz  
Todd Holt  
Rob Walthour

**Walker County Planning Staff**

Jon Pursley, Planning Director  
Kristy Parker, Planning Commission Secretary

**I. CALL TO ORDER:**

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

**II. ROLL CALL:**

**III. READING & APPROVAL OF JUNE 26, 2025 MEETING MINUTES:**

Chairman Pittman asked if there was a motion to approve the June 26th minutes. Stan Porter made a motion to approve the minutes as is. Todd Holt seconded the motion to approve. The vote was unanimous. The motion to approve carried.

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

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



## **V. PUBLIC HEARING:**

### **New Business:**

**1. Jeff Tucker:** Chairman Pittman asked if Mr. Tucker was present. Jeff Tucker came forward and stated that he owns about an acre and a half and would like to park some of his equipment on the property. He said that there is a mobile home on the property that his son lives in. He said that his equipment keeps getting vandalized where it sits in Chattanooga. He said he would like to fence in where he would park it. Cindy Askew asked how many trucks he had, and he stated two. He said that he has a small paving company, and the pavers are the small ones. Planning Director Jon Pursley spoke on the surrounding area and that he felt like a commercial neighborhood (CN) zone would be a better fit for the area and still allow the mobile home to be lived in since zone C-1 does not allow residential use. Mr. Tucker said that he was not aware that asking for a C-1 rezone would not allow for the home to still be used and agreed with a CN change if approved. Chairman Pittman asked if anyone else had any comments. Tina Groce came forward and stated that she was a small business owner and that she appreciated the Board for listening to the citizens and all they do for the community. There were no other people present.

## **VI: MOTION TO CLOSE PUBLIC HEARING:**

Chairman Pittman asked if there was a motion to close the public hearing. John Morehouse made a motion to close the public hearing. Stan Porter seconded the motion. The vote was unanimous. The motion to close the public hearing carried.

## **VII: MOTION TO OPEN NEW BUSINESS:**

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

## **VIII: NEW BUSINESS:**

**1. Jeff Tucker:** Chairman Pittman asked if there was a motion to approve or deny the rezone request. Stan Porter made a motion to approve a rezone of CN (Commerical Neighborhood) instead of the C-1 request with the applicant requesting an ammendment from the Board of Commissioners for the CN change. John Morehouse seconded the motion. The vote was unanimous. The motion to approve a rezone to CN carried.

**IX: ADJOURNMENT:**

Chairman Pittman asked if there was a motion to adjourn. Rob Walthour made a motion to adjourn. Stan Porter 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

<b>Owner:</b>	<b>Donald Crouch</b>
<b>Petitioner:</b>	<b>same</b>
<b>Location of Property:</b>	<b>733 Huffman Road LaFayette, GA. 30728</b>

	<b>PC Meeting Date:</b>	<b>8/21/2025</b>
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	To build a house smaller than 500 square feet to replace the 1992 mobile home that currently sits on the property.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Agricultural/Forestry Area. This does not describe the size of housing just to limit new development.	

[illegible]



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

☐ Rezoning ☒ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1		
Map & Parcel	Date:	Fee:
0-357-004A		\$150.00

Applicant/Owner & Phone: Donald Crouch

Street Name & Number: 733 Huffman Rd

Mailing Address: 1173 Huffman Rd

City, State, Zip Code: La Fayette GA 30728

Request: Replacing current 1992 Trailer with a Tiny House less than 500 sq ft

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:

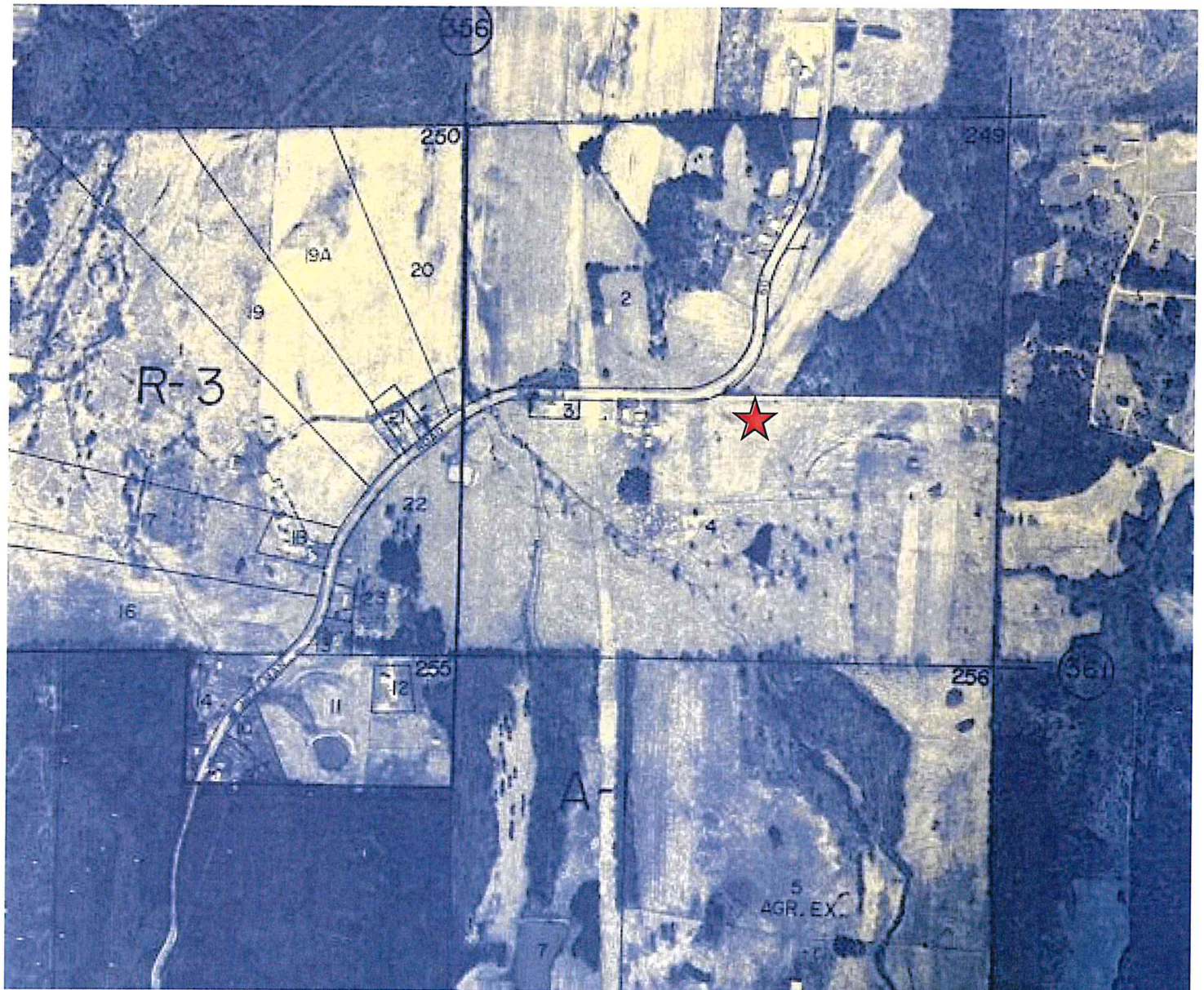
- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift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

 7/11/25  
APPLICANT/OWNER DATE



## Zoning Map:



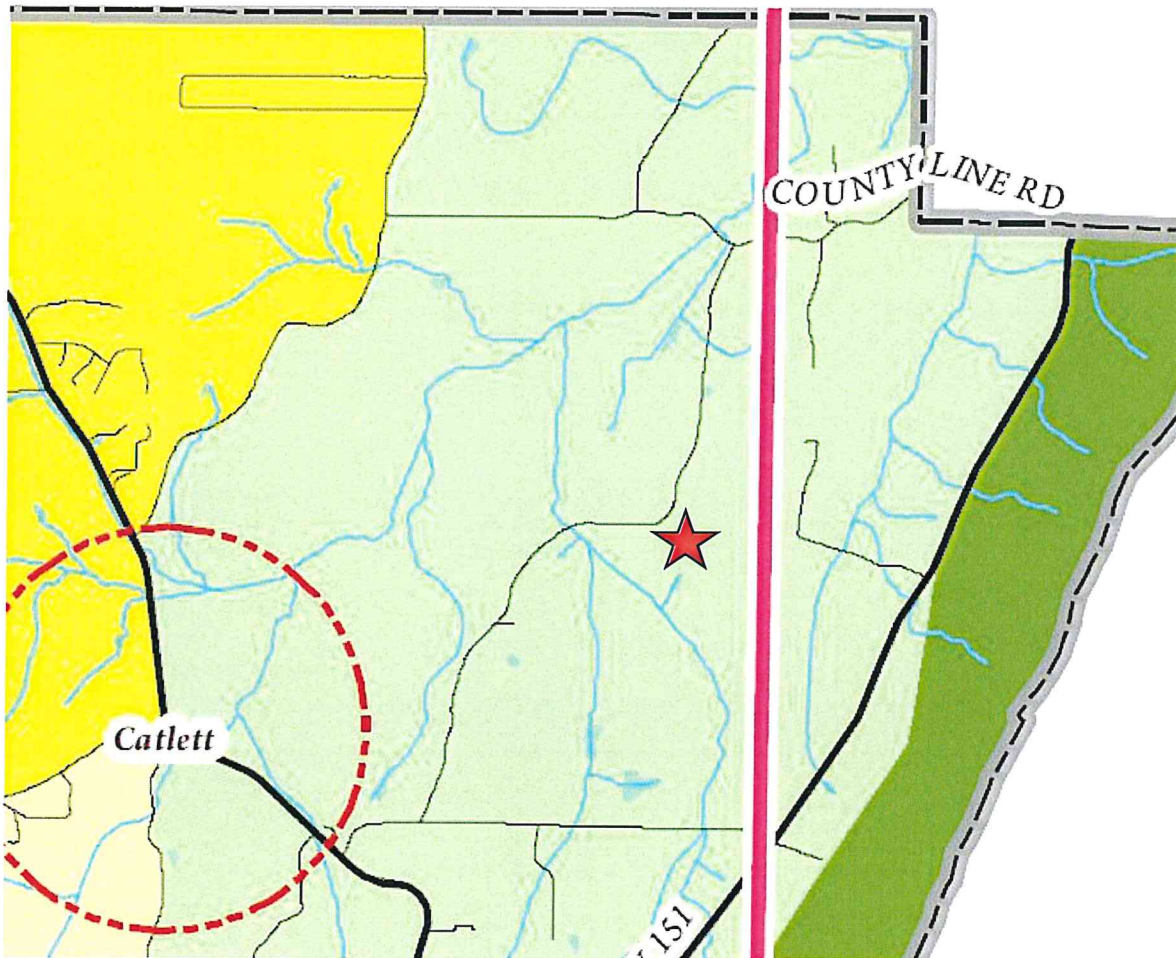
## **Sec. 22-26. Building permit application and contents.**

### **(2) *Residential.***

- a. The actual distances and directions of the lot to be built upon.
- b. The size of the building to be erected, meeting the following requirements:
  1. All residential structures must meet the current International Residential Code (IRC) and all other applicable codes adopted by Walker County;
  2. Any residential structure with less than 500 square feet is to be defined as a "tiny home." A tiny home is allowed as a conditional use in the following zones: A-1, R-A, R-1, R-2, and R-3. A property owner must comply with the requirements and procedure for obtaining a conditional use, as set forth in this Code. A tiny home is not permitted in either a C-1 or an I zone.
    - (i) A tiny home must meet all of the minimum requirements of the International Residential Code, the Electrical Code, the Energy Code, and all other applicable building codes that have been adopted by Walker County and are in effect as of the date that the building permit is issued.
    - (ii) All tiny homes in a R-1 zone must be a sight-built structure. In all other zones that allow for residential homes, tiny homes may be either sight-built structures or residential industrial (modular) structures. A tiny home is not permitted in either a C-1 or an I zone.
    - (iii) A tiny home shall not be built within a 300-foot radius of any other residential home unless a variance is granted by the Planning Commission.
    - (iv) A tiny home built on a metal frame with wheels shall only be allowed in an approved mobile home park, and shall satisfy the requirements set forth in Code section 22-414. Any tiny home that does not satisfy these requirements shall require a variance from the Planning Commission.



# 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 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***

## **CONSIDERATION OF ZONING CRITERIA**

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1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural)
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:** No gain to the public but the owner would be able to remove the old mobile home that currently sits there.
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 the Crouch family as far back as records go.
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:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows agricultural forestry.
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 would not.
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:** Would remove the old mobile home that sits on the property now.

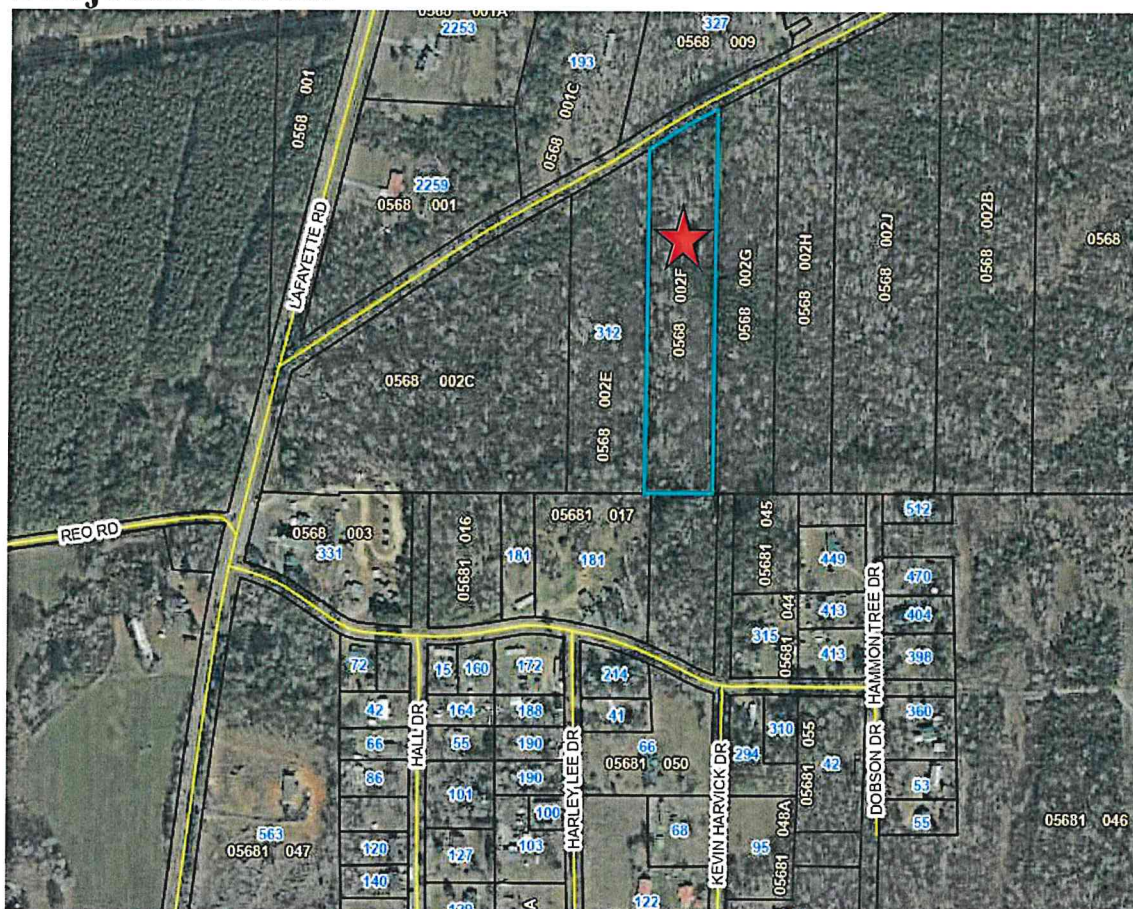


<b>Owner:</b>	<b>April Lynn Morgan</b>
<b>Petitioner:</b>	<b>same</b>
<b>Location of Property:</b>	<b>0 Joe Robertson Road Rocky Face, GA. 30740</b>

**Tax map & parcel number 0-568-002F**

	<b>PC Meeting Date:</b>	<b>8/21/2025</b>
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from A-1 to R-3 in order to place more than one house on the property. Lot size is five acres.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Rural Residential Area. This states that it limits lot sizes to 1 to 5 acre lots.	

**Projected Area:**





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

☒ Rezoning    ☐ Conditional Use Variance    ☐ Variance

Current Zoning:	Requested Change:	
A1	R-3	
Map & Parcel	Date:	Fee:
0-568-002 F		\$ 75.00

Applicant/Owner & Phone: April Morgan [ ]  
 Street Name & Number: 137 Huntington Rd., Dalton, GA 30720  
 Mailing Address: P.O. Box 656  
 City, State, Zip Code: Rocky Face, GA 30740  
 Request: Change zoning from A1 to R3

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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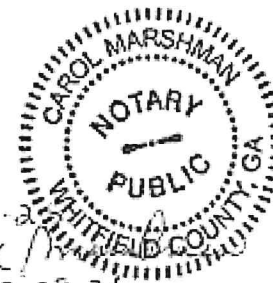
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Signature of Applicant/Owner:

April Morgan  
 APPLICANT/OWNER

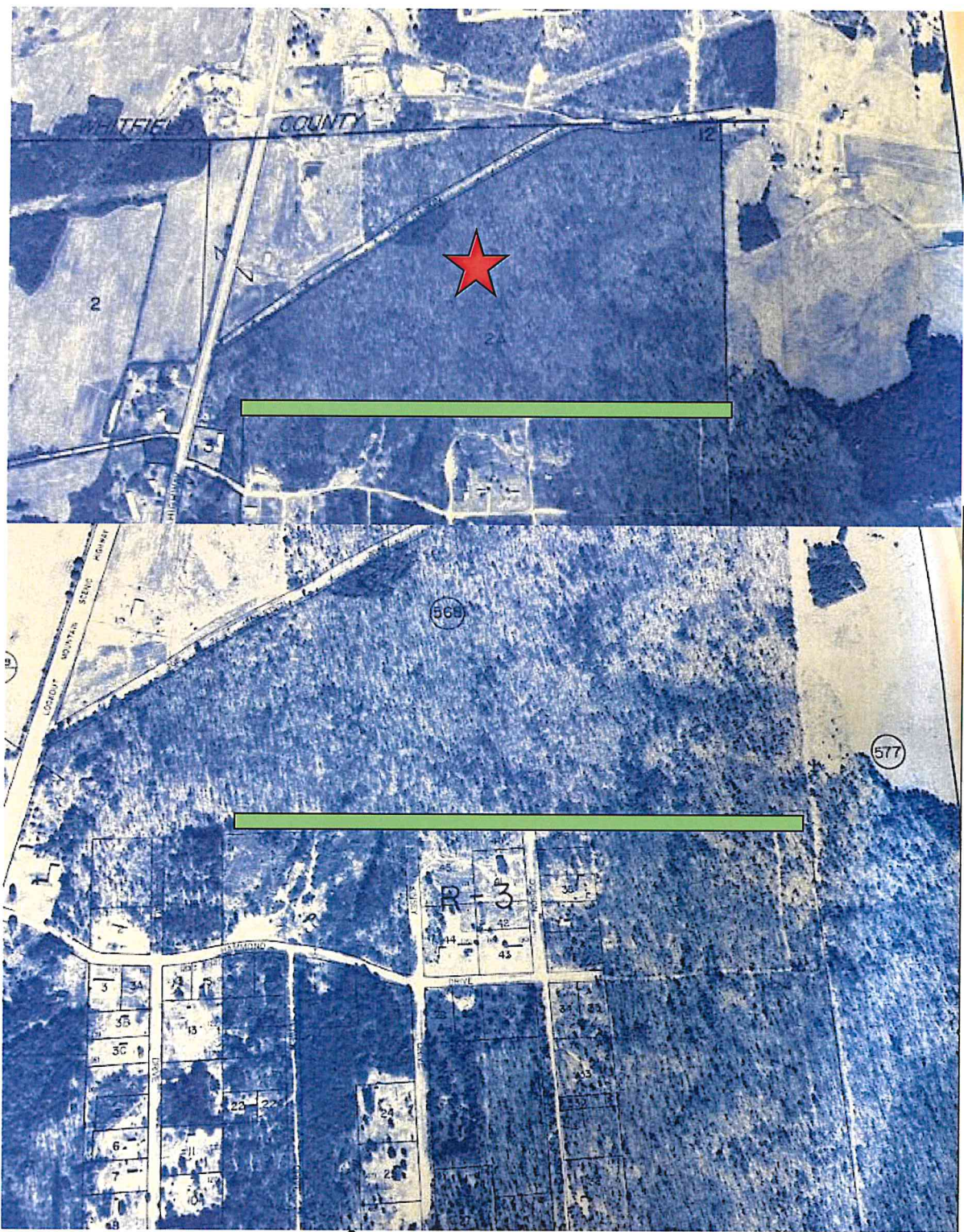
7/16/2025  
 DATE



7-16-2025  
 Carol Marshman  
 exp 12-28-26

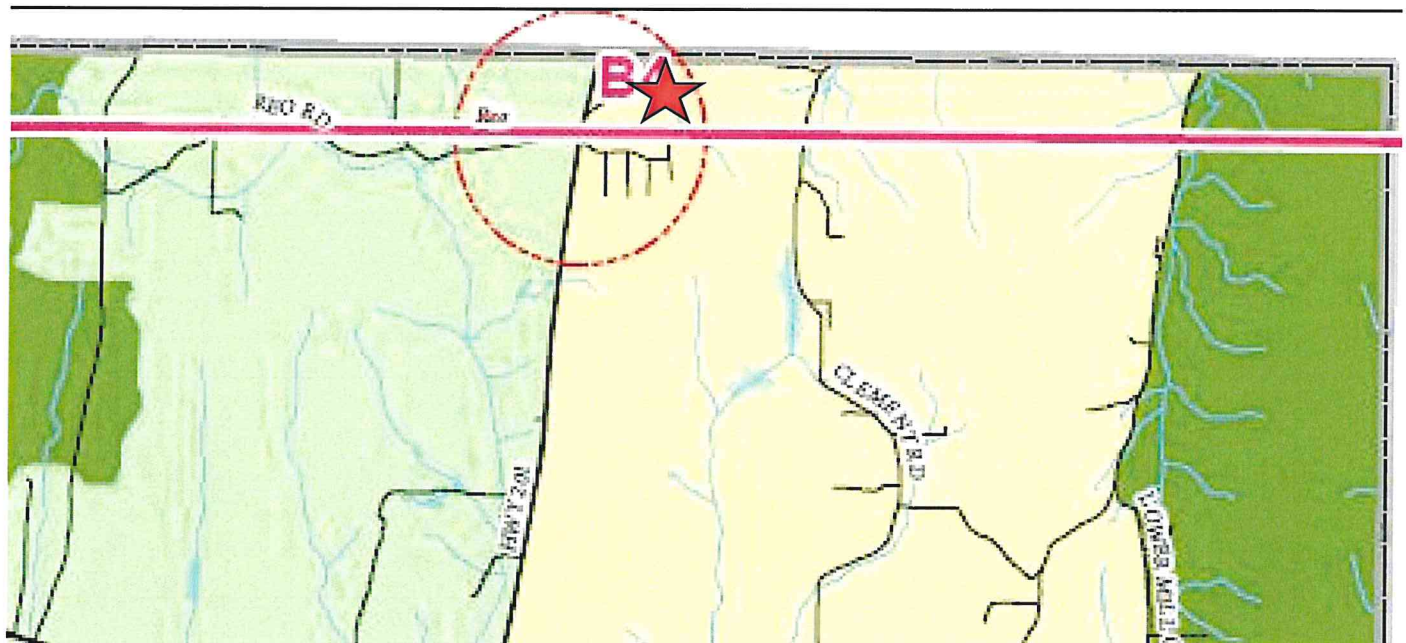


Zoning Map:





# 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 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

## **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-3 (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:** 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:** It would allow for more than one home to be placed on the property.
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 April Mogan since October 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:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows rural residential.
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 would not.
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 property touches other property that is zoned R-3.



**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** April Lynn Morgan

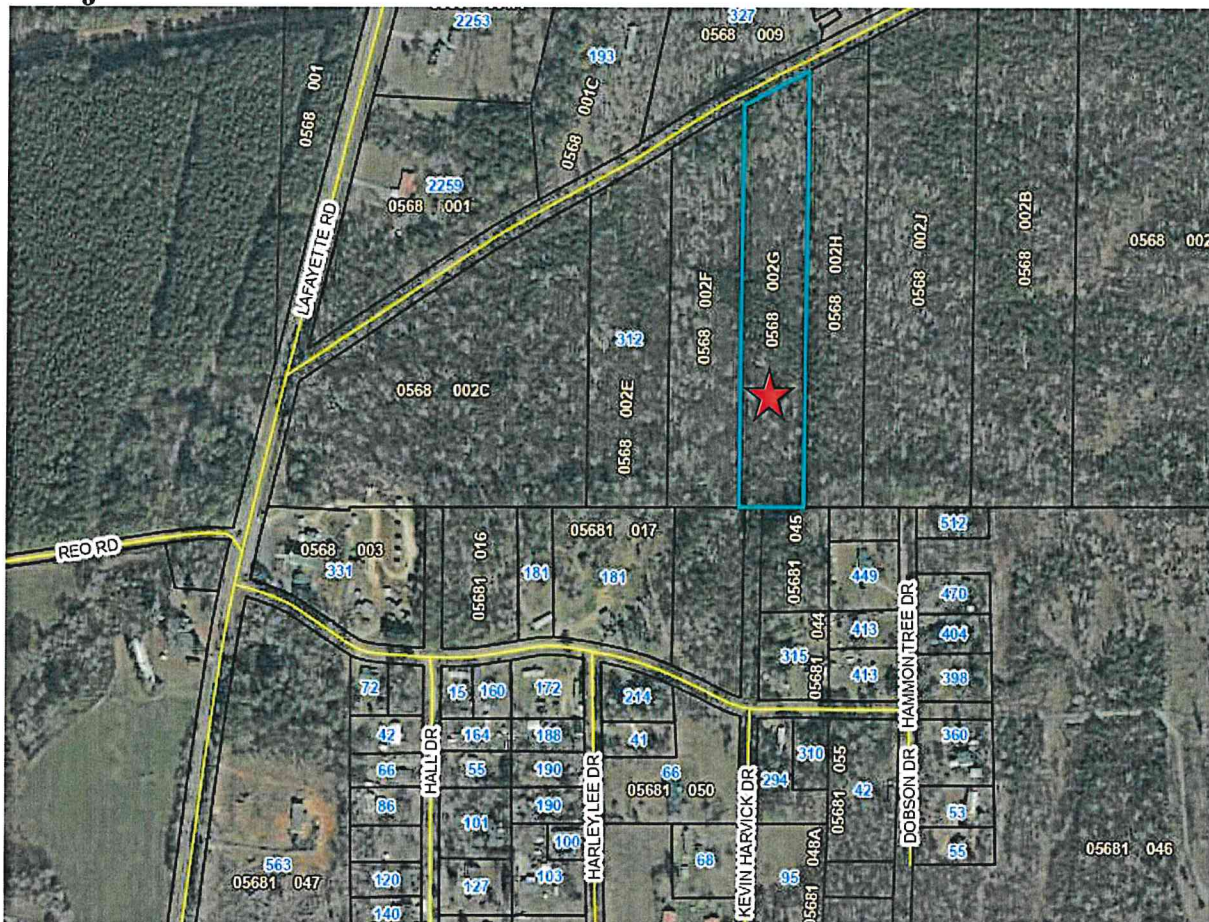
**Petitioner:** same

**Location of Property:** 0 Joe Robertson Road  
Rocky Face, GA. 30740

**Tax map & parcel number 0-568-002G**

	<b>PC Meeting Date:</b>	<b>8/21/2025</b>
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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:	
A1	R-3	
Map & Parcel	Date:	Fee:
0-568-002G		\$ 75.00

Applicant/Owner & Phone: April Morgan [redacted]  
Street Name & Number: 137 Huntington Rd., Dalton, GA 30720  
Mailing Address: P.O. Box 656  
City, State, Zip Code: Rocky Face, GA 30740  
Request: Change zoning from A1 to R3

PLANNING COMMISSION RECOMMENDATION:

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

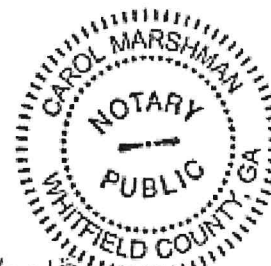
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Signature of Applicant/Owner:

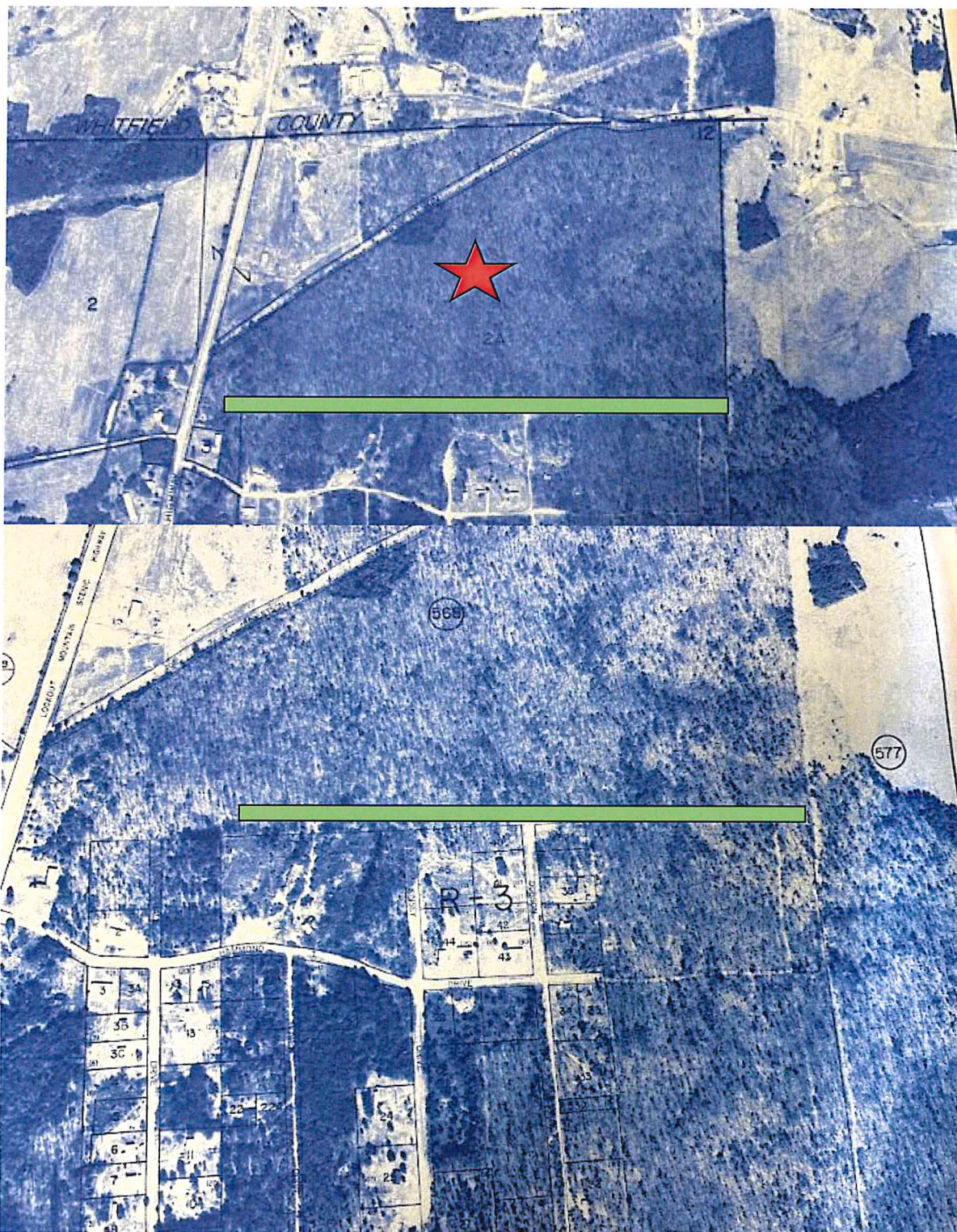
April Morgan  
APPLICANT/OWNER

7/16/2025  
DATE

7-16-25  
Carol Marshman  
exp 12-28-26

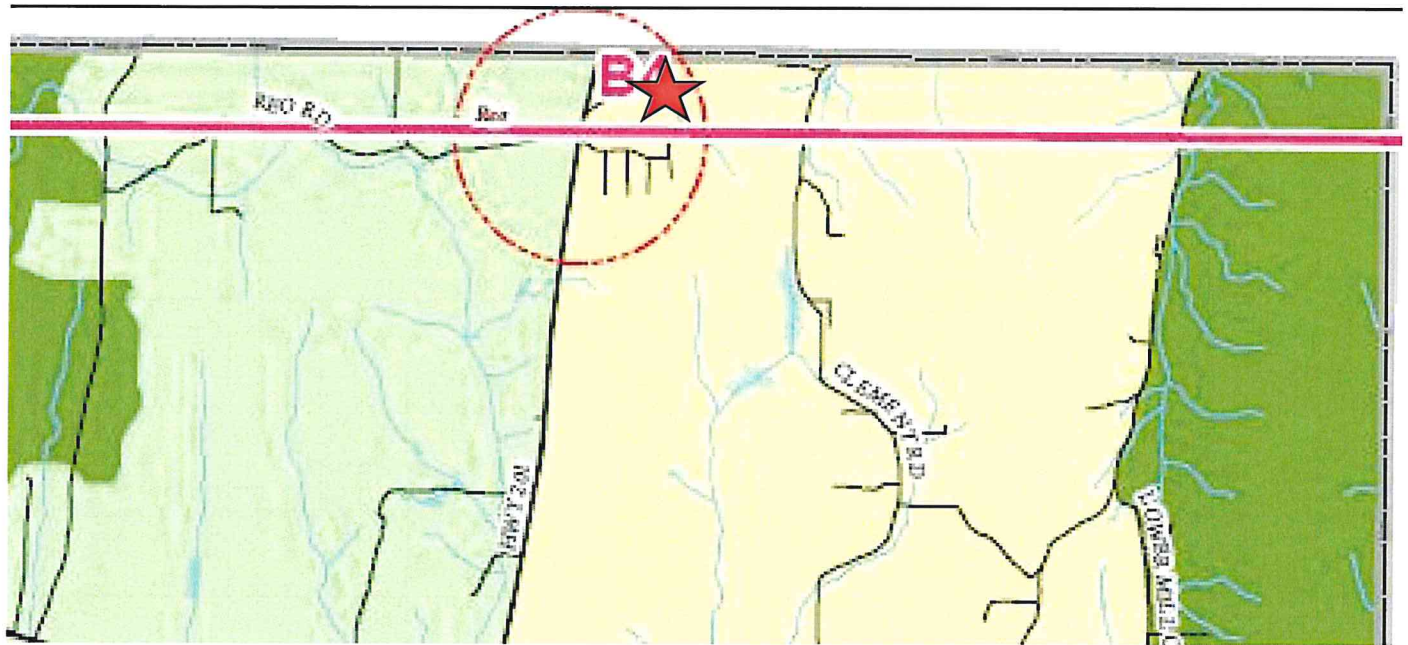


## Zoning Map:





## Future Land Use Map:



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 — Highways      — Rivers & Streams      — City Limits

### Character Areas

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Figure 51. Chamberlain Road, west of LaFayette

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### *Suggested Development Strategy:*

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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

## **CONSIDERATION OF ZONING CRITERIA**

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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 property touches other property that is zoned R-3.



**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** April Lynn Morgan

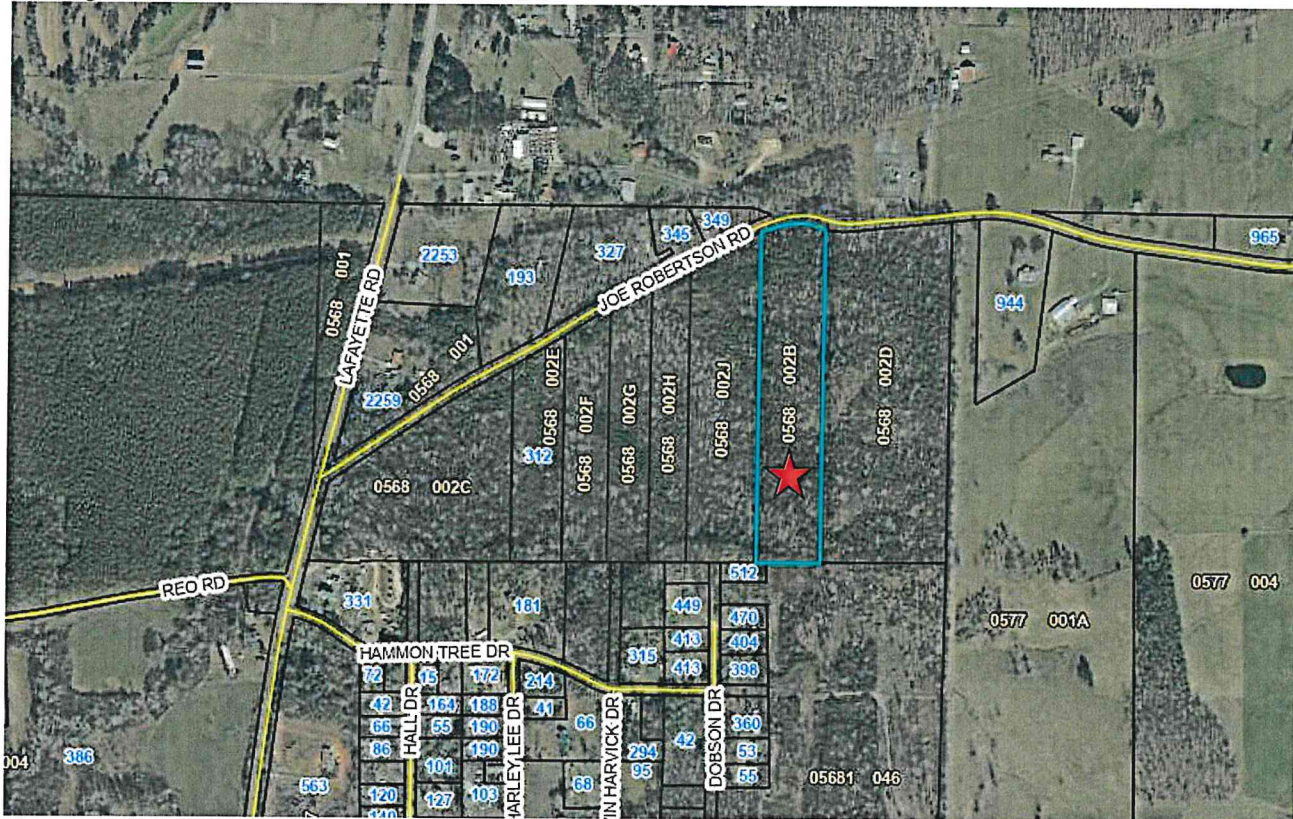
**Petitioner:** same

**Location of  
Property:** 0 Joe Robertson Road  
Rocky Face, GA. 30740

**Tax map & parcel number 0-568-002B**

	<b>PC Meeting Date:</b>	<b>8/21/2025</b>
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from A-1 to R-3 in order to place more than one house on the property. Lot size is ten acres.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Rural Residential Area. This states that it limits lot sizes to 1 to 5 acre lots.	

**Projected Area:**





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A-1	R-3	
Map & Parcel	Date:	Fee:
0-568-002 B		\$ 75.00

Applicant/Owner & Phone: April Morgan  
Street Name & Number: 137 Huntington Rd., Dalton, GA 30720  
Mailing Address: P.O. Box 656  
City, State, Zip Code: Rocky Face, GA 30740  
Request: Change zoning from A1 to R3

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.

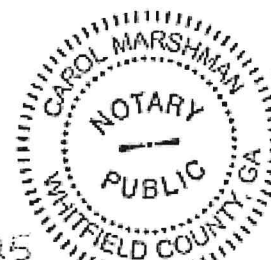
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate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

April Morgan  
APPLICANT/OWNER

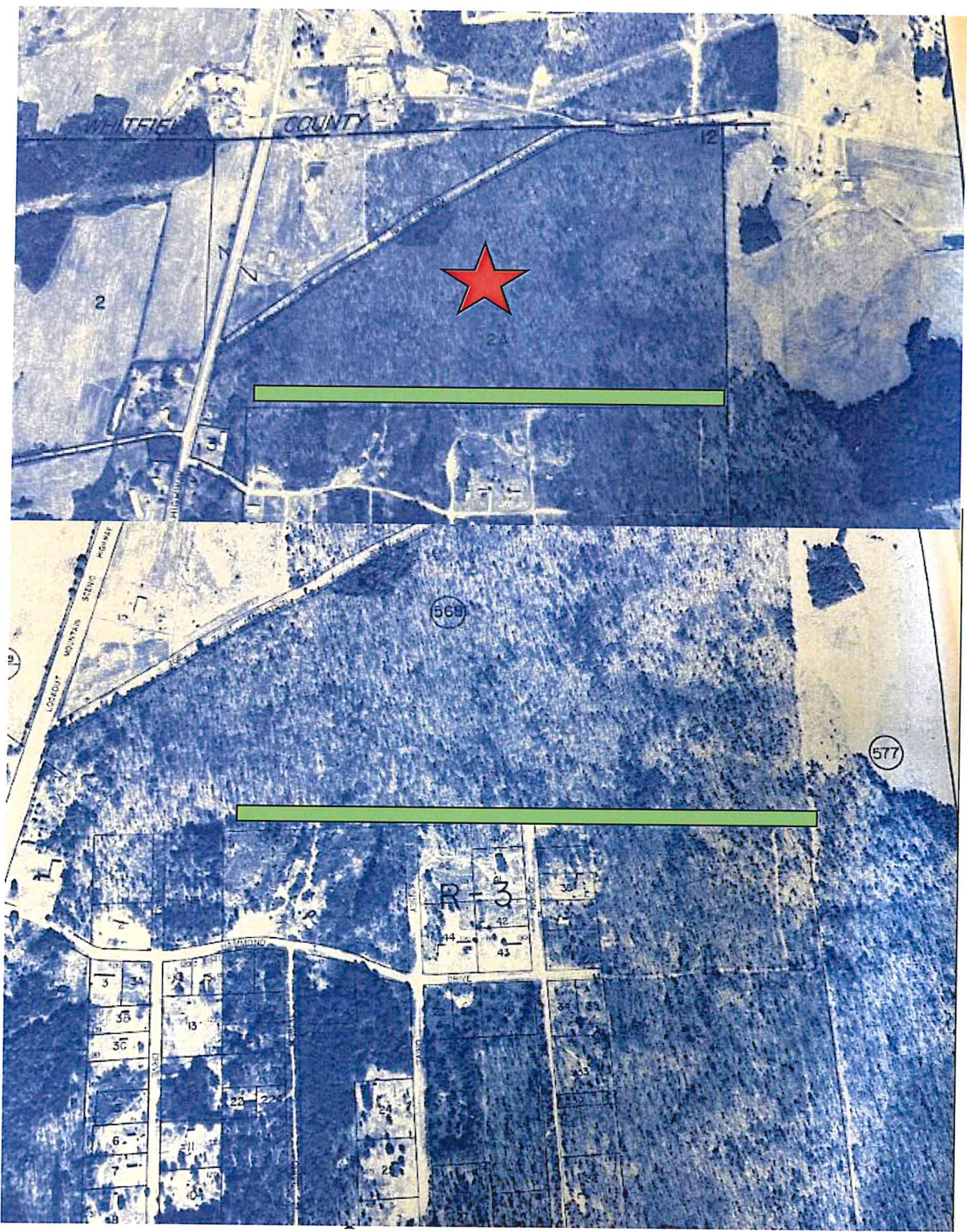
7/16/2025  
DATE



7-16-25  
Carol Marshman  
exp 12-28-26

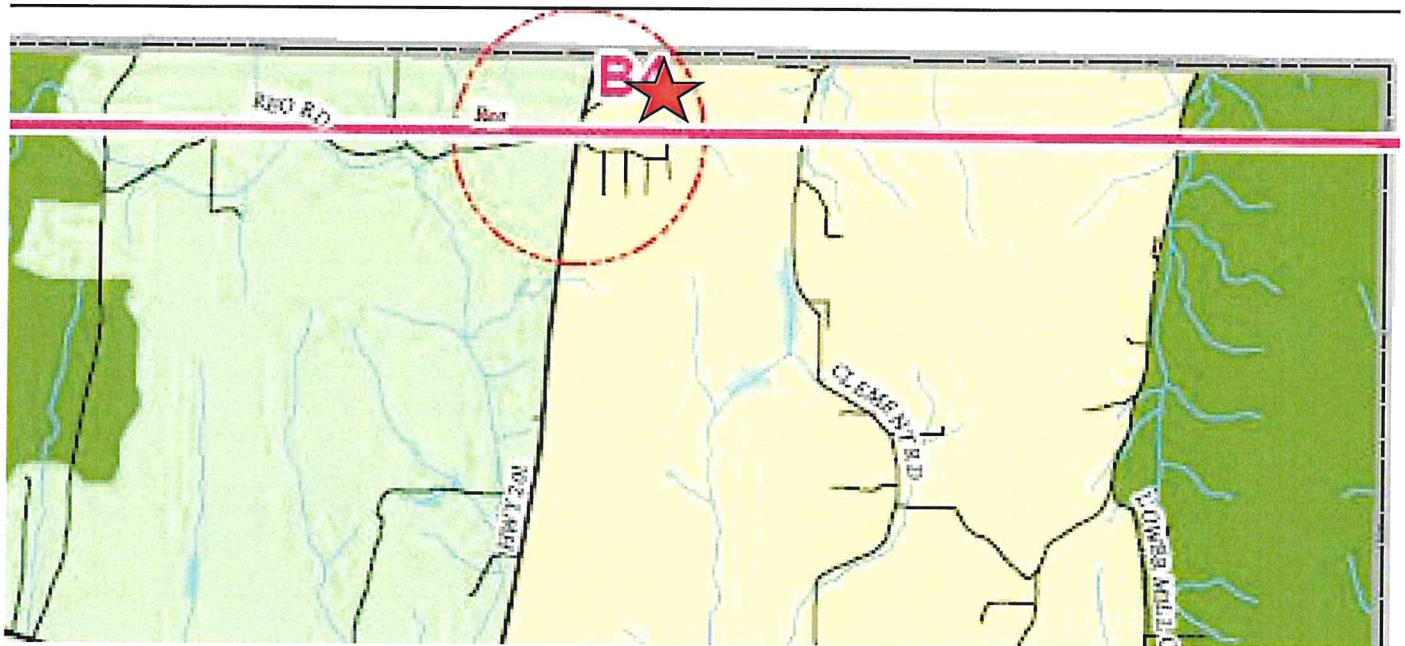


**Zoning Map:**





# 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 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

## **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-3 (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:** 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:** It would allow for more than one home to be placed on the property.
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 April Mogan since October 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:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows rural residential.
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 would not.
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 property touches other property that is zoned R-3.



**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** April Lynn Morgan

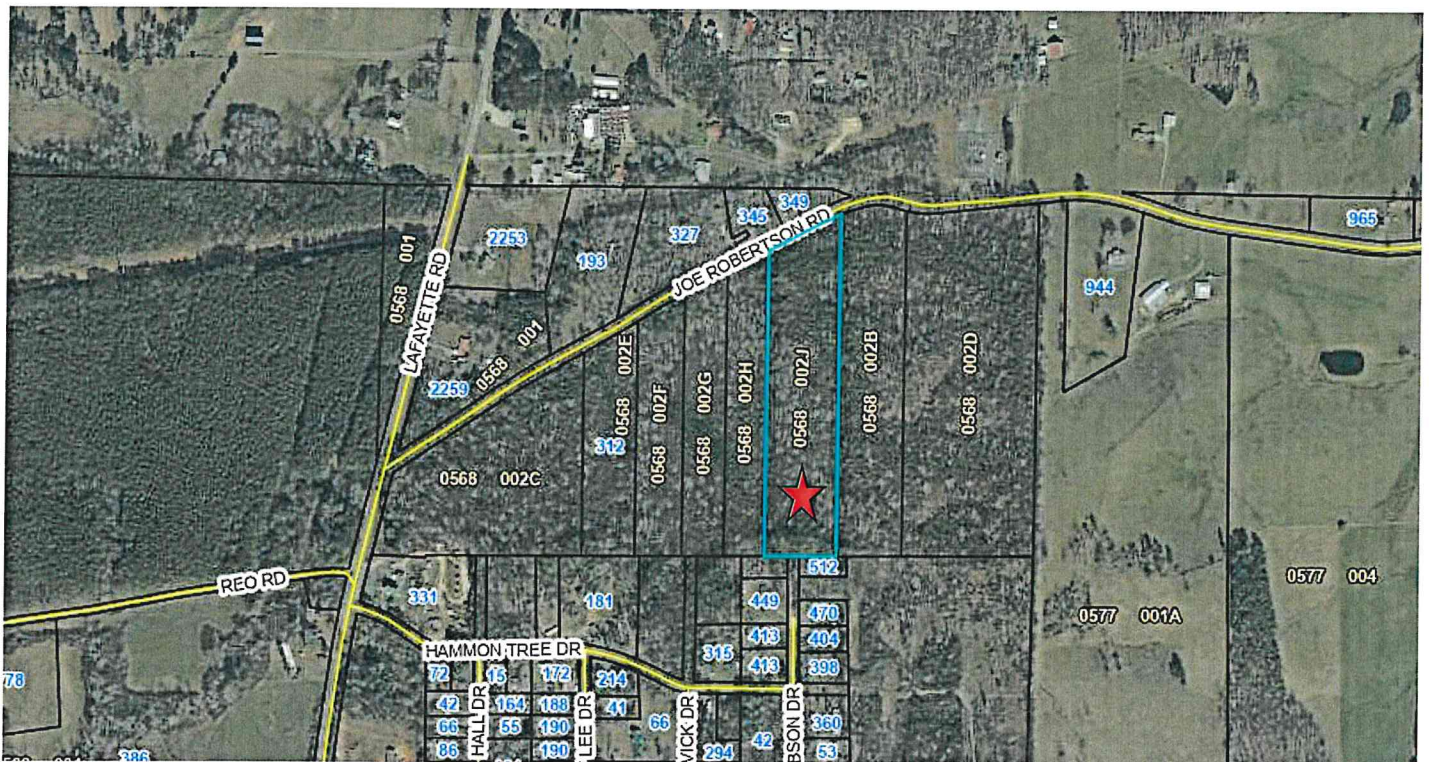
**Petitioner:** same

**Location of  
Property:** 0 Joe Robertson Road  
Rocky Face, GA. 30740

**Tax map & parcel number 0-568-002J**

	<b>PC Meeting Date:</b>	<b>8/21/2025</b>
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from A-1 to R-3 in order to place more than one house on the property. Lot size is ten acres.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Rural Residential Area. This states that it limits lot sizes to 1 to 5 acre lots.	

**Projected Area:**





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1	R-3	
Map & Parcel	Date:	Fee:
0-568-0025		\$ 75.00

Applicant/Owner & Phone: April Morgan  
Street Name & Number: 137 Huntington Rd., Dalton, GA 30720  
Mailing Address: P.O. Box 656  
City, State, Zip Code: Rocky Face, GA 30740  
Request: Change zoning from A1 to R3

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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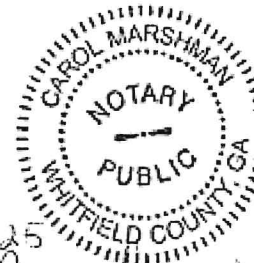
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ IF YES, then on a separate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

April Morgan  
APPLICANT/OWNER

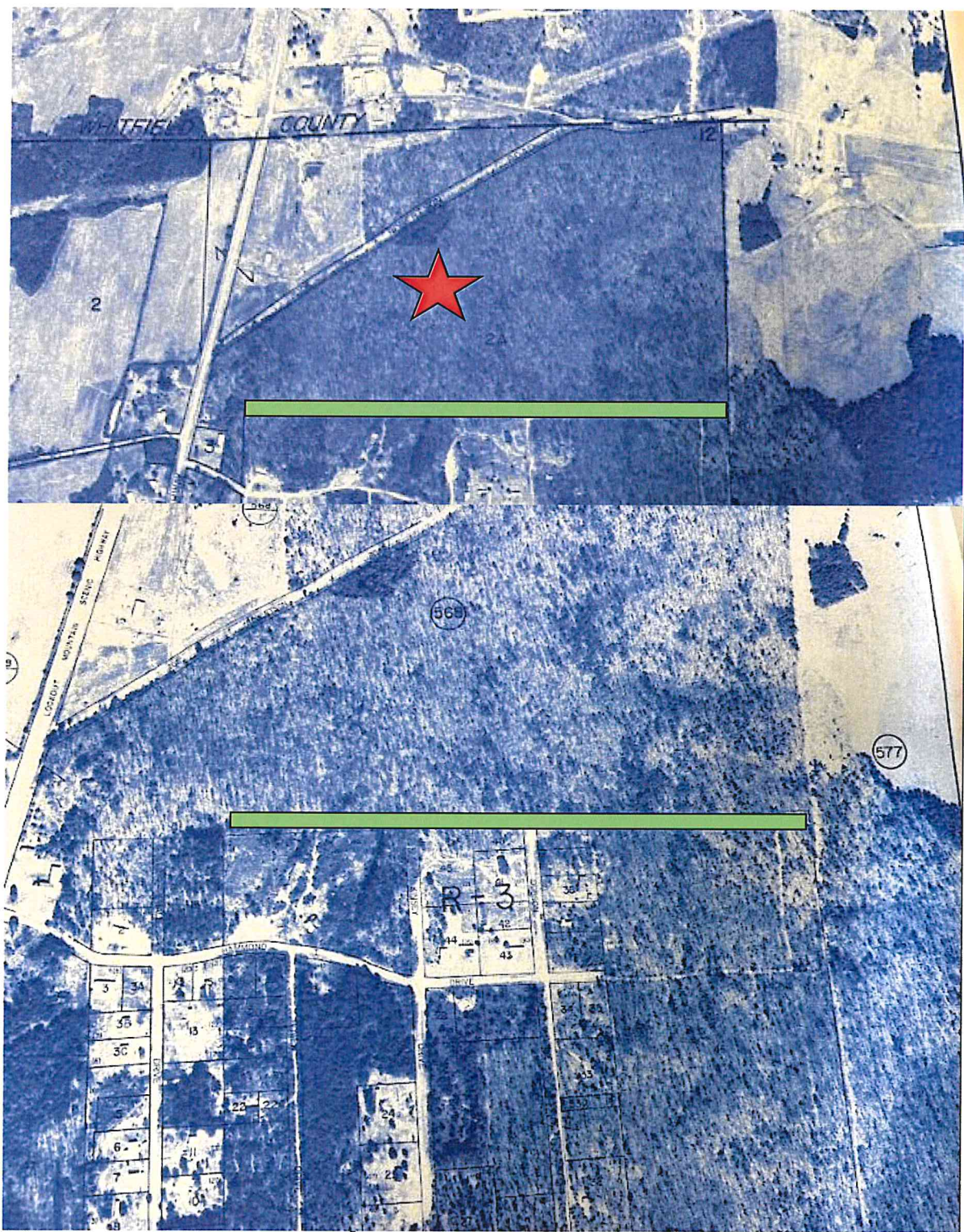
7/16/2025  
DATE



7-16-25  
Carol Marshman  
exp 12-28-26

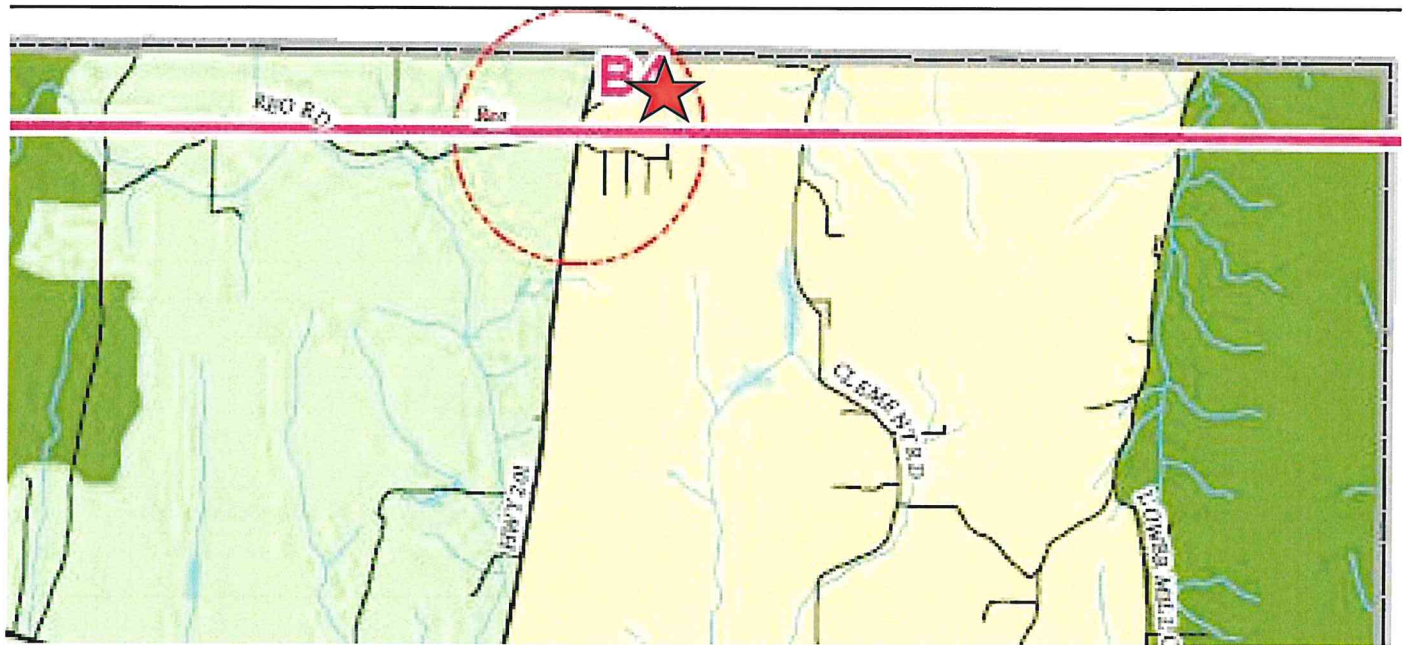


Zoning Map:





## Future Land Use Map:



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

### Character Areas

<span style="background-color: #4a90e2; width: 20px; height: 10px; display: inline-block;"></span> Activity Center	<span style="background-color: #8b4513; width: 20px; height: 10px; display: inline-block;"></span> Downtown Mixed Use	<span style="background-color: #d1ecf1; width: 20px; height: 10px; display: inline-block;"></span> Historic Mill Redevelopment Area	<span style="background-color: #17a2b8; width: 20px; height: 10px; display: inline-block;"></span> Residential Redevelopment Area
<span style="background-color: #bee5eb; width: 20px; height: 10px; display: inline-block;"></span> Activity Destination District	<span style="background-color: #fff3cd; width: 20px; height: 10px; display: inline-block;"></span> Estate Residential	<span style="background-color: #6c757d; width: 20px; height: 10px; display: inline-block;"></span> Industrial	<span style="background-color: #fff3cd; width: 20px; height: 10px; display: inline-block;"></span> Rural Residential
<span style="background-color: #c6e0b4; width: 20px; height: 10px; display: inline-block;"></span> Agriculture / Forestry	<span style="background-color: #ffccbc; width: 20px; height: 10px; display: inline-block;"></span> Fairyland Proper	<span style="background-color: #fff3cd; width: 20px; height: 10px; display: inline-block;"></span> Lookout Mountain Neighborhood	<span style="background-color: #800080; width: 20px; height: 10px; display: inline-block;"></span> School
<span style="background-color: #343a40; width: 20px; height: 10px; display: inline-block;"></span> Airport	<span style="background-color: #007bff; width: 20px; height: 10px; display: inline-block;"></span> Gateway Corridor	<span style="background-color: #6f42c1; width: 20px; height: 10px; display: inline-block;"></span> Mill Village	<span style="background-color: #dc3545; width: 20px; height: 10px; display: inline-block;"></span> Town Center
<span style="background-color: #ffc107; width: 20px; height: 10px; display: inline-block;"></span> County Suburban	<span style="background-color: #28a745; width: 20px; height: 10px; display: inline-block;"></span> Greenspace / Conservation Area	<span style="background-color: #ff9f00; width: 20px; height: 10px; display: inline-block;"></span> Missionary Ridge Residential	<span style="background-color: #ffc107; width: 20px; height: 10px; display: inline-block;"></span> Traditional Neighborhood
<span style="background-color: #dc3545; width: 20px; height: 10px; display: inline-block;"></span> Downtown Business District	<span style="background-color: #6c757d; width: 20px; height: 10px; display: inline-block;"></span> Historic Downtown	<span style="background-color: #ff9f00; width: 20px; height: 10px; display: inline-block;"></span> 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

## **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-3 (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:** 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:** It would allow for more than one home to be placed on the property.
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 April Mogan since October 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:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows rural residential.
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 would not.
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 property touches other property that is zoned R-3.



**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** George & Bertha Bruning

**Petitioner:** Chris Hicks

**Location of Property:** 3551 Chattanooga Valley Road  
Flintstone, GA. 30725

**Tax map & parcel number 0-050-083**

	<b>PC Meeting Date:</b>	<b>8/21/2025</b>
	<b>Present Zoning:</b>	C-1 (Commercial) & R-2 (Residential)
<b>APPLICANT'S INTENT:</b>	Requesting a rezone from C-1/R-2 to just C-1	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Mixed Use. This states that it allows for residential and commercial use.	

**Projected Area:**





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

☒ Rezone    ☐ Conditional Use Variance    ☐ Variance

Current Zoning:	Requested Change:	
C-1 / R-2	C-1	
Map & Parcel	Date:	Fee:
0-050-083		\$ 300.00

Applicant/Owner & Phone: GEORGE BRUNING  
Street Name & Number: 3551 CHATTAHOOGA LAKE RD.  
Mailing Address: PO BOX 409 TONOTASSA FL 33592  
City, State, Zip Code: FL 33592  
Request: PLEASE SEE ATTACHED LETTER -

REZONE ALL TO C1  
(Chris Hicks - PO BOX 418 WEST LAKE ROSVILLE GA)

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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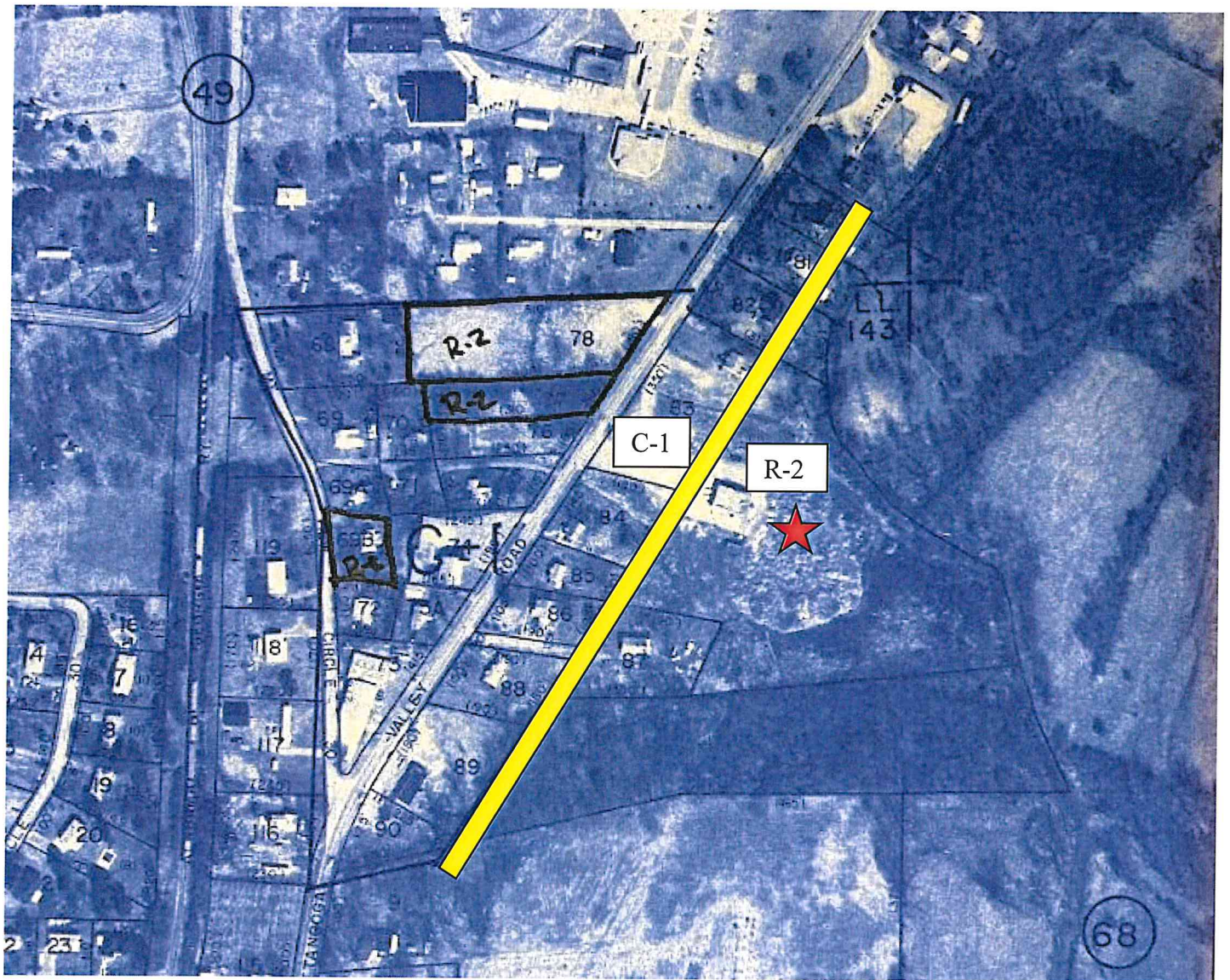
- A) The name of the local government official(s) to whom cash contribution or gift was made.  
B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.  
C) An enumeration and description of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

Chris Hicks  
APPLICANT/OWNER      7-16-25  
DATE

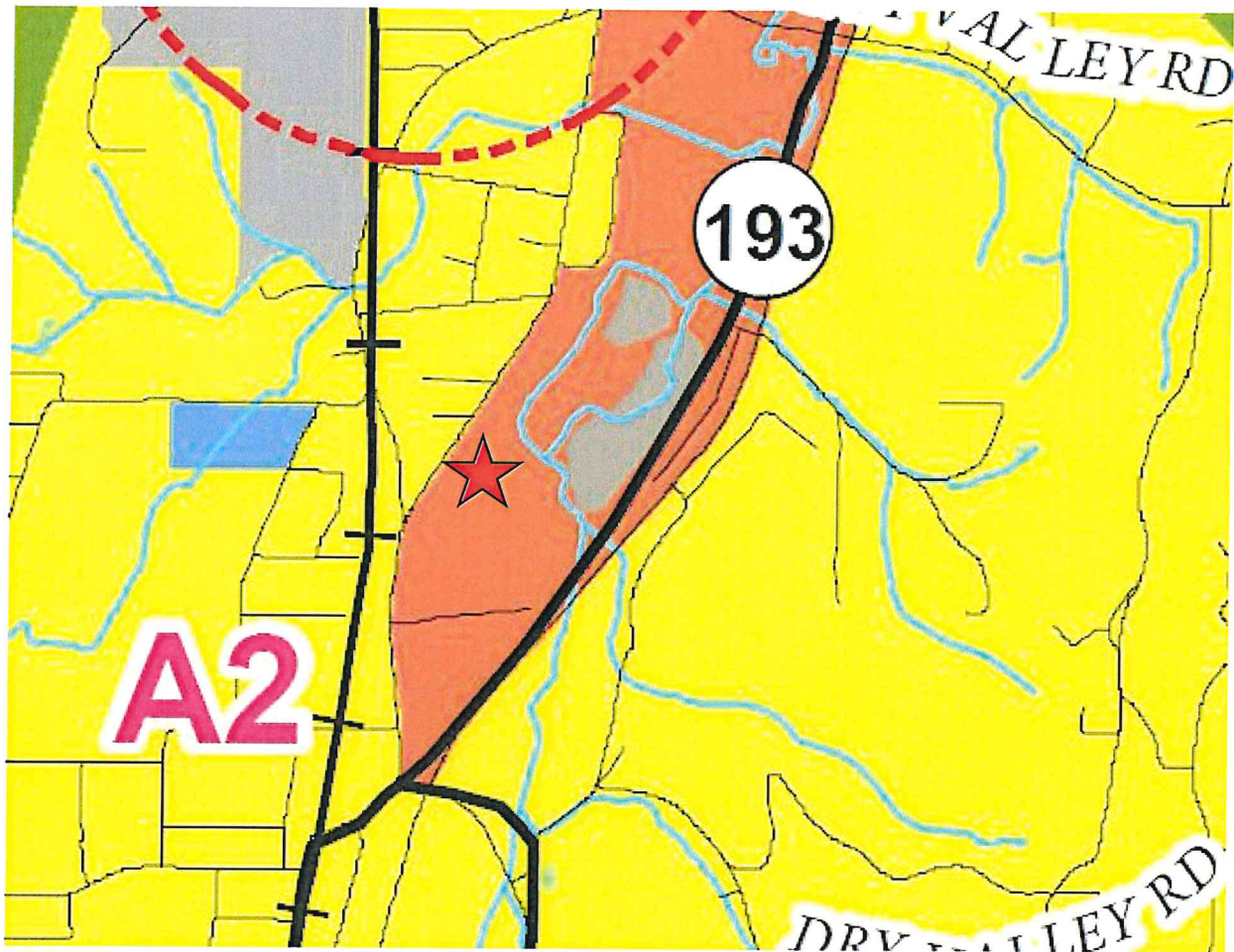


## Zoning Map:





## 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	

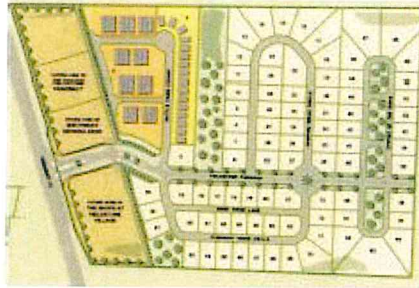


Figure 63. Fieldstone Farms Mixed Use Planned Unit Development – Phase I

### Mixed use: LaFayette and Walker County

*Description: A location containing mix of offices, housing, and commercial uses. This mix of uses may consist of single and/or multi story buildings. Often multi story buildings contains retail or office space on the first story. Additional floors of any building often contain a separate use to that of the first floor.*

#### ***Suggested Development Strategy:***

1. Provide design guidelines for stores and offices. These guidelines may be for building design, landscaping, regulatory setbacks, parking, stormwater, and etc.
2. Create a plan for the vision, upkeep, growth, and development of the mixed-use area. Creating a plan will help provide an identity to the area and attract appropriate businesses.
3. Improve water and sewer services to attract new growth and to meet future needs.
4. Improve broadband availability, including upload and download speed.
5. Infill vacant lots or underutilized property, improving overall aesthetics of the area.
6. Provide environmental protections to nearby streams and other waterbodies.
7. Provide protections to historic and cultural resources of the area so they will not be lost
8. Provide public investments into storm water management, community recreational spaces and facilities, public transit, bike and pedestrian facilities.
9. Make available pocket parks with seating.
10. Wherever possible, connect to regional network of greenspace and trails that are available to pedestrians, bicyclists, and other non-vehicular means of transportation.
11. Cluster new buildings so to improve pedestrian access and walkability to different surrounding uses.
12. Invest in infrastructure improvements to roads and sidewalks, increasing pedestrian mobility and safety.

#### ***Land uses:***

- Residential
- Commercial
- Park/Recreation/Conservation
- Office
- Public/institutional

***Key Word Objectives:*** Office space, Commercial retail, Local retail, Residential, Parks, Infill development, Design guidelines, Infrastructure investments, Sewer and Water infrastructure, Road and Sidewalk improvements, walkability, Broadband availability

## **CONSIDERATION OF ZONING CRITERIA**

---

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned C-1 (Commercial) & R-2 (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:** 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:** It would provide more business
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 Mr. Bruning since 1972.
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:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows mixed use.
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 front 200 feet of this property is already zoned C-1.