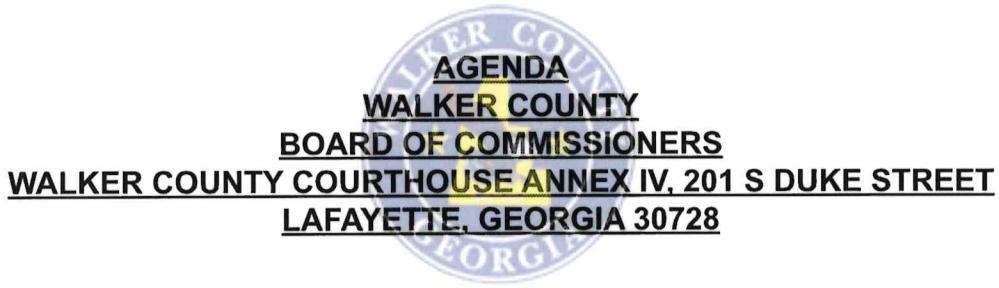


The following constitutes the agenda for the regular scheduled meeting of the Board of Commissioners of Walker County, Georgia to be held at 6:00 p.m. on October 2nd, 2025

REGULAR SCHEDULED MEETING

- 1. Invocation & Pledge**
- 2. Chairwoman Teems will Call to Order the Regular Meeting**
- 3. Clerk to Establish a Quorum is present**
- 4. Approve Agenda**
- 5. Approve Minutes**
5.1. Minutes for the Regular Scheduled Meeting held on September 4, 2025 at 6:00 p.m.
- 6. Chairwoman's Comments**
- 7. Financial Report**
- 8. Committee Reports**
- 9. Department Reports**
- 10. Presentation from Terracon on EPA Brownfield Grant**
- 11. Public Hearing - Planning & Zoning**
Per Walker County Code Chapter 22-109(c), all comments concerning a proposed zoning decision under consideration by the Board of Commissioners shall be in writing prior to the commencement of the hearing. The only exception will be the applicant who has filed the zoning request. The applicant shall be allowed five minutes to address the Board, unless the Board allows additional time.
 - 11.1. Bobbie J. Burke requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 440/442 Durham Road Rising Fawn, GA. 30738. Tax map & parcel number 0-004-002.
 - 11.2. Sean & Penny Hayes Broome requests a conditional use variance for property located at 1218 Hog Jowl Road Chickamauga, GA 30707. Tax map & parcel number 0-260-003
 - 11.3. Walker County Board of Education requests a variance for property located at 12587 N. Hwy 27 Chickamauga, GA 30707. Tax map & parcel numbers 0-219-044 & 045.
 - 11.4. James H. Blakemore requests a variance for property located at 1106 Glentana Street, Rossville, GA 30741. Tax map & parcel number 0-133-065.
- 12. Unfinished Business**
 - 12.1. Ordinance O-03-24 to Amend Chapter 4 (Animals) of the Code of Walker County to Provide for Spay/Neuter and Licensing Requirements for Cats and Dogs (*Tabled at April 3, 2025 meeting*)



12.2. Paul Leming requests a variance for less than five acres in an A-1 (Agricultural) zone for property located at 0 Old Mineral Springs Road, LaFayette, GA 30728. Tax map & parcel number 0-315-001. *(Tabled at July 10th and August 7th meeting) (Planning Commission voted to deny due to less than 5 acres) (Motions at the September 4th meeting resulted in no action)*

13. Public Comment

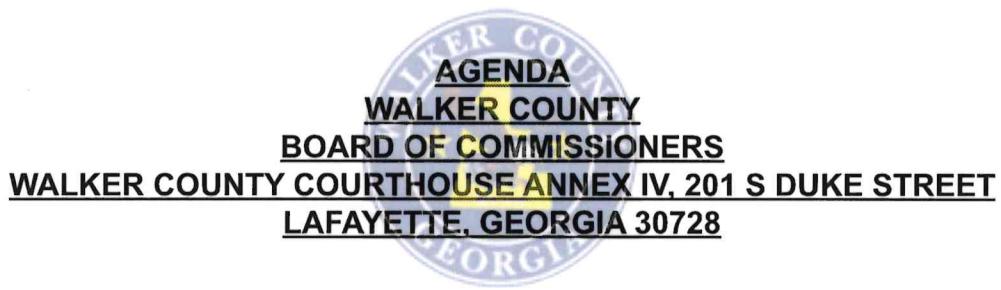
14. Consent Agenda

The Consent Agenda is a special rule of order providing for non-controversial matters to be considered in gross or without debate or amendment. Should a Board member object to any item being in the Consent Agenda, it is restored to the place it would have otherwise been considered on the regular agenda.

- 14.1. Resolution R-058-25 for Tuition Reimbursement
- 14.2. Resolution R-059-25 to Establish a Travel Policy
- 14.3. Resolution R-064-25 to Establish a Holiday Calendar for County Offices in 2026
- 14.4. Resolution R-067-25 to retain the law firm of Arnold & Itkin, LLP as a secondary counsel in the Per-and Polyfluoroalkyl Substances (PFAS) class action lawsuit
- 14.5. Resolution R-70-25 to Adopt a Budget for 2026 Tourism, Convention and Trade Shows in Walker County

15. New Business

- 15.1. Ordinance O-02-25 to Amend Certain Sections of Chapter 22 of the Code of Walker County, Georgia Regarding Land Development
- 15.2. Resolution R-065-25 to Ratify Compensation for County Coroner
- 15.3. Resolution R-068-25 to Declare Certain County Property as Surplus and Authorize its Disposition
- 15.4. Resolution R-069-25 to Award Contract for the Construction of the Agriculture Center Storage Building
- 15.5. Purchase Order 2025-00003326 Gordian in the amount of \$63,607.00 for environmental testing and at the courthouse for asbestos, lead, air quality and structure safety
- 15.6. Purchase Order 2025-00003218 to Motorola Solutions Inc., from ARPA Grant funds in the amount of \$25,776.75 for Police Lapel Microphones
- 15.7. Purchase Order 2025-0003226 in the amount of \$289,750.00 to Chase Reline Inc. for Culvert Repairs at Naomi Elementary School. The Board of Education will reimburse the County in the amount of \$144,875.00.
- 15.8. Bobbie J. Burke requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 440/442 Durham Road Rising Fawn, GA. 30738. Tax map & parcel number 0-004-002. *(Planning Commission recommended this rezone be Approved)*



15.9. Sean & Penny Hayes Broome requests a conditional use variance for property located at 1218 Hog Jowl Road Chickamauga, GA. 30707. Tax map & parcel number 0-260-003. *(Planning Commission recommended this conditional use variance be Approved)*

15.10. Walker County Board of Education requests a variance for property located at 12587 N. Hwy 27 Chickamauga, GA. 30707. Tax map & parcel numbers 0-219-044 & 045. *(Planning Commission recommended this variance be Denied)*

15.11. James H. Blakemore requests a variance for property located at 1106 Glentana Street, Rossville, GA. 30741. Tax map & parcel number 0-133-065. *(Planning Commission recommended this variance be Approved)*

16. Commissioner Comments

17. Executive Session

18. Adjourn

The next regularly scheduled meeting will be held on Thursday, November 6th at 6:00 p.m. Please note the new location: 201 South Duke Street.

As set forth in the Americans with Disabilities Act of 1992, Walker County does not discriminate on the basis of disability, and will assist citizens with special needs, given proper notice. Please contact the Office of the County Clerk for assistance prior to each meeting. We can be reached at 706-638-1437.



Walker County Governmental Authority
201 South Duke Street, Annex IV
LaFayette, GA 30728

Minutes of the Regular Meeting of the Board of Commissioners

September 4, 2025 - 6:00 PM

Call to Order:

Chairwoman Angie Teems called to order the Regular Meeting of the Board of Commissioners held at Courthouse Annex IV, 201 S. Main Street, LaFayette, Georgia at 6:00 PM on September 4th, 2025.

Attendees:

The following were present: Chairwoman Teems, Commissioners Robert Blakemore, Brian Hart, and Gene Wilson. Also in attendance were Chief Financial Officer Christian Roach, County Clerk Lisa Richardson, Communications & Community Development Director Joe Legge, Compliance Officer Aleks Jagiella-Litts, Director of Human Resources Hugh Delacruz, Planning and Zoning Director Jon Pursley, Director of Public Works Carlen Bowers, and Director of Solid Waste and Environmental Management Paine Gily. A sign-in sheet for other guests is attached. Commissioner Askew was noted as absent.

Approval of Agenda:

Chairwoman Teems announced that agenda item 14.1, Resolution R-065-25, would be withdrawn from the Consent Agenda. The agenda will be amended accordingly.

- a. Commissioner Hart made a motion to approve the amended agenda
- b. Seconded by Commissioner Wilson
- c. No discussion
- d. 3 Ayes, 0 nays
- e. Amended agenda approved

Approval of Minutes:

Approval of Minutes for the Special Called Meeting held on August 26th, 2025 at 5:30 p.m.

- a. Motion to approve August 26th Minutes made by Commissioner Blakemore
- b. Seconded by Commissioner Hart
- c. No discussion
- d. 3 Ayes, 0 nays
- e. August 26th Meeting Minutes approved

Chairwoman's Report:

Chairwoman Teems noted that school has resumed, football season has begun, and her daughter is back at college. She also mentioned that she is starting her ninth month in office. As life progresses, Ms. Teems remains committed to improving the county's services and image. A discussion is scheduled later regarding the formation of two new committees, aimed at addressing long-standing community issues and fostering positive changes within county departments.

Chairwoman Teems likened the daily work in our county to pulling weeds from a flower garden. She explained that just as weeds represent negative external influences that can quickly choke out growth and drain energy, negative intentions can spread rapidly if not addressed. By removing these "weeds" early, space is created for positive ideas and healthy collaboration to flourish.

Chairwoman Teems emphasizes honesty and a genuine desire to learn and solve problems, an approach shared by county department heads and directors. When others do not reciprocate this intent, negativity can spread like weeds. Therefore, Chairwoman Teems is committed to swiftly removing these obstacles to ensure the county's prosperity and sustainability through continuous positive momentum. The collective positivity cultivated in Walker County is indeed growing.

Ms. Teems requested the community's help in preventing the spread of weeds. She encouraged anyone speaking negatively about the county government to contact her or visit her office. Chairwoman Teems is available to speak with anyone, anywhere, at any time. If she is unavailable, the commissioner office staff can provide immediate assistance. Together, we can ensure Walker County remains healthy and thriving.

Financial Report:

CFO Christian Roach gave a financial presentation which covered the months ending July 31, 2025.

Committee Reports:

Surplus Task Force

CFO Roach reported on the Surplus Task Force, collaborating with Curtis Creekmur, Paine Gily, and Dakiaya Porter, to compile a list of surplus and/or fixed assets no longer utilized by the county. Department heads have been requested to submit their surplus items, with comprehensive lists due by September 19th.

The primary platform for the surplus sale will be GovDeals, due to its nationwide reach, which is expected to maximize income from sold items. CFO Roach confirmed that most municipalities and counties use this vendor. The compiled list will serve as a recommendation, and the board will have the option to remove any items. Chairwoman Teems added that Potts Brothers, a local vendor, will be considered for selective bid items, with the specific items still under discussion.

Courthouse Steering Committee

Aleks Jagiella-Litts addressed the Commissioners concerning the Courthouse Steering Committee, which is headed by Judge Don Thompson. The committee engaged Gordian, who assessed courthouse needs and recommended three approved vendors. FH Passion was selected and will begin collecting test samples and compiling information to provide recommendations. Ms. Jagiella-Litts noted that FH Passion's prior work at Gordon Lee High School in Chickamauga, which involved similar situations, makes them a relevant choice.

Department Reports:

No departmental Reports

Ceremonial:

Proclamation for Constitution Week

September 15th through the 21st, 2025 marks the 238th anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention.

Public Hearing - Planning & Zoning:

Per Walker County Code Chapter 22-109(c), all comments concerning a proposed zoning decision under consideration by the Board of Commissioners shall be in writing prior to the commencement of the hearing. The only exception will be the applicant who has filed the zoning request. The applicant shall be allowed five minutes to address the Board, unless the Board allows additional time.

Chair Teems asked the board to waive the rule requiring written applications for individuals to speak on planning and zoning cases. She also stated that the four rezone requests for April Lynn Morgan would be discussed and voted on as a single item.

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 o-357-004A
 - a. Donald Crouch was in attendance and is available if there are any questions
2. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002F
3. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002G
4. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002B
5. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002J
 - a. Phillip White spoke in opposition to this rezone of the 4 parcels. He is not in favor of the residential rezone and would like it to remain agricultural.
 - b. John Morgan spoke on the rezone in favor of the rezone
6. 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 o-050-083
 - a. William Bruning spoke on the rezone being a split zoning and asking if they will approve as C-1 Commercial. They are selling the land and the building but they are trying to get the zoning
 - b. Chris Hicks will be using this as a distribution center for his business.
 - c. No further discussion from the board

Unfinished Business

- Paul Lemming requests a variance for less than five acres in an A-1 (Agricultural) zone for property located at 0 Old Mineral Springs Road, LaFayette, GA 30728. Tax map & parcel number 0-315-001. (*Planning Commission recommended this rezone be denied at July Planning Meeting, Tabled until September 4th Meeting*).
 - a. Paul Lemming was in attendance and asking to split off 2.96 acres for a family member. 10 acres will remain under soil conservation.
 - b. Brian Hart asked for total acreage and Mr. Lemming responded with 12.96 acres. The 10 acres retained will be retained as agricultural.
 - c. No further discussion
 - d. Commissioner Hart made the motion to deny the variance request
 - e. Motion died with no second
 - f. Commissioner Blakemore made the motion to approve the variance
 - g. Gene Wilson seconded the motion to approve
 - h. 2 Ayes, 1 Nays
 - i. Due to there not being 3 approvals and Commissioner Hart will not entertain changing his vote the request is denied
 - j. Variance denied due to no majority vote

Public Comment:

1. Mike Lemming spoke against Commissioner Hart and his decision to decline the land variance. Commissioner responded he did not deny but states they need to deed 5 acres vs 2.96 acres to remain as Agriculture A-1 area.
2. Jim Pope used a hypothetical and fictional example to illustrate a possible road closure on Concord Road in East Armuchee.
 - a. Commissioner Hart stressed that many farms are adjacent to the road.

Consent Agenda:

The Consent Agenda is a special rule of order providing for non-controversial matters to be considered in gross or without debate or amendment. Should a Board member object to any item being in the Consent Agenda, it is restored to the place it would have otherwise been considered on the regular agenda.

1. ~~Resolution R-065-25 to Set Compensation for County Coroner~~
2. Resolution R-066-25 to authorize the county to file for a Grant with the Georgia Department of Transportation
3. Purchase Order 2025-00002929 to use SPLOST funding to GeoConex Corporation for Zetron Call System Hardware for 911
4. Purchase Order 2025-00002943 to use SPLOST funding to purchase 911 Next Generation Core Services/INdigital
5. Purchase Order 2025-00002965 to use SPLOST funds for the Cherokee Regional Library for \$36,405.70 for the Digitization of the Walker County Messenger project
6. Purchase Order 2025-00002967 to use SPLOST funds for audio video equipment for the Magistrate Project for Annex IV
7. Purchase Order 2025-00002989 to Point Security Inc, for the purchase of an X-Ray Inspection System for the Courthouse

8. Amendment to Correctional Medical Services Independent Contractor Agreement with Bridgepoint Correctional Health, LLC
 - a. Motion to approve items made by Hart
 - b. Seconded by Wilson
 - c. No discussion
 - d. 3 Ayes, 0 Nays
 - e. All items approved

New Business:

1. Resolution R-057-25 to Amend the Walker County, Georgia Enabling Legislation to Modify the Length of Service Allowed by the Auditor
 - a. Motion to approve made by Commissioner Wilson
 - b. Seconded by Commissioner Hart
 - c. No discussion
 - d. 3 Ayes, 0 Nays
 - e. Resolution Approved
2. Resolution R-060-25 to Adopt a Millage Rate to be set at 5.15 mills in the Unincorporated Areas and 6.645 mills in the Incorporated Areas
 - a. Motion to approve made by Commissioner Blakemore
 - b. Second by Commissioner Hart
 - c. No discussion
 - d. 3 Ayes, 0 Nays
 - e. Millage rate approved
3. Resolution R-061-25 to Authorize a Referendum to Impose, Levy and Collect a Special Purpose Local Option Sales Tax (SPLOST) within Walker County, Conditioned Upon Approval by a Majority of Qualified Voters Residing within Walker County Voting in a Referendum thereon to be held November 4, 2025; and for other Purposes
 - a. Motion to approve SPLOST made by Commissioner Hart
 - b. Seconded by Commissioner Wilson
 - c. No discussion
 - d. 3 Ayes, 0 Nays
 - e. Resolution Approved
4. Resolution R-062-25 to Amend the Fiscal Year 2025 Budget to Appropriate Funds for the Walker County Sheriff's Department
 - a. Motion to amend funds made by Commissioner Hart
 - b. Seconded by Commissioner Blakemore
 - c. Commissioner Wilson verified where the funds were being moved from
 - d. No further discussion
 - e. 3 Ayes, 0 Nays
 - f. Resolution Approved
5. Resolution R-063-25 to Award a Contract for the E-911 Administrative Office remodel
 - a. Motion to award contract for remodel to DW Construction made by Commissioner Blakemore
 - b. Seconded by Commissioner Hart
 - c. Commissioner Hart verified using SPLOST funds for remodel
 - d. No further discussion
 - e. Resolution Approved, DW Construction Contracted

6. 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 o-357-004A. *(Planning Commission recommended this variance be Approved)*
 - a. Motion made to approve made by Commissioner Blakemore
 - b. Seconded by Commissioner Wilson
 - c. Question on tiny home/smaller footprint made by Commissioner Hart
 - d. No further discussion
 - e. 3 Ayes, 0 Nays
 - f. Variance approved
7. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002F. *(Planning Commission recommended this rezone be Approved)*
8. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002G. *(Planning Commission recommended this rezone be Approved)*
9. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002B. *(Planning Commission recommended this rezone be Approved)*
10. April Lynn Morgan requests a rezone from A-1 (Agricultural) to R-3 (Residential) for property located at o Joe Robertson Road Rocky Face, GA. 30740. Tax map & parcel number o-568-002J. *(Planning Commission recommended this rezone be Approved)*
 - a. Motion to deny all 4 rezones made by Commissioner Hart
 - b. Seconded by Commissioner Wilson
 - c. Discussion by Commissioner Hart advised reasoning behind denial was these parcels surround an existing farm and footprint not acceptable
 - d. 0 Ayes, 3 Nays
 - e. Motions to all 4 rezones denied (Parcels o-568-002F / o-568-002G / o-568-002B / o-568-002J)
11. 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 o-050-083. *(Planning Commission recommended this rezone be Approved)*
 - a. Motion to approve by Commissioner Wilson
 - b. Seconded by Commissioner Blakemore
 - c. 3 Ayes, 0 Nays
 - d. Rezone approved

Recess:

Chairwoman Teems called a 5 minute recess at 7:05 p.m.
The meeting resumed at 7:10 p.m.

Point of Order called by Chairwoman Teems

Chairwoman Teems reviewed the Enabling Act during the recess to re-evaluate the decision on Mr. Lemmings land variance and called Point of Order to bring it back for discussion to the board.

- Paul Lemming requests a variance for less than five acres in an A-1 (Agricultural) zone for property located at 0 Old Mineral Springs Road, LaFayette, GA 30728. Tax map & parcel number 0-315-001. *(Planning Commission recommended this rezone be denied at July Planning Meeting, Tabled until September 4th Meeting).*
 - a. Chairwoman Teems addressed the Commission asking them to reopen the discussion on this land variance and take a second vote as per the Enabling Act she is able to cast a vote
 - b. Motion to Approve made by Commissioner Blakemore
 - c. Seconded by Commissioner Wilson
 - d. Commissioner Blakemore supports variance due to this is within family
 - e. Commissioner Hard denies variance as Mr. Lemming can take another avenue and gift 5 acres to the family member instead of 2.96 and would meet the agriculture requirements
 - f. Chairwoman Teems also denied variance
 - g. 2 Ayes, 2 Nays
 - h. Motion Failed, Variance denied

Commissioner Comments:

1. Commissioner Blakemore appreciates everyone coming out and supporting their government.
2. Commissioner Hart invited the community to come to the Agriculture Festival that will be on September 13th from 8:00 a.m. to 5:00 p.m. The AG Festival has something for everyone and is a great community event.
3. Commissioner Wilson wanted to thank all of the county employees for all their hard work and being involved.

Adjournment: 7:18pm

No actions taken in the Executive Session and with no further business on the agenda, Chairwoman Teems adjourned the meeting at 7:18 P.M.

Angela Teems
Chairwoman/CEO
Walker County Georgia

Date

Minutes prepared by: Walker County County Clerk, Lisa Richardson



Sign In Sheet

Regular Scheduled Board of Commissioners Meeting

September 4, 2025

6:00 PM

<u>Name</u>	<u>Address</u>
Andy Richardson	Chickamauga.
Terry Gifford	
Mike Fermin	Lafayette #0
Jay Mullaly	Lafayette
Paul Long	Lafayette
Brian Ritter	
Terry Ritter	
Sharon White	Rocky Face
Carla Hunt	Lafayette
Cart Creekman	WALKER COUNTY
Jon Pursey	Planning
Carly Bonner	Board
Phillip White	Villanow
Brandon Wilson	Lafayette
Susan Smelley	LaFayette
Mary Beth Dykes	Lafayette
Kandy Fittman	Roswell.
April Morgan	
John MORGAN	Dalton
WILLIAM BROOKINS	CHATTANOOGA VACCEY

Jim Rose

Villages

DIANE COUSINEAU

LAFAYETTE

Leisa Autonka

Library /LaFayette

Scott McNabb

Roswell Ga

Donald Crouch

LaFayette GA

Tan Weaver

Lookout Mtn. GA

PAME Guy

LAWRENCE

Kym WEAVER

LMTA

Jeff Dot

Road

Chris Hickey

Bobby T. Bader

Road Dept

Regular Scheduled Board of Commissioners Meeting

Walker County Annex IV

September 4, 2025

6:00 PM

Roll Call **Present/Absent**

Commissioner Blakemore Present

Commissioner Askew Absent

Chairwoman Teems Present

Commissioner Hart Present

Commissioner Wilson Present

PLACEHOLDER ONLY - AWAITING OCTOBER FINANCIAL REPORT

Walker County Board of Commissioners Meeting Agenda Item Form

SECTION	DETAILS
MEETING TITLE	Board of Commissioners – Monthly Meeting
DATE OF MEETING	Sept 4 th , 2025
SUBMITTED BY	Christian Roach - Finance
AGENDA ITEM TITLE	Financial Reports
TYPE OF ITEM	Informational
BACKGROUND & JUSTIFICATION	For the month ending July 31 st , 2025 <ul style="list-style-type: none">Year to date revenues are \$33,171,964.94 or 95.64% of budgetYear to date expenditures are \$30,823,877.39 or 88.57% of budget
ATTACHMENTS INCLUDED	Presentation
PRESENTER(S)	Christian Roach, CFO
ADDITIONAL NOTES	

Walker County Brownfield Grant Program

Commissioners Meeting

Oct 2025



Key Brownfield Team Members



Amanda M. Herrit, M.S.
Brownfields Project Manager



Dallas Whitmire, P.E.
Chattanooga Environmental
Department Manager

Walker County Assessment Grant

- Assessment Grant
 - \$500,000 Grant Award
 - Hazardous Substances & Petroleum

▪ Grant Tasks

- Brownfield Site Identification
- Phase I/II Environmental Site Assessments (ESA)
- Remediation & Reuse Planning
- Community Outreach
- Programmatic Support - Regulatory Reporting



Walker County Assessment Grant

Assessment Activities

- Site 1: Former Texaco Bulk Plant, Lafayette, GA
- Site 2: Former Dry Cleaner, Lafayette, GA
- Site 3: Former Crystal Springs Print Works Site, Chickamauga, GA
- Site 4: Peerless Mill Site, Rossville, GA



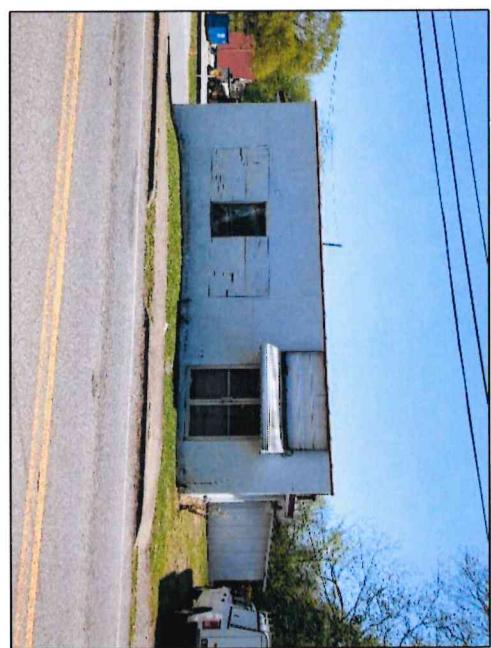
Assessment Activities

Site 1: Former Texaco Bulk
Plant, Lafayette, GA

- Phase I ESA Completed

Site 2: Former Dry Cleaner,
Lafayette, GA

- Phase I ESA Completed

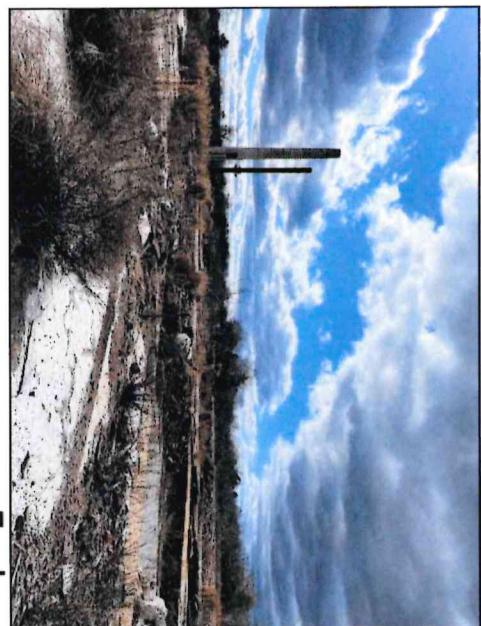


Assessment Activities

Site 3: Former Crystal Springs Print Works

Site, Chickamauga, GA

- Phase I and Phase II ESA completed
 - Soil Impacts – VOCs, SVOCs, PCBs, and PFAS
 - Surface water – PFAS
 - Groundwater – VOCs, SVOCs, PFAS
- Hazardous Materials (Universal Waste)
 - Asbestos
 - Lead Containing Paint
 - PCB Containing Equipment
 - Mercury Containing Fluorescent Bulbs
 - Equipment with Refrigerants



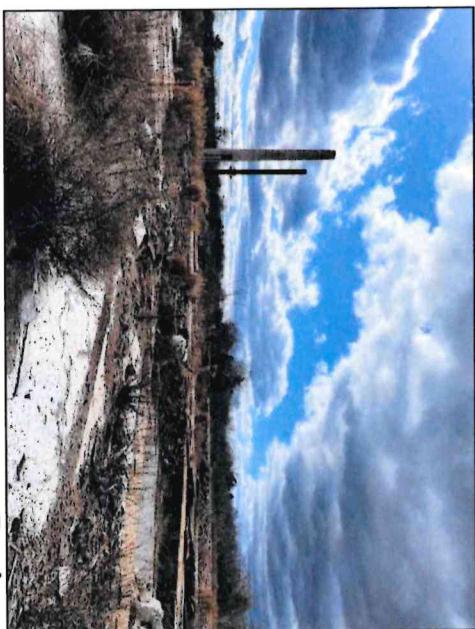
Explore with us

Assessment Activities

Site 3: Former Crystal Springs Print Works

Site, Chickamauga, GA

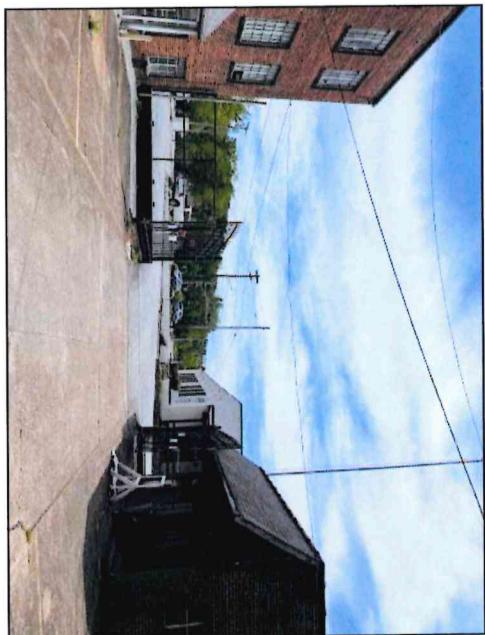
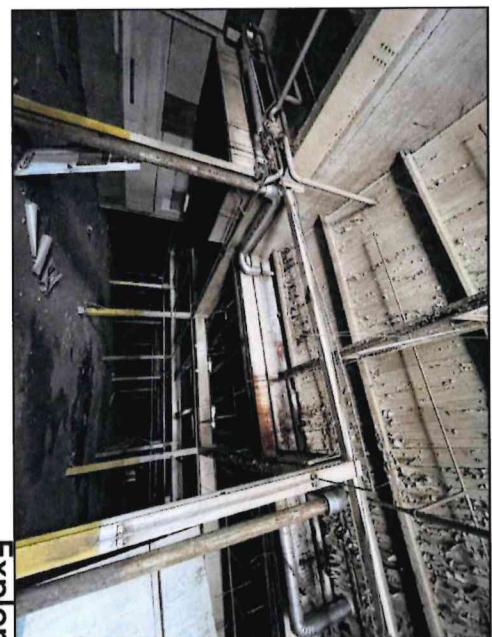
- Additional Activities Completed Since Update in May
 - Additional Soil Sampling – Limits of impacts defined in most areas
 - Groundwater Wells Installed and Sampled – VOCs, SVOCs, PFAS impacts
 - ABCA has been drafted and obtaining estimates for remediation



Assessment Activities

Site 4: Peerless Mill Site

- Phase I and II ESA Report completed
- Soil Impacts -SVOCs, Arsenic, Cadmium, and Lead in limited locations
- Soil Vapor- Limited VOC impacts in 3 locations above residential
- Groundwater – Limited metals impacts but probably due to turbidity of samples.
- Hazardous Materials (Universal Waste)
 - Asbestos
 - Lead Containing Paint
 - PCB Containing Equipment
 - Mercury Containing Fluorescent Bulbs
 - Equipment with Refrigerants



Walker County Assessment Grant

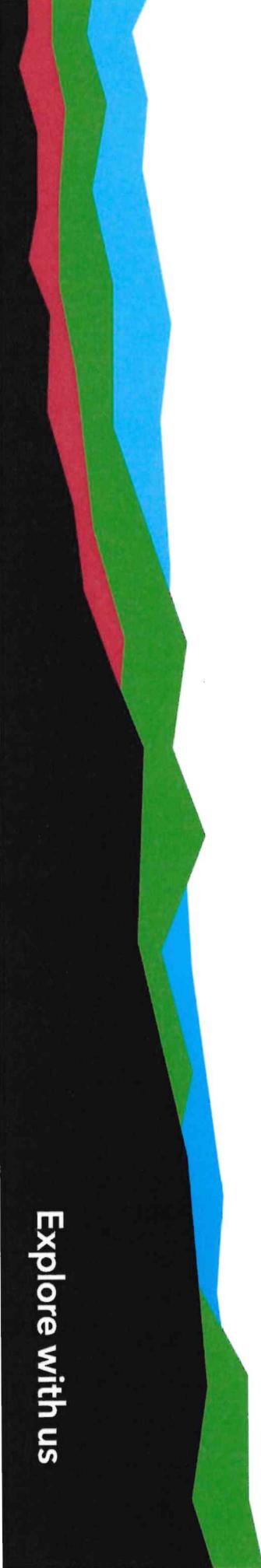
Additional Updates

- Quarterly and Annual Reporting Due 10/31
- Grant has been very successful
- Closing grant early, March of next year
- Walker County evaluating pursuing another assessment grant this year



Explore with us





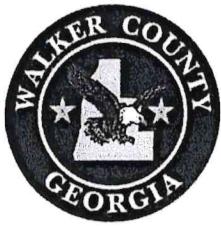
Explore with us



terracon

Amanda M. Herrit, M.S.
Project Manager
(423) 315-1449
Amanda.Herrit@terracon.com

Dallas Whitmire, P.E.
Principal Engineer
(423) 499-6111
Dallas.Whitmire@terracon.com



Walker County Planning Commission
Minutes

August 21, 2025
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Will Ingram
Randy Pittman
John Morehouse
Stan Porter
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 JULY 17, 2025 MEETING MINUTES:

Chairman Pittman asked if there was a motion to approve the July 17th minutes. Jon Morehouse made a motion to approve the minutes as is. Todd Holt seconded the motion to approve. Will Ingram abstain from the vote due to being absent from the meeting. 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. Stan Porter made a motion to open the public hearing. Todd Holt seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

V. PUBLIC HEARING:

New Business:

1. Donald Crouch: Chairman Pittman asked if Mr. Crouch was present. Donald Crouch came forward and explained that the mobile home on the property now cannot be repaired and that he would like to replace it with a tiny home and still be able to use it as rental. Stan Porter asked if tiny homes were allowed in this zone. Jon Pursley explained that they were as long as they have approval. Rob Walthour asked if the mobile home on the property would be moved off and Mr. Crouch said yes that it would be. John Morehouse asked if this was a hardship and Mr. Crouch said no they would like to use it for rental.

2. April Morgan: Chairman Pittman stated that since she was requesting four rezones on property all beside each other the Board would hear these all at one time. He asked if Ms. Morgan was present. April and John Morgan came forward. Ms. Morgan stated that they would like to rezone these parcels to residential since it backs up to other residential properties. Jon Pursley explained that the property was not currently being used as agricultural and that all the lots are heavily wooded and would take a lot to convert into usable agricultural land. Todd Holt asked the acreage and Mr. Morgan said that there were two five acre lots and two ten acre lots.

3. George Bruning: Chairman Pittman asked if Mr. Bruning was present. William Bruning can forward and explained the history of the property. He said that they are under contract and that the buyer could explain more of what they would like to use the property as. Chris Hicks came forward and stated that they own Smith Builders and they have a current business in Rossville and Lexington North Carolina. He stated that they would convert the existing building into office space and build two large buildings with a breezeway between them and use the building as a distribution center. John Morehoue asked how many employees they would have, and he said they currently have twelve. Mr. Morehouse also asked about the type of trucks that would be coming in and out and Mr. Hicks said there would be flatbeds with curtains and no semi-trucks. He said that they sell to retailers and there would not be customers coming and going. Mr. Hicks stated that they would love to purchase the property that touched Hwy 193 and get an entrance off there but does not know if that could even happen. Brenda Harding came forward and stated that they own an apartment that elderly people live in and were concerned about the noise of the trucks coming in and out. Mr. Hicks stated that they will not be storing anything outside, and trucks will pull into the buildings to unload. William Bruning stood back up and stated that their purchase also includes a smaller parcel further down from the property which would allow for a second entrance. John Morehouse asked how many trucks would be coming in and out during the day and Mr. Hicks stated that maybe two and the hours would be between 10:00 to 3:00. John McDaniel stood up and stated that TVA has say over the water running through the property and just wanted everyone to know that.

VI: MOTION TO CLOSE PUBLIC HEARING:

Chairman Pittman asked if there was a motion to close the public hearing. Rob Walthour made a motion to close the public hearing. Will Ingram 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. John Morehouse made a motion to open new business. Stan Porter seconded the motion. The vote was unanimous. The motion to open new business carried.

VIII: NEW BUSINESS:

1. Donald Crouch: Chairman Pittman asked if there was a motion to approve or deny the conditional use variance request. Stan Porter made a motion to approve. Will Ingram seconded the motion. The vote was three in favor of approving (Will Ingram, Stan Porter & Rob Walthour) and two not in favor of the motion to approve (John Morehouse & Todd Holt). The motion to approve carried.

2. April Morgan: Chairman Pittman asked if there was a motion to approve or deny these rezone requests. Todd Holt made a motion to approve. Stan Porter seconded the motion to approve. The vote was unanimous. The motion to approve carried.

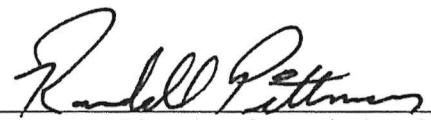
3. George Bruning: Chairman Pittman asked if there was a motion to approve or deny the rezone request. John Morehouse made a motion to approve. Todd Holt seconded the motion to approve. The vote was unanimous. The motion to approve carried.

IX: ADJOURNMENT:

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.

09-18-2025

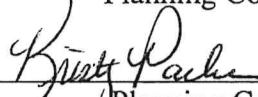
Date Submitted:



Planning Commission Chairman

9-18-25

Date Submitted:



Planning Commission Secretary

9-19-25

Date Submitted:



Planning Commission Director



Walker County Planning Commission
Minutes

September 18, 2025
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Will Ingram
Randy Pittman
John Morehouse
Stan Porter
Todd Holt
Cindy Askew
Jon Hentz

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 AUGUST 21, 2025 MEETING MINUTES:

Chairman Pittman asked if there was a motion to approve the August 21st minutes. Will Ingram made a motion to approve the minutes as is. John Morehouse 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. Stan Porter seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

V. PUBLIC HEARING:

New Business:

1. Bobbie J. Burke: Chairman Pittman asked if Ms. Burke was present. Bobbie Burke came forward and stated that she would like to rezone the property from A-1 to RA so the property can be subdivided. Will Ingram asked if it was currently a two-acre tract and if it would be divided into two one-acre tracts and Ms. Burke said yes. He asked if there was a mobile home on the property and she stated that there were a mobile home and a house both on the property. Ms. Burke stated that the mobile home and existing house would both be taken down. Jon Hentz asked if she would be putting back permanent structures and she said yes there would be. Jon Pursley explained the zoning around the area and how it would be a better fit seeing that the property already does not meet the A-1 lot size.

2. Penny Hayes: Chairman Pittman asked if Ms. Hayes was present. Penny Hayes came forward and stated that she currently has a small building on the property that she would like to open as a small boutique. She stated that she currently has an online business. Jon Pursley stated that she did not want to rezone just conditional use for the property, and she stated yes. Kristy Parker explained that with the conditional use variance that it would only be for what she was requesting and that if the property was sold the variance would go away. She also stated that they own the surrounding property so parking would not be an issue. Will Ingram stated that it did not sound like it would be any drastic change in the traffic and Ms. Hayes said it would not.

3. Walker County Board of Education: Chairman Pittman asked if anyone was present on behalf of the Board of Education. Jeff Potts came forward and stated that he was the agent for the seller of the property. He said that Brian Jones was here on behalf of the buyer and Jamie Debity for the seller. Mr. Jones stated he was there on behalf of the buyer and that they were requesting a setback variance from fifty feet in the back to fifteen feet. He stated that with a closer setback it would allow them to have more options. Jon Pursley explained that with the current setbacks that parking would be allowed within the fifty feet just not a building. Jon Hentz stated that it was kind of hard to grant a variance when you don't know what is going to be built. Todd Holt stated that if they knew what was going in that it would help and Mr. Jones stated that they would like to market it for a quick-serve restaurant or a gas station. Cindy Askew stated that they have to take into consideration the surrounding neighbors. Jeff Potts stated that with the current setbacks it limits 25% of the property from being used. Will Ingram asked about any fencing and Jeff Potts stated that the back property line has overgrowth, but a fence could be put up. Brian Jones stated that they could do a vegetative buffer. Several members agreed that not knowing what would be going in makes it hard to grant a variance. Mr. Jones stated that they could come up with a site plan if needed.

4. James Blakemore: Chairman Pittman asked Mr. Blakemore to explain what he was wanting to do. Doris Blakemore Manor stated that she was Mr. Blakemore's sister and that this property has three houses on it and they would like to divide them off on their own lots. She stated that Mr. Blakemore has cancer and that he would like to sell these off to help with medical expenses and that he is not able to keep the property up any longer. The Board discussed the lot sizes and Todd Holt stated that these lots are actually larger than some of the new subdivision lots.

VI: MOTION TO CLOSE PUBLIC HEARING:

Chairman Pittman asked if there was a motion to close the public hearing. Will Ingram made a motion to close the public hearing. Todd Holt 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. John Morehouse made a motion to open new business. Stan Porter seconded the motion. The vote was unanimous. The motion to open new business carried.

VIII: NEW BUSINESS:

1. Bobbie J. Burke: Chairman Pittman asked if there was a motion to approve or deny the rezone request. Jon Hentz made a motion to approve the rezone. Stan Porter seconded the motion to approve. The vote was unanimous. The motion to approve carried.

2. Sean & Penny Hayes Broome: Chairman Pittman asked if there was a motion to approve or deny this conditional use variance. Todd Holt made a motion to approve. John Morehouse seconded the motion to approve. The vote was unanimous. The motion to approve carried.

3. Walker County Board of Education: Chairman Pittman asked if there was a motion to approve or deny the variance request. Todd Holt made a motion to deny due to not enough information on what would be being built on the property. Cindy Askew seconded the motion to deny. Will Ingram abstained from the vote. Todd Holt, John Morehouse, Stan Porter & Cindy Askew voted in favor to deny. Jon Hentz voted in favor of the request only because the current site is an eyesore. The vote to deny carried.

4. James Blakemore: Chairman Pittman asked if there was a motion to approve or deny the variance request. John Morehouse made a motion to approve. Todd Holt seconded the motion to approve. The vote was unanimous. The motion to approve carried.

IX: ADJOURNMENT:

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

Date Submitted: Planning Commission Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

8005 Adoptions

TO: Samantha Parker
By reason of a motion to terminate your parental rights, you are hereby notified that a motion to terminate your parental rights has been filed in the above-styled adoption proceeding. Pursuant to Official Code of Georgia Annotated § 19-8-11, be advised that you shall not be a party to the adoption and shall have no obligation to file an answer, but shall have the right to appear in the pending termination of parental rights proceeding and show cause why your rights to the child who is the subject of the proceeding should not be terminated. Be advised that you will lose all rights to the child and will neither receive notice nor be entitled to object to the adoption of the child unless you do appear at the hearing on October 21, 2025.

Witness the Honorable Don W. Thompson, on this 21st day of August, 2025.

Carter Brown
Clerk, Superior Court Walker County
8:27;9:3,10,2025

8020 Service/Construction Bids

Wm1455
gpn05
ADVERTISEMENT FOR REQUEST FOR PROPOSALS: ADVANCED METERING INFRASTRUCTURE
The City of LaFayette, the City, hereby requests qualifications and proposals from companies that are experienced in and capable of implementing a system-wide conversion to an Advanced Metering Infrastructure (AMI) system of the City's residential and commercial electric meters. Proposals must be physically received by the City in the office of David Hamilton, City Manager, at 207 South Duke Street, LaFayette, Georgia 30728, on or before 3:00 p.m. EST on September 29, 2025.
The City will review proposals that meet the form and format requirements set forth in the City's Request for Proposals for Advanced Metering Infrastructure (RFP). The City will not consider untimely or non-conforming proposal submissions.
The RFP and supporting or related documents will be available beginning on August 27, 2025, and may be obtained from Thomas Ellis, Electrical Superintendent, upon request to tellis@lafga.org. The RFP and all related documents are the property of the City.
The City reserves the right to reject any or all proposals, waive technicalities and informalities, and extend submission deadlines. For a full description of the scope of work, please refer to the RFP or contact Thomas Ellis at tellis@lafga.org.
8:27;9:3,2025

8025 Debtors and Creditors

Wm1403
gpn07
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Dennis H. Ray, deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 29th day of July, 2025.
Julia Ray,
Po Box 720,
Rock Spring, Georgia 30739.
8:6,13,20,27,2025

Wm1406
gpn07
STATE OF GEORGIA COUNTY OF WALKER NOTICE TO CREDITORS AND DEBTORS
All the creditors and debtors of the estate of Patricia Rose Kendrick, deceased, late of Walker County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 29th day of July, 2025.
Executor of the Estate
Kenneth L. Kendrick
c/o Ann Willard Fiddler
110 Howard Street
Rossville, GA 30741
(706) 866-2630
8:6,13,20,27,2025

Wm1407
gpn07
NOTICE TO CREDITORS AND DEBTORS STATE OF GEORGIA COUNTY OF WALKER
All the creditors and debtors of the estate of Shane Rene' Hendrix, deceased, late of Walker County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 29th day of July, 2025.
Administrator of the Estate
Ann Willard Fiddler
110 Howard Street
Rossville, GA 30741
(706) 866-2630
8:6,13,20,27,2025

Wm1424
gpn07
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Ewing Milton White, Jr., deceased, late of Walker County, Georgia, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.
This 5th day of August, 2025.
Michael White,
814 Old Three Notch Rd,
Ringgold, Georgia 30736.
8:13,20,27;9:3,2025

Wm1424
gpn07
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of FAYE E. PERDUE, deceased.
ESTATE NO. 20,436
NOTICE TO DEBTORS/CREDITORS GEORGIA. WALKER COUNTY.

Wm1424
gpn07
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of C. DESIREE GRAHAM, deceased
ESTATE NO. 20,391
NOTICE TO DEBTORS/CREDITORS GEORGIA, WALKER COUNTY.

Wm1424
gpn07
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gpn07
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of C. DESIREE GRAHAM, deceased
ESTATE NO. 20,391
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**Walker County
Planning Commission Meeting**

**September 18, 2025
6:00 P.M.
Walker County Civic Center**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR AUGUST 21, 2025 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. REZONE:

1. **Bobbie J. Burke:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 440/442 Durham Road Rising Fawn, GA. 30738. Tax map & parcel number 0-004-001.

B. CONDITIONAL USE VARIANCE:

1. **Sean & Penny Hayes Broome:** Requests a conditional use variance for property located at 1218 Hog Jowl Road Chickamauga, GA. 30707. Tax map & parcel number 0-260-003.

C. VARIANCE:

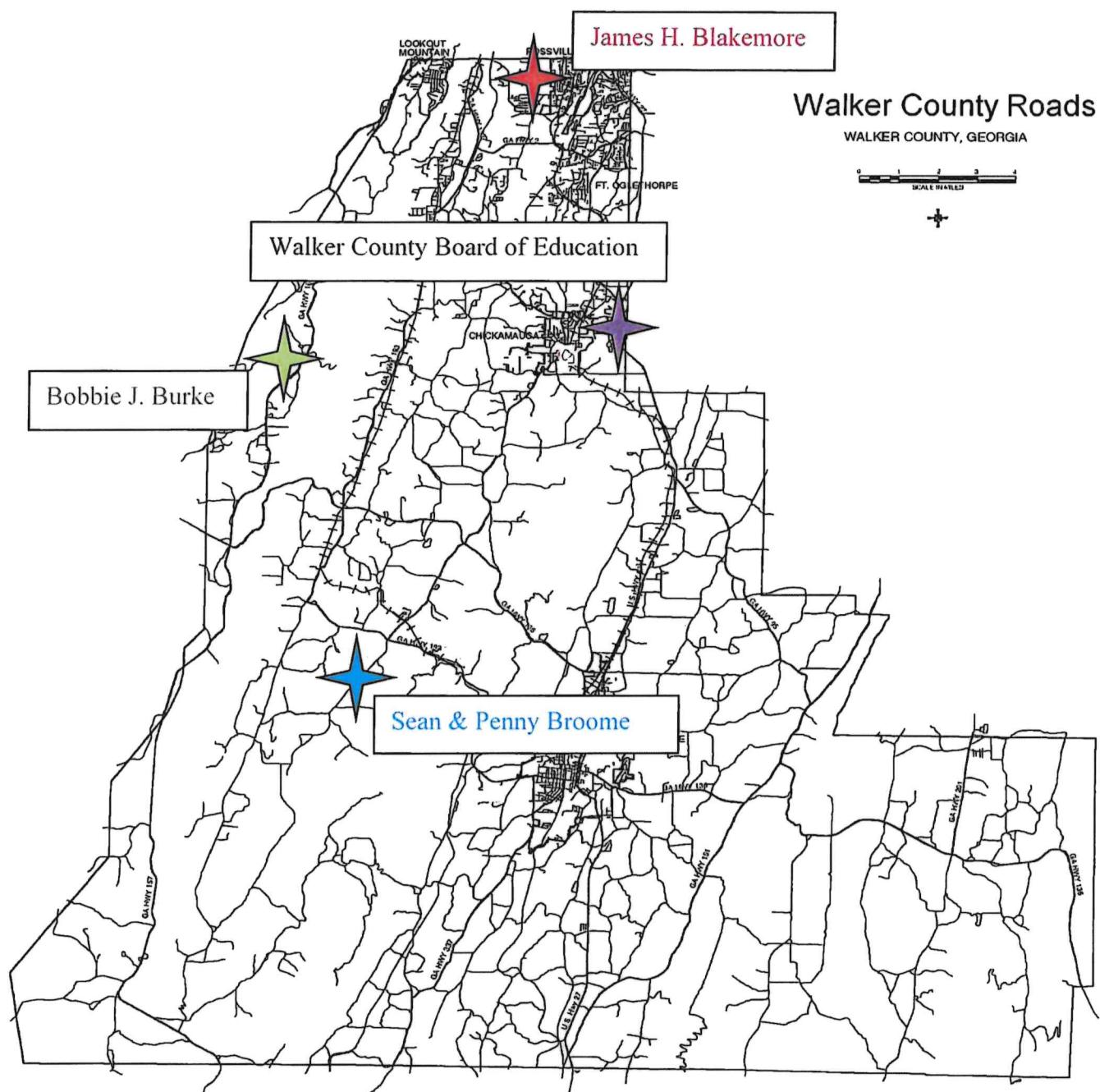
1. **Walker County Board of Education:** Requests a variance for property located at 12587 N. Hwy 27 Chickamauga, GA. 30707. Tax map & parcel numbers 0-219-044 & 045.
2. **James H. Blakemore:** Requests a variance for property located at 1106 Glentana Street Rossville, GA. 30741. Tax map & parcel number 0-133-065.

VI. MOTION TO CLOSE PUBLIC HEARING:

VII. MOTION TO GO INTO NEW BUSINESS:

- 1. Bobbie J. Burke**
- 2. Sean & Penny Hayes Broome**
- 3. Walker County Board of Education**
- 4. James H. Blakemore**

VIII: ADJOURNMENT:





Walker County Planning Commission
Minutes

August 21, 2025
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Will Ingram
Randy Pittman
John Morehouse
Stan Porter
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 JULY 17, 2025 MEETING MINUTES:

Chairman Pittman asked if there was a motion to approve the July 17th minutes. Jon Morehouse made a motion to approve the minutes as is. Todd Holt seconded the motion to approve. Will Ingram abstain from the vote due to being absent from the meeting. 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. Stan Porter made a motion to open the public hearing. Todd Holt seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

V. PUBLIC HEARING:

New Business:

1. Donald Crouch: Chairman Pittman asked if Mr. Crouch was present. Donald Crouch came forward and explained that the mobile home on the property now cannot be repaired and that he would like to replace it with a tiny home and still be able to use it as rental. Stan Porter asked if tiny homes were allowed in this zone. Jon Pursley explained that they were as long as they have approval. Rob Walthour asked if the mobile home on the property would be moved off and Mr. Crouch said yes that it would be. John Morehouse asked if this was a hardship and Mr. Crouch said no they would like to use it for rental.

2. April Morgan: Chairman Pittman stated that since she was requesting four rezones on property all beside each other the Board would hear these all at one time. He asked if Ms. Morgan was present. April and John Morgan came forward. Ms. Morgan stated that they would like to rezone these parcels to residential since it backs up to other residential properties. Jon Pursley explained that the property was not currently being used as agricultural and that all the lots are heavily wooded and would take a lot to convert into usable agricultural land. Todd Holt asked the acreage and Mr. Morgan said that there were two five acre lots and two ten acre lots.

3. George Bruning: Chairman Pittman asked if Mr. Bruning was present. William Bruning came forward and explained the history of the property. He said that they are under contract and that the buyer could explain more of what they would like to use the property as. Chris Hicks came forward and stated that they own Smith Builders and they have a current business in Rossville and Lexington North Carolina. He stated that they would convert the existing building into office space and build two large buildings with a breezeway between them and use the building as a distribution center. John Morehouse asked how many employees they would have, and he said they currently have twelve. Mr. Morehouse also asked about the type of trucks that would be coming in and out and Mr. Hicks said there would be flatbeds with curtains and no semi-trucks. He said that they sell to retailers and there would not be customers coming and going. Mr. Hicks stated that they would love to purchase the property that touched Hwy 193 and get an entrance off there but does not know if that could even happen. Brenda Harding came forward and stated that they own an apartment that elderly people live in and were concerned about the noise of the trucks coming in and out. Mr. Hicks stated that they will not be storing anything outside, and trucks will pull into the buildings to unload. William Bruning stood back up and stated that their purchase also includes a smaller parcel further down from the property which would allow for a second entrance. John Morehouse asked how many trucks would be coming in and out during the day and Mr. Hicks stated that maybe two and the hours would be between 10:00 to 3:00. John McDaniel stood up and stated that TVA has say over the water running through the property and just wanted everyone to know that.

VI: MOTION TO CLOSE PUBLIC HEARING:

Chairman Pittman asked if there was a motion to close the public hearing. Rob Walthour made a motion to close the public hearing. Will Ingram 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. John Morehouse made a motion to open new business. Stan Porter seconded the motion. The vote was unanimous. The motion to open new business carried.

VIII: NEW BUSINESS:

1. Donald Crouch: Chairman Pittman asked if there was a motion to approve or deny the conditional use variance request. Stan Porter made a motion to approve. Will Ingram seconded the motion. The vote was three in favor of approving (Will Ingram, Stan Porter & Rob Walthour) and two not in favor of the motion to approve (John Morehouse & Todd Holt). The motion to approve carried.

2. April Morgan: Chairman Pittman asked if there was a motion to approve or deny these rezone requests. Todd Holt made a motion to approve. Stan Porter seconded the motion to approve. The vote was unanimous. The motion to approve carried.

3. George Bruning: Chairman Pittman asked if there was a motion to approve or deny the rezone request. John Morehouse made a motion to approve. Todd Holt seconded the motion to approve. The vote was unanimous. The motion to approve carried.

IX: ADJOURNMENT:

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.

Date Submitted: Planning Commission Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Bobbie J. Burke

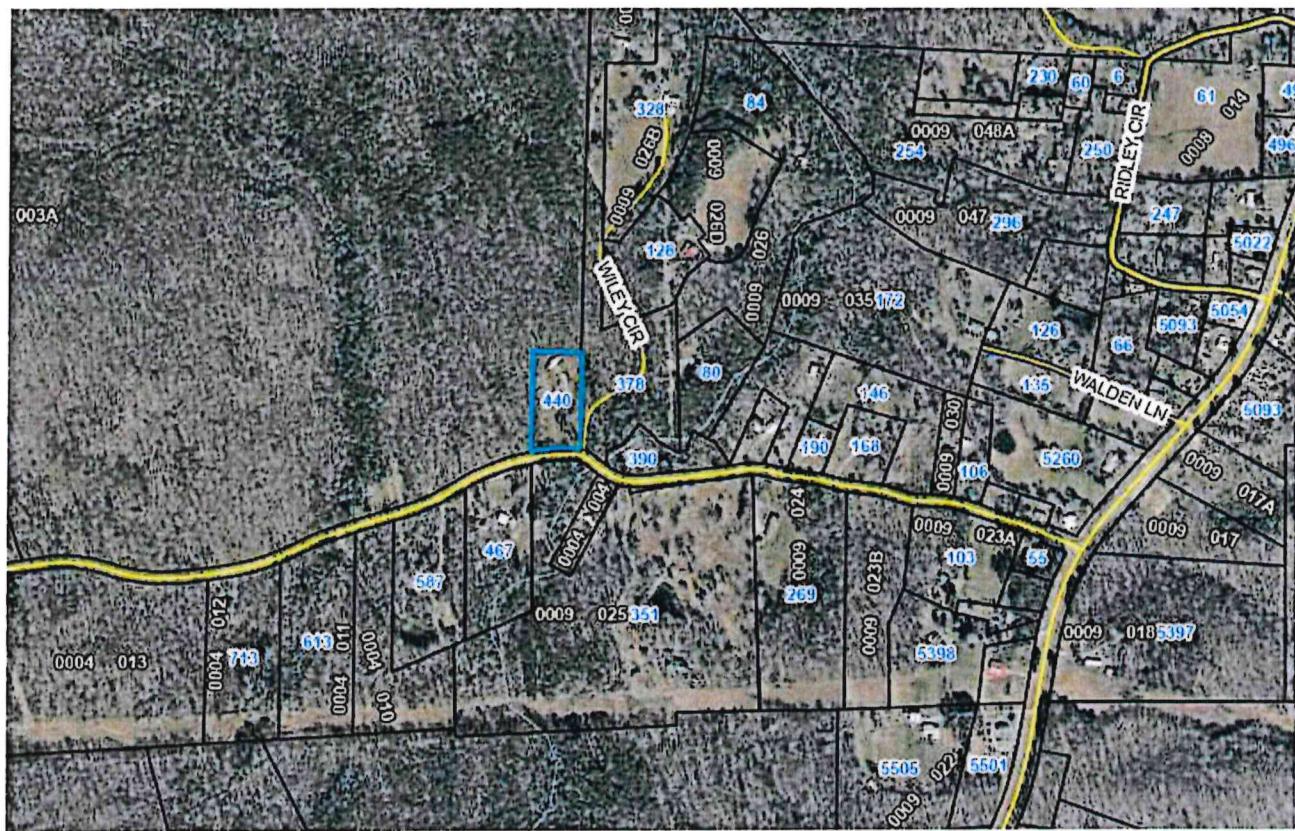
Petitioner: same

**Location of
Property:** 440/442 Durham Road
Rising Fawn, GA. 30738

Tax map & parcel number 0-004-002

	PC Meeting Date:	9/18/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a rezone from A-1 to RA in order to divide the property into two parcels	
DETAILS OF REQUEST:	The Comprehensive Plan shows Greenspace/Conservation Area.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A1	Rezone to RA	
Map & Parcel	Date:	Fee:
0-004-002	8-14-25	75.00

Applicant/Owner & Phone: BOBBIG J. BURKE

Street Name & Number: 440/442 Durhams Rd

Mailing Address: 118 WREN DRIVE, RINGGOLD, GA 30734

City, State, Zip Code: RISING FAWN, GA 30738

Request: (1) Subdivide property into 2 or 1 acre lots. (i.e. 1-0.98 acres + 1-0.97 acres)
(2) Rebuild newer homes; 1/lot & remove older homes.

(3) Continue to access back acre from Willy Circle
as we have for the past 45 years.

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.

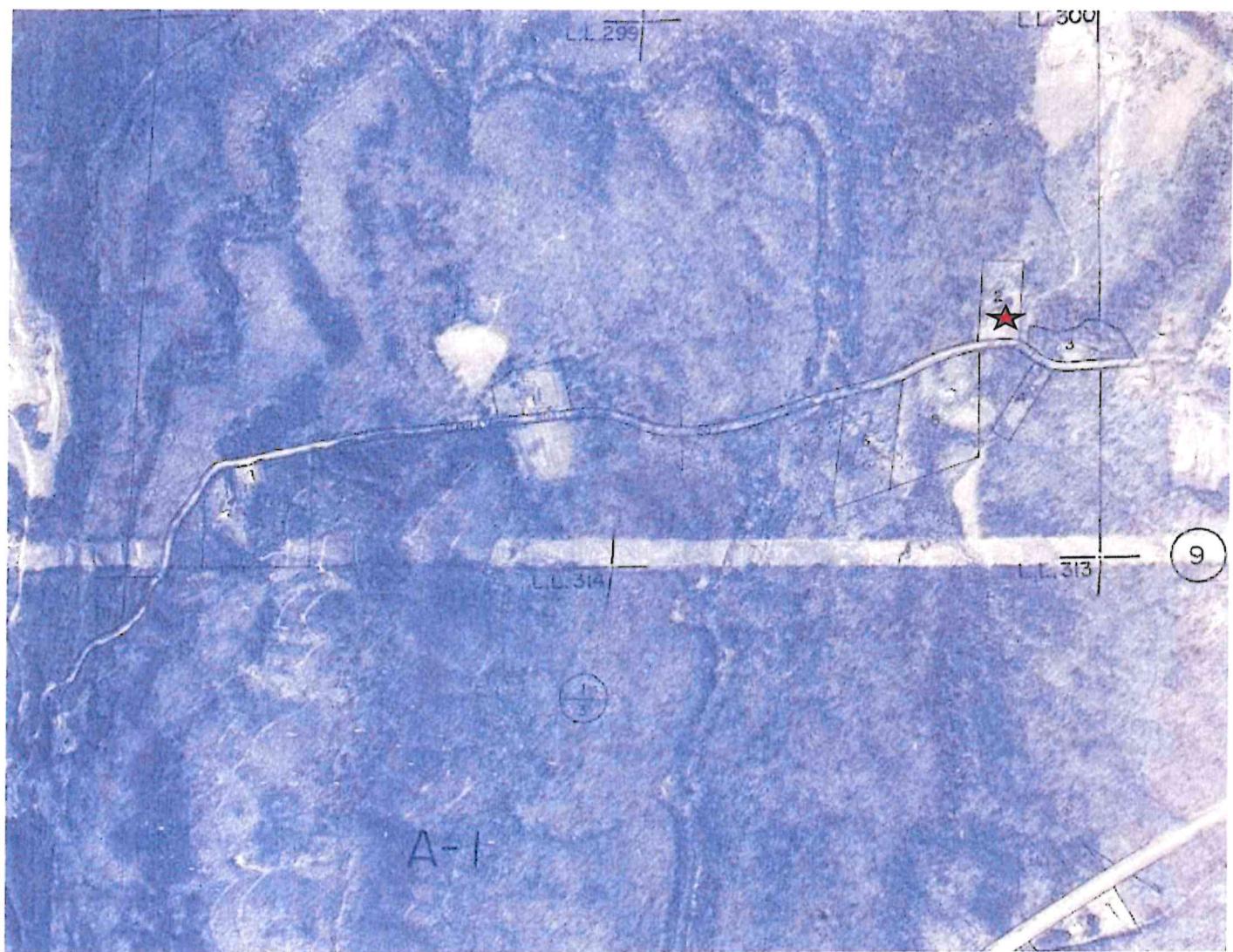
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES NO If YES, then on a separate page,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

- A) The name of the local government official(s) to whom each 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.

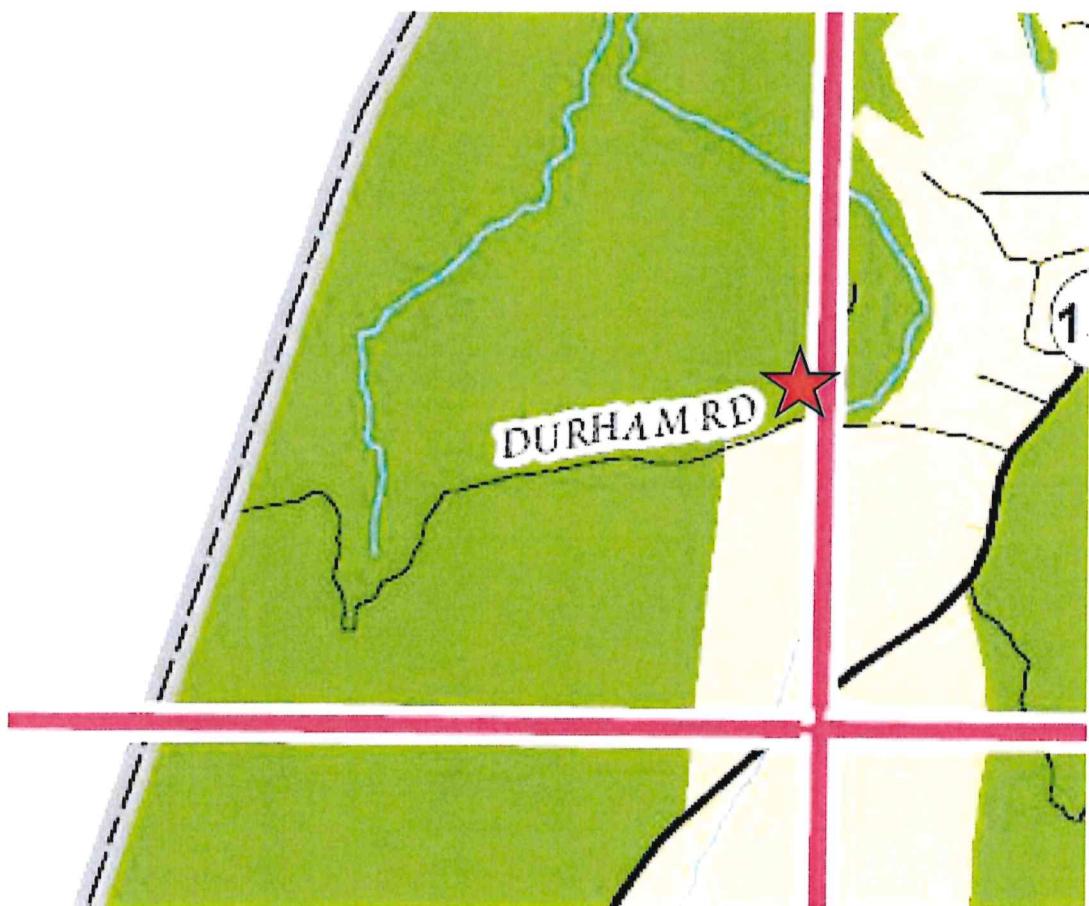
Signature of Applicant/Owner:

Bobbi J. Burke 8-14-2025
DATE

Zoning Map:



Future Land Use Map:



— Roads —+ Railroads ——— Highways —+— Rivers & Streams Lakes & Ponds [---] Crossroad Community [---] 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	Fairytale 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 49. Old Mineral Springs Road

Greenspace/Conservation: Chickamauga, LaFayette, and Walker County

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

Suggested Development Strategy:

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

Land uses:

- Parks/Recreation/Conservation

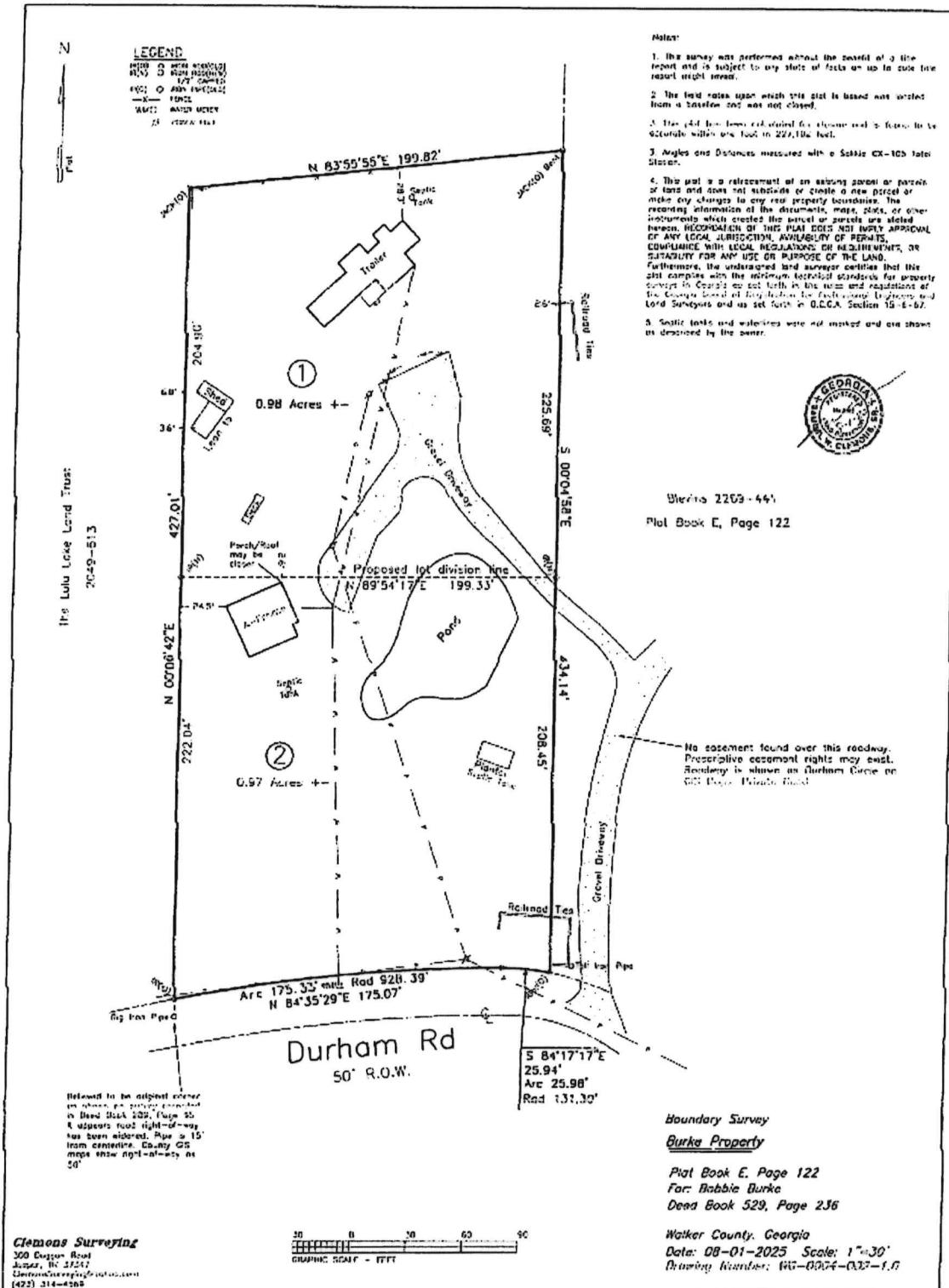
Key Word Objectives: Recreational activities, Open space preservation, Regional cooperation, private investments, Park creation, Park maintenance

Sec. 22-153. Zone R-A (Residential-Agricultural).

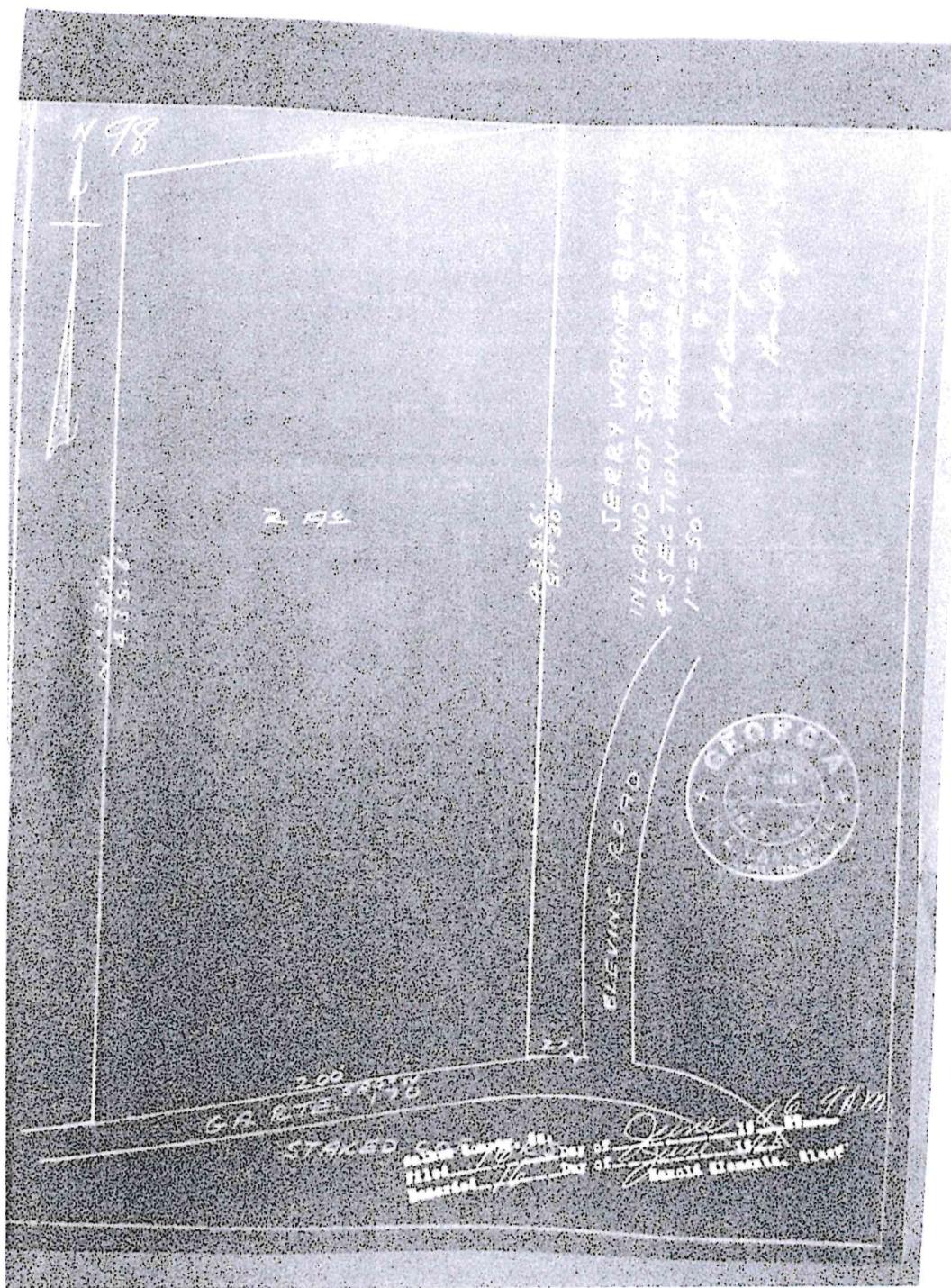
- (a) The R-A zoning district is established to allow limited uses on residential property. The R-A is usually (but not always) in an area that is undergoing a transition from 1 use to another (however, no trend need be proven in order to establish or change property to this designation). All residential uses provided for in the R-2 (A-1) district shall be allowed in the R-A district; however, all agricultural uses as stated in the A-1 district shall be limited as stated hereafter in the section.
- (b) On lots 5 acres or larger, stables and horses are permitted so long as said horses are owned by the property owner and the number of horses does not exceed 1 per whole acre of property; provided further that any barn or structure used to house said horses is located at least 200 feet from any dwelling located on adjoining property that is zoned R-A or A-1. If the adjoining property is zoned anything other than R-A or A-1, then the setbacks shall be required as in sections of this Code regarding buffer requirements for agricultural operations. Commercial stables are not permitted, nor are boarding other horses for payment. No other livestock is permitted.
- (c) Due to the introduction of new breeds of animals and trends in animal ownership, other non-domesticated animals may be allowed upon the approval of the Planning Commission, so long as such animals do not include wild non-domesticated animals known to attack humans without provocation.
- (d) In determining whether to allow the raising of the nondomesticated animals not listed in this subsection, the Planning Commission shall balance the benefits of raising in the proposed type of animal with any possible detrimental effects that the raising of such animal may have on other properties; in conducting such balancing, the Planning Commission shall consider any objections made by either property owners, the approximate degree of emission of odors from this type of animal or from its actions, the tendency of such animals to escape fenced or other types of confinement, the noise typically emitted by this type of animal, any particular health aspects of such animal.
- (e) Single-family dwellings shall be allowed on a minimum lot size of 1 acre and shall meet the following setback requirements: 60 feet from the centerline of a County [Road, Highway, etc.] or 35 feet from the right-of-way of a State or Federal Highway, 15 feet from side and rear property lines.
- (f) Requests for rezone to the R-A zone shall be limited to property that consists of 10 acres or less. Subdivision of land that is zoned R-A shall be limited to 8 lots or less.

(Ord. of 8-1-2013(4); Ord. No. O-01-24, § 11, 11-14-2024)

Survey from 2025 showing 1.95 acres



Survey from 1966 showing a total of 2.0 acres



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)
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
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 Blevins/Burke family since 1966.
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 greenspace/conservation.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** 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:** There are many parcels from Hwy 157 to this parcel that are under one acre tracts



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
Map & Parcel	Date:	Fee:
A1	Rezone to RA	
0-004-002	8-14-25	75.00

Applicant/Owner & Phone: BOBBIE J. BURKE 423-260-6271

Street Name & Number: 440/442 DURHAM Rd

Mailing Address: 118 WREN DRIVE, RINGGOLD, GA 30736

City, State, Zip Code: RISING FAWN, GA 30738

Request: (1) Subdivide property into 2 or 1 acre lots. (i.e. 1-0.98 acres + 1-0.97 acres)
(2) Rebuild newer homes; 1/lot & remove older homes.
(3) Continue to access back acre from Wiley Circle as we have for the past 45 years.

PLANNING COMMISSION RECOMMENDATION:

9-18-2025

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

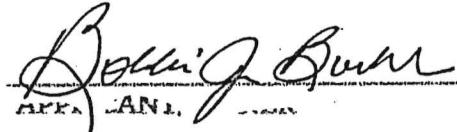
DENIAL

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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 filling 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:

 8-14-2025
DATE

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Sean & Penny Hayes Broome
Petitioner: Same
Location of Property: 1218 Hog Jowl Road
Chickamauga, GA. 30707

Tax map & parcel numbers 0-260-003

	PC Meeting Date:	9/18/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a conditional use variance to have a small retail boutique in an A-1 zone.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Agricultural/Forestry. This states to restrict commercial and residential developments.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
Map & Parcel	Date:	Fee:
A1		
O-260-003	8-8-25	150.00

Applicant/Owner & Phone: Penny Hayes _____

Street Name & Number: 1218 Hug Jaw Rd.

Mailing Address: 1218 Hug Jaw Rd.

City, State, Zip Code: Chickamauga, GA 30707

Request: I would like to have a small boutique shop on my property. Due to my health conditions and medical issues, it would be more beneficial

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED
 APPROVED WITH CONDITIONS
 TABLED
 DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

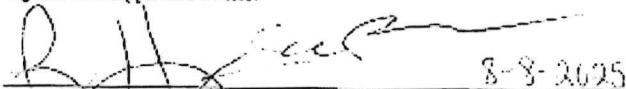
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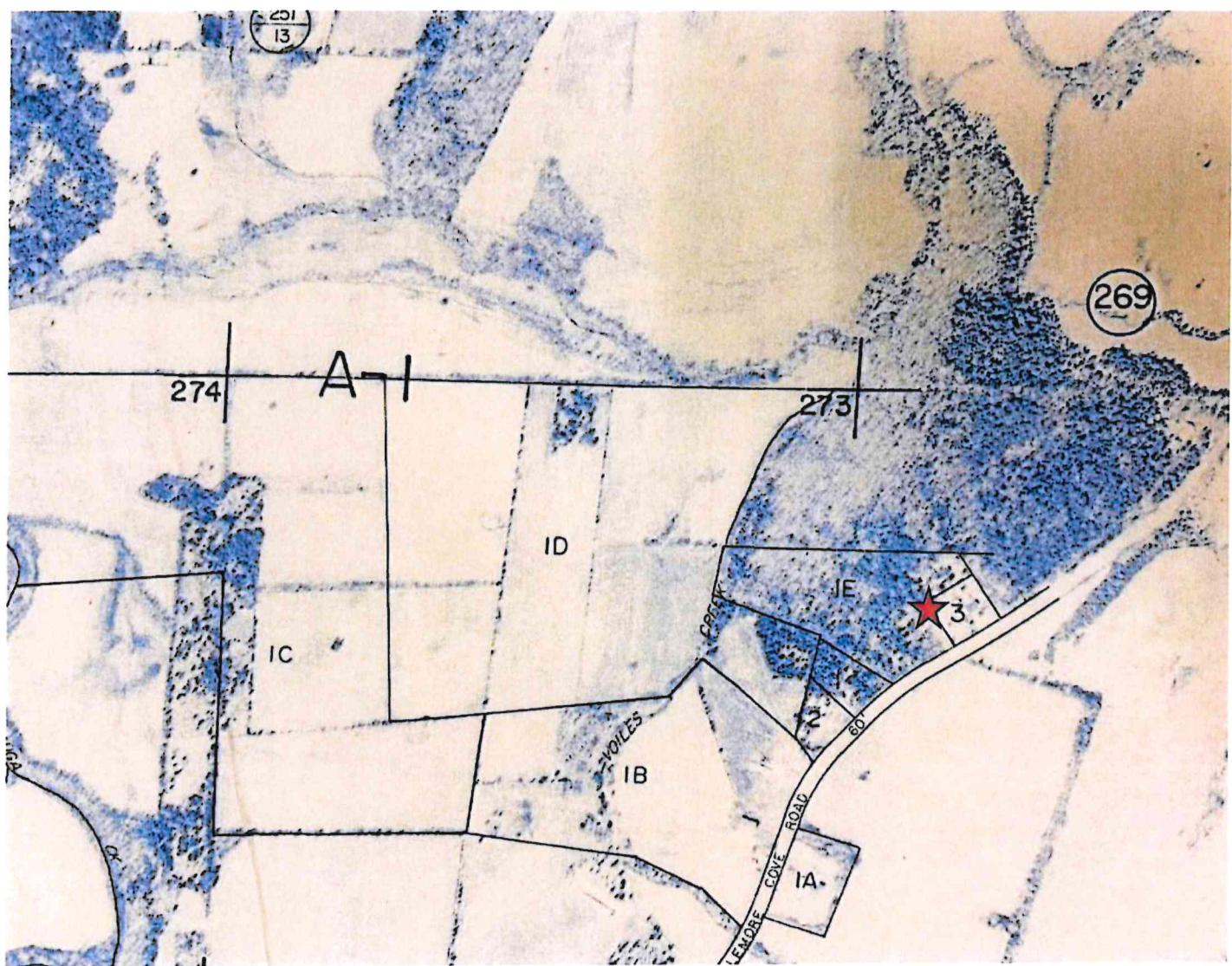
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES NO If YES, then on a separate page, 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 contribution by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:


APPLICANT/OWNER DATE 8-8-2025

Zoning Map:



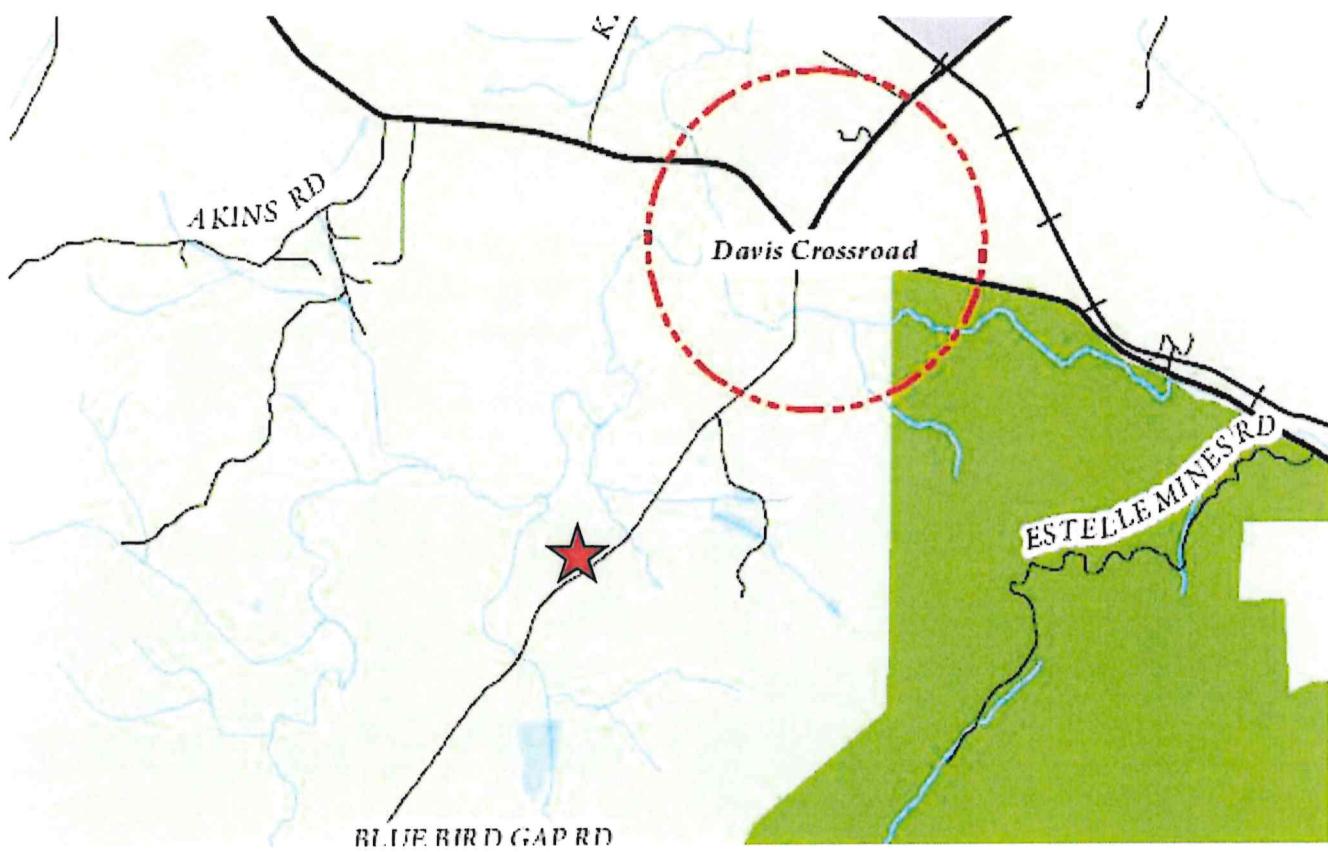
Sec. 22-185. Off-street automobile parking and storage.

(d) Off-street automobile parking and storage space shall be provided as follows:

Off Street Parking and Storage

Retail businesses	1 space for each 200 square feet of total floor area
-------------------	--

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	Fairytale Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mall 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.

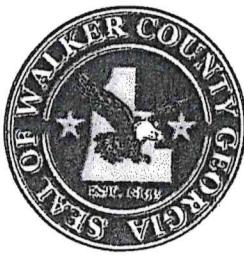
Land uses:

- 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

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)
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:** Would be more small-scale retail.
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 Broome family since 2021.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** Not requesting a zoning change
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** No
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:** This would be close to the applicants home and plenty of room for parking



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A-1		
Map & Parcel	Date:	Fee:
O-260-003	8-8-25	150.00

Applicant/Owner & Phone: Penny Hayes 423-290-1128

Street Name & Number: 1218 Hog Jowl Rd.

Mailing Address: 1218 Hog Jowl Rd.

City, State, Zip Code: Chickamauga, Ga, 30707

Request: I would like to have a small boutique shop on my property. Due to my health conditions and medical issues, it would be more beneficial.

PLANNING COMMISSION RECOMMENDATION:

9-18-2025

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 filling 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:


8-8-2025
APPLICANT/OWNER DATE

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Walker County Board of Education
Petitioner: Same
Location of Property: 12587 N. Hwy 27
Chickamauga, GA. 30707

Tax map & parcel numbers 0-219-044 & 045

	PC Meeting Date:	9/18/2025
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	Requesting a setback variance from the required 50' to 15' from property line.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Gateway Corridor & Crossroad Community.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
C-1	Setback	
Map & Parcel	Date:	Fee:
0-219-044 + 045	8-6-25	* 300.00

Applicant/Owner & Phone: Walker Co. School Board 706639 0168

Street Name & Number: 12587 N. Hwy 27 Chickamauga

Mailing Address: 298 Culberson Ave

City, State, Zip Code: LaFayette, GA 30725

Request: Change 50' Buffer to 15' on

Property 0-219-044 + 045 Hwy 27

Chickamauga, GA 30707

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 35-674 of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

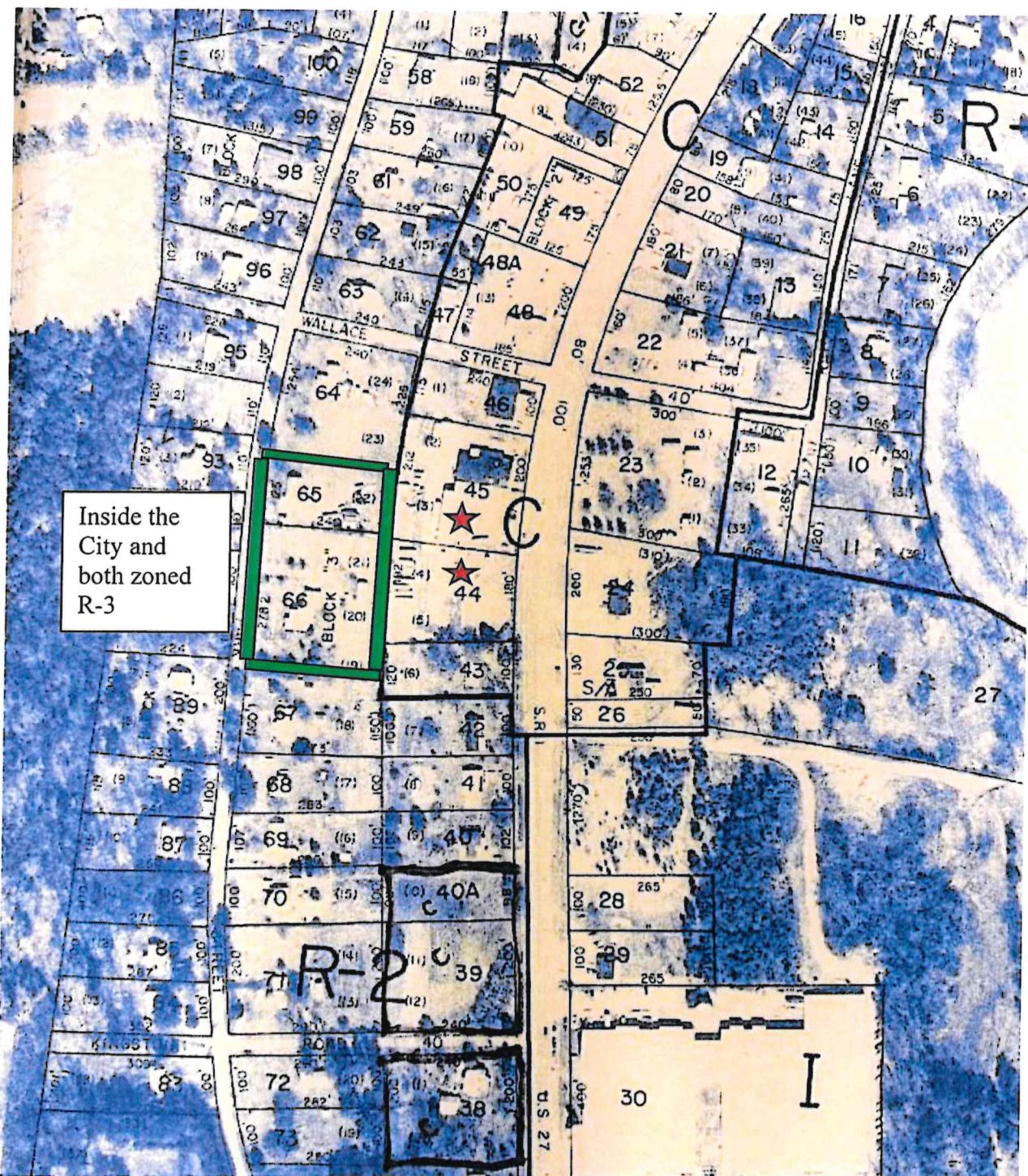
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES NO If YES, then on a separate page,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

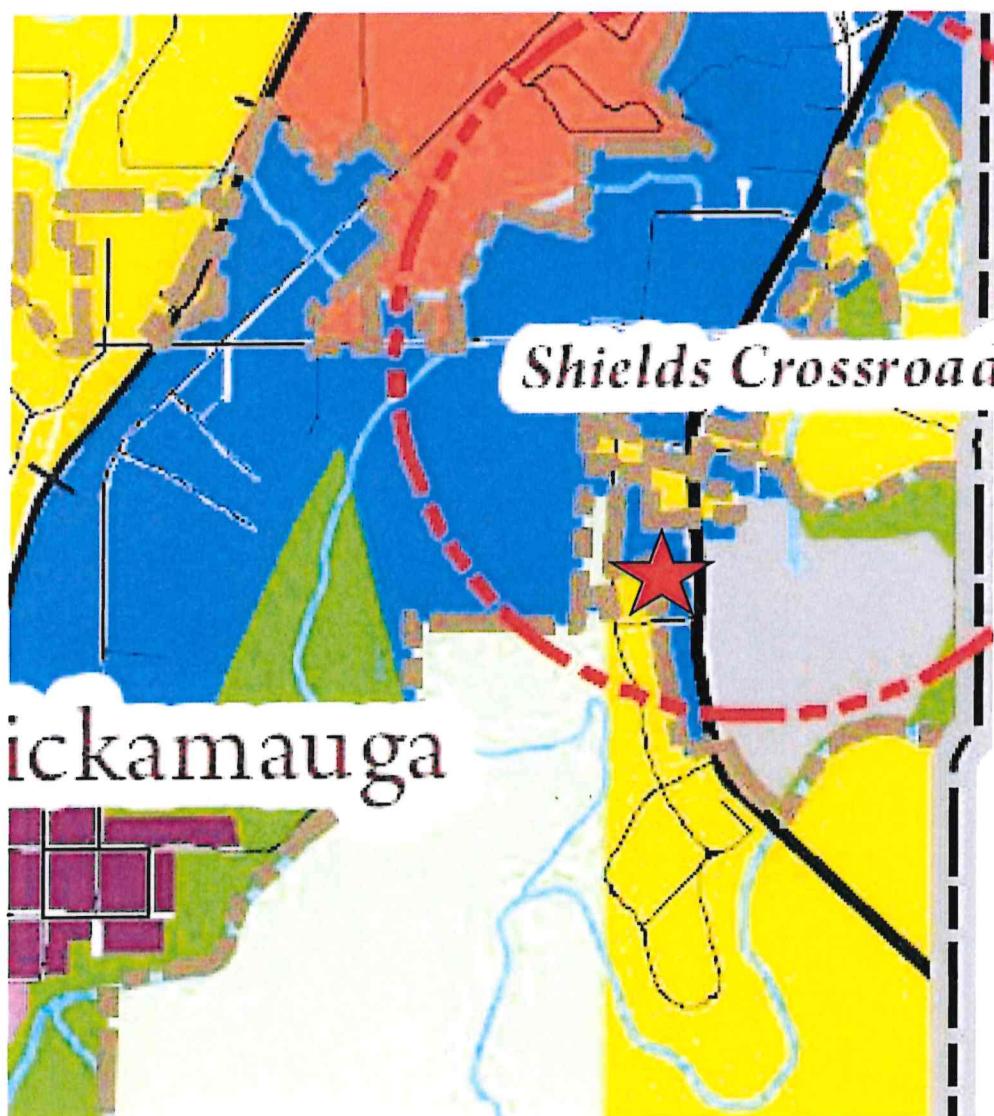
Signature of Applicant/Owner:

 WCBDF 7/31/95
APPLICANT/OWNER DATE

Zoning Map:



Future Land Use Map:



— Roads —+— Railroads ——— Highways ——— Lakes & Ponds [——] Crossroad Community
—— 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	



Gateway Corridors: Chickamauga, LaFayette, Rossville

Description: Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.

Figure 79. Chickamauga Ave.

Suggested Development Strategy:

1. Install wayfinding signs to easily identify specific locations and cultural features, doing so will keep a consistent traffic flow.
2. Landscape raised medians, separating traffic lanes.
3. Install Gateway "Welcome to" signs as you enter the city.
4. Restrict the number of and the size of commercial signage
5. Install wayfinding signs to easily identify specific locations and cultural features, doing so will keep a consistent traffic flow.
6. When needed, utilize traffic calming measures and policies, such as the principles tied to the *Complete Streets* program. Traffic calming measures may include narrower street widths, raised pedestrian crossing, or rough pavement material.
7. Rehabilitate unsightly strip commercial development where exist or use landscaping to mask the strip commercial development.
8. Locate structures, such as those for shopping, warehousing, and offices, near the front of streets and parking in the rear of buildings. These measures will make Gateway Corridors more attractive and pedestrian friendly.
9. Utilize public investments for landscaping and beautification projects
10. Locate landscape buffers between the roadway and pedestrian walkways.
11. Maintain sidewalks and streetamps.
12. Include transit facilities and stops where needed.

Land uses:

- Commercial
- Office
- Warehousing
- Distribution
- Assembly manufacturing

Key Word Objectives: City entries, Wayfinding signage, Traffic calming measures, Landscaping, and Beautification Projects, Sidewalk improvements.



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 throughfares intersections, Local retail commercial, Residential, Cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian friendly, Sense of place, Trails.

Walker County setback requirements

Sec. 22-191. - Side and rear setback requirements in commercial and industrial zones.

Within all Commercial and Industrial zones, no setbacks are required except those required in section 22-184, which requires at least 50-foot setbacks that should be used as a buffer between any zone other than C-1, CN or I-1. Where buildings are separated, the distance between them shall be at least 10 feet.

Sec. 22-184. - Buffer areas.

(a) For the purposes of this section, the term "buffer area" means that portion of a lot set aside for open space and/or visual screening purposes, pursuant to applicable provisions of this article, to separate different use districts and/or uses on 1 property from uses on another property of the same use district or a different use district. The buffer area shall be measured from the property line of the property on which the buffer is required.

(c) An adequate buffer strip of at least 50 feet in width shall be required and maintained between any area zoned commercial, either C-1 or CN, and any residential property in any zone. Such buffer shall be constructed and/or maintained by the owner of the land zoned as commercial.

City of Chickamauga setback requirements

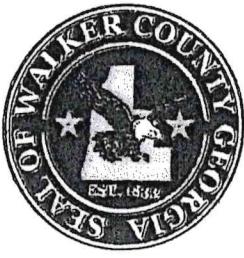
§4.15 AREA, YARD, & HEIGHT REQUIREMENTS

MINIMUM LOT SIZE			BLD. SET BACK FROM			MIN. YD. REQ.		
AREA IN SQUARE FEET		WIDTH IN FEET	RW FEET		FEET			
DISTRICT	FIRST DWELLING UNIT	FIRST DWELLING UNIT	Front		Side	Rear	Max Bld. Ht.	
			Major	Other				
R-1	10,000/15,000*	50/75*	20	30	10	20	35	
R-2	8,000/15,000*	50/75*	30	30	7	20	35	
R-3	(See Section 11.5)	60*	30	30	7	30	35	
R-4	(See Section 12.5/12.6)	(See Section 12.5/12.6)						
C-1	10,000/15,000*	100	35	35	20	25	45	
C-2	10,000/15,000*	100	35	35	20**	25**	45	
I-1	10,000	50/75*	50	50	50	50	45	
R-1A	10,000/15,000*	50/75*	30	30	25	25	45	
P-M	(See Section 17.4 & 17.5)	(See Section 17.4 & 17.5)						

NOTE: THE REQUIREMENTS OF THE CHICKAMAUGA SUBDIVISION REGULATIONS MUST BE COMPLIED WITH IN ADDITION TO THE REQUIREMENTS OF THE ZONING ORDINANCE.

* LOTS NOT SERVED BY AN APPROVED COMMUNITY WASTEWATER TREATMENT SYSTEM OR REQUIREMENT OF THE HEALTH DEPARTMENT, WHICHEVER IS GREATER.

** WHEN ABUTTING A DIFFERENT DISTRICT, A SIDE & REAR YARD SHALL BE PROVIDED AS STATED. WHEN ABUTTING AN AREA ZONED THE SAME AS THE SUBJECT PROPERTY, NO SIDE OR REAR YARD SHALL BE REQUIRED.



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
C-1	Setback	
Map & Parcel	Date:	Fee:
0-219-044 + 045	8-6-25	\$300.00

Applicant/Owner & Phone: Walker Co. School Board 706-639-0167

Street Name & Number: 12587 N. Hwy 27 Chickamauga

Mailing Address: 298 Culberson Ave

City, State, Zip Code: LaFayette, GA 30728

Request: Change 50' Buffer to 15' on
Property 0-219-044 + 045 Hwy. 27
Chickamauga, GA 30707

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

Chairman Pittman asked if there was a motion to approve or deny the variance request. Todd Holt made a motion to deny due to not enough information on what would be built on the property. Cindy Askew seconded the motion to deny. Will Ingram abstained from the vote. Todd Holt, John Morehouse, Stan Porter & Cindy Askew voted in favor to deny. Jon Hentz voted in favor of the request only because the current site is an eyesore. The vote to deny carried.

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

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

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

Signature of Applicant/Owner:


APPLICANT/OWNER

WCBOE

7/31/25
DATE

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: James H. Blakemore

Petitioner: same

**Location of
Property:** 1106 Glentana Street
Rossville, GA. 30741

Tax map & parcel number 0-133-065

	PC Meeting Date:	9/18/2025
	Present Zoning:	R-3 (Residential)
APPLICANT'S INTENT:	Requesting two variances to divide off lots with less than 15,000 square feet being on sewer. Houses were built in 1932	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban which says to permit conservation subdivisions, accessory housing units and well-designed multi-family residences to increase neighborhood density versus traditional subdivision developments.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
R-3	lot size	
Map & Parcel	Date:	Fee:
0133 065	8-11-2025	150.00

Applicant/Owner & Phone: James H. Blakemore

Street Name & Number: 1106 Glenburn St Rossville

Mailing Address: 1102 Wilson Rd - Rossville

City, State, Zip Code: Rossville, GA 30741

Request: Wanting to divide two properties
that don't meet the size

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED
 APPROVED WITH CONDITIONS
 TABLED
 DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED
 APPROVED WITH CONDITIONS
 TABLED
 DENIAL

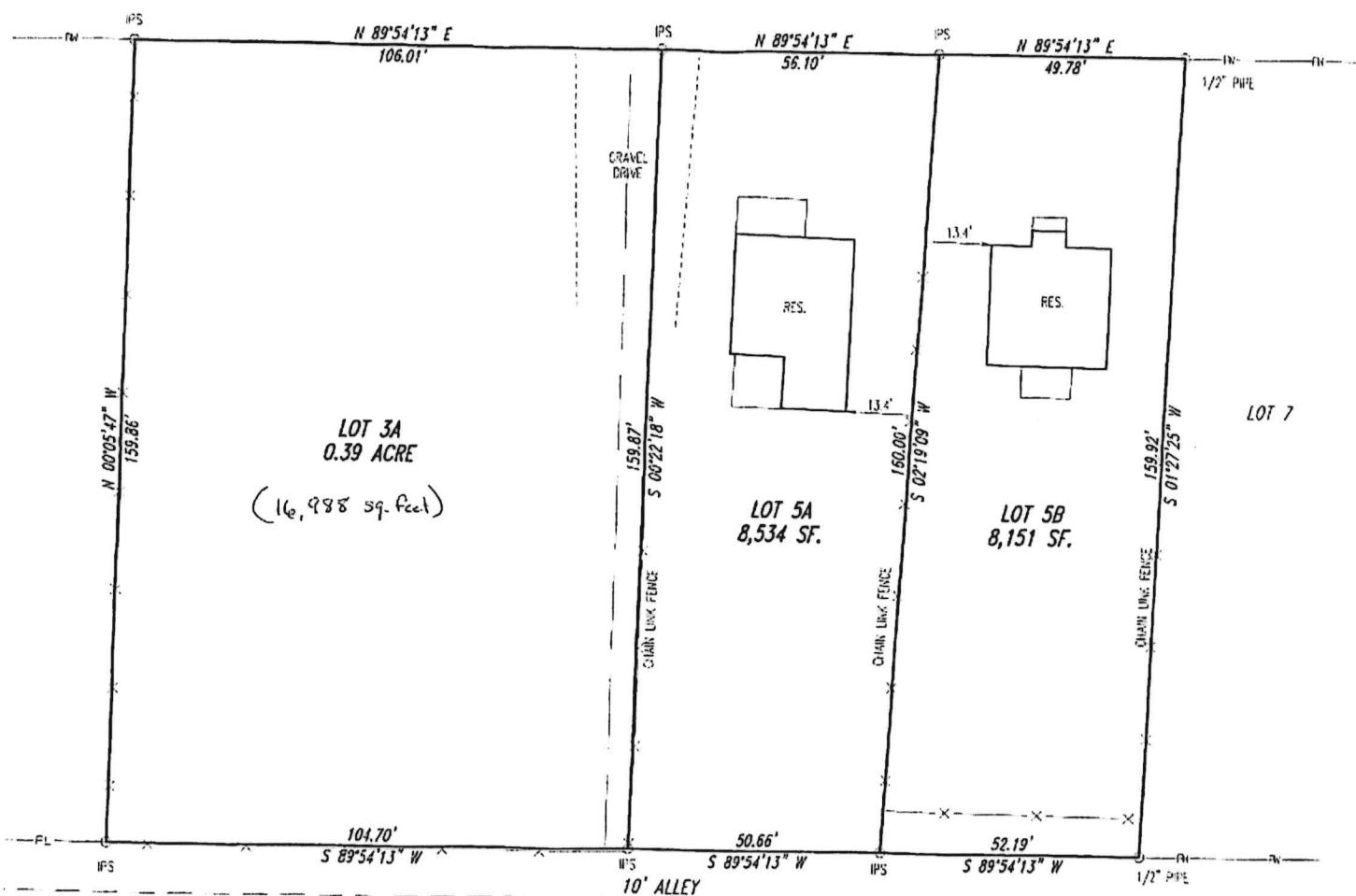
The following disclosure is required of the applicant(s) by Section 36-87A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$200.00 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:

James H. Blakemore 8-11-2025
APPLICANT/OWNER DATE



Zoning Map:



Future Land Use Map:



— Roads —+— Railroads ——— Highways ——— Rivers & Streams Lakes & Ponds [] Crossroad Community [] 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	Fairfield 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



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
R-3	lot size	
Map & Parcel	Date:	Fee:
0133 065	8-11-2025	150.00

Applicant/Owner & Phone: James H. Blakemore 706-866-7547

Street Name & Number: 1106 Glentana St Rossville 423-227-9808

Mailing Address: 1102 Wilson Rd - Rossville

City, State, Zip Code: Rossville, GA 30741

Request: Wanting to divide two properties
that don't meet the size

PLANNING COMMISSION RECOMMENDATION:

9-18-2025

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 filling 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:

James H Blakemore 8-11-2025
APPLICANT/OWNER DATE



ORDINANCE O-03-24

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 6 OF THE CODE OF WALKER COUNTY, GEORGIA REGARDING ANIMALS; TO PROVIDE FOR SPAY/NEUTER AND LICENSING REQUIREMENTS FOR CATS AND DOGS; TO PROVIDE FOR SEVERABILITY AND OTHER PURPOSES

WHEREAS, the Board of Commissioners is the governing authority for Walker County, Georgia; and

WHEREAS, Walker County desires to address the growing number of unwanted animals in our community; and

WHEREAS, Walker County desires to amend its Animals Code to provide for spay/neuter requirements for cats and dogs;

THEREFORE, BE IT ORDAINED by the Board of Commissioners of Walker County that Chapter 6 of the Code of Walker County, Georgia is amended as follows:

1.

ARTICLE II. DIVISION 1. Section 6-21 – Definitions is amended to include the following:

Altered animal: Any animal that has had its reproductive organs surgically removed or sterilized in order to render the animal unable to reproduce. This includes any surgery, procedure such as intratesticular injection, or event rendering the animal physically incapable of reproducing offspring. This includes the removal of ovaries or castration. This is commonly referred to as spay or neuter.

Unaltered animal: Any animal that has not been spayed, neutered or sterilized.

2.

ARTICLE II. DIVISION 1. Sections 6-26 – 6-53 are amended to include the following:

Section 6-26. - Spay/neuter requirements:

- (a) No person may own, keep, or be in possession of a dog that is six months of age or older which has not been spayed or neutered, unless they hold a license for an unaltered animal or are exempt from this requirement under subsections (e), (f), or (g) hereunder.
- (b) No person may own, keep, or be in possession of a cat that is four months of age or older which has not been spayed or neutered, unless they hold a license for an unaltered animal or are exempt from this requirement under subsections (e), (f), or (g) hereunder.
- (c) Whether a dog or cat shall have obtained the age set forth under subsections (a) or (b) above shall be determined by any authorized County animal control officer, or by any licensed veterinarian, or by reliable veterinarian medical records.
- (d) Prior to the court date listed on the citation, any citation issued for a violation of this section may be dismissed if the owner provides proof to the Walker County Magistrate Court that he or she has since had the animal altered so as to be in compliance.



- (e) Any dog or cat is exempt from the requirements of subsections (a) and (b) above if the person holds an active registered commercial breeder's license or a pet dealer's license issued by the Georgia Department of Agriculture.
- (f) Any dog or cat is exempt from the requirements of subsections (a) and (b) above if a licensed veterinarian has signed a document expressing a medical opinion that the dog or cat should not be spayed or neutered for health reasons for the duration of the relevant health condition.
- (g) Any dog or cat is exempt from the requirements of subsections (a) and (b) above if the dog or cat is deemed to be a working animal as hereinafter defined. A working animal is defined as a dog or cat trained and employed for farming, herding, hunting, service or show, with written proof such as training, law enforcement, or other actual activity as a working or documented service animal. A dog or cat is not a working animal if the dog or cat does only has the common traits of a working animal but does not frequently perform the activities of a working animal set forth above in this subsection.

Section 6-27. – Licensing of Unaltered Animals

- (a) It shall be the duty of each owner, custodian, or harborer of any dog over six months or cat over four months of age kept, maintained, or harbored within the unincorporated area of Walker County to obtain a license for such dog or cat should they remain unaltered.
- (b) The fee for said license shall be set forth in the fee schedule for the Walker County Animal Shelter established by the Board of Commissioners of Walker County.
- (c) A license for an unaltered animal shall be issued on an annual basis. The beginning date of the license is the date it is purchased. Failure to renew the license within ten business days of the renewal date shall constitute a violation of this Code section.
- (d) The license will be issued in the form of a metal tag that shall be affixed to the animal's collar at all times.
- (e) Revenue generated from unaltered animal licenses shall be kept in a separate account from other funds of the County and earmarked exclusively to fund low cost spay / neuter and microchipping options for the community.

Secs. 6-28—6-53. - Reserved.

3.

This ordinance is effective immediately upon its adoption.

4.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

5.

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

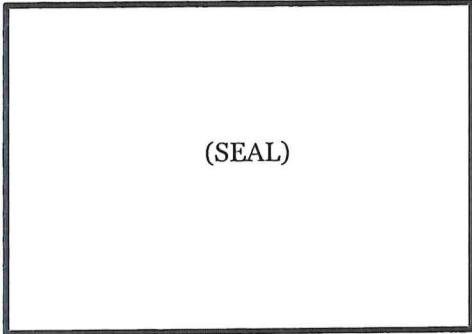


PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk



(SEAL)

ANGELA TEEMS, Chairwoman

The foregoing Ordinance received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to _____ the Ordinance.



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A1	VARIANCE of Acreage	
Map & Parcel	Date:	Fee:
0315 001	5-2-2025	150.00

Applicant/Owner & Phone: Paul Leming 206-264-7076

Street Name & Number: 2110 Mineral Springs Road

Mailing Address: 2140 2110 Mineral Springs Road

City, State, Zip Code: Lafayette, GA. 30228

Request: We have 12.96 ACRES CONSERVE Program
That we use for Hay Production! My niece would
like to build a house on 2.96 Acres

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 filling 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:

Paul Leming
APPLICANT/OWNER

5-2-2025
DATE

Zack Chapman made a motion to deny the rezone due to not meeting the five acre requirement nor meeting the Comprehensive Plan. John Morehouse seconded the motion to deny. The vote was unanimous. The motion to deny carried.



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A1	VARIANCE OF ACRESAGE	
Map & Parcel	Date:	Fee:
0315 001	5-2-2025	150.00

Applicant/Owner & Phone: Paul Lemire 206-264-5096

Street Name & Number: 810 Mineral Springs Road

Mailing Address: 2940 010 Mineral Springs Road

City, State, Zip Code: Lafayette, GA. 30228

Request: We have 12.96 ACRES CONSERVE Program
That we use for Hog Production; My wife would
like to build a house on 2.96 ACRES

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

6-26-2025

Denial

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

to August 3, 2025

DENIAL

to September 4, 2025

MOTION FAILED 9/4/25 - Revisit 10/2/25

BOC Meeting

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:

Paul Lemire
APPLICANT/OWNER

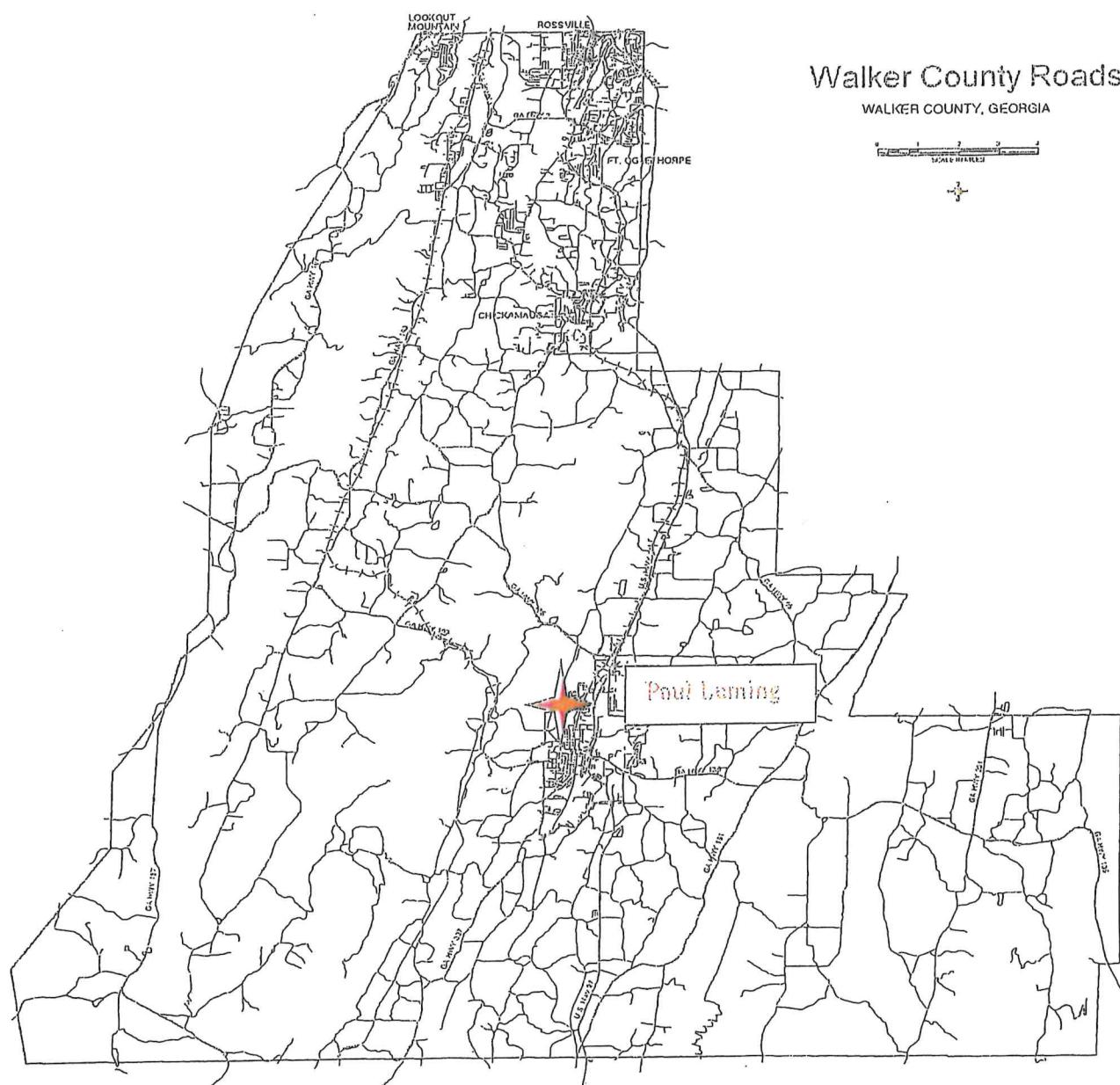
5-2-2025
DATE

V. PUBLIC HEARING:

New Business:

1. Paul Leming: Chairman Pittman asked if Mr. Leming was present. Paul Leming came forward and stated that he would like to divide off 2.96 acres for his niece so she could build a house on. Jon Pursley asked if he could divide her off the required five acres and Mr. Leming stated that he would need to keep at least ten acres so it could stay in conservation, and he could continue farming it. Zack Chapman asked if building the house on the 12.96 acres would take it out of conservation. Mike Leming came forward and stated that it is his daughter that is wanting to build the house on this property. Cindy Askew asked if the reason they were only wanting to cut out the 2.96 was so it could stay in the conservation, and he said yes. She also asked how much longer they have on the conservation and Mr. Leming said about six or seven years. John Morehouse asked who owns the property and could you not keep less than ten acres and combine it with the property across the street in order to keep it in conservation. Mr. Leming said that the property across the street is in several family members' names. Jon Pursley went over the surrounding properties and the lots sizes stating that there were several that do not meet the five-acre requirements.

2. Amendments to Land Development Regulations: Chairman Pittman went to the list of people that signed up to discuss these regulations. He called Melissa Hulsey up. Melissa Hulsey came forward and said that can verses should. She said that can these regulations be changed, yes they can be. Second, should they be changed. She stated that should public speech be denied to the community on input on their opinions on county matters. She asked the Board to imagine if they had a house and beside it there was someone wanting to build a shooting range, or a quarry, or even a lithium battery facility and you were only given twelve minutes to speak, and the Chairman would get to pick who that would be. So, he could pick one person to take up the whole twelve minutes and no one else would have a chance to give their input. She stated that this Board was important and was being asked to hand over your power. She then stated that it is her understanding that Mr. Pittman was the one that sets the agenda and Chairman Pittman stated that no he was not the one that sets the agendas. Chairman Pittman then called up Jamie Hulsey. Mr. Hulsey then came forward and stated that he supported Chairwoman Teems because she ran on transparency, and accountability. He said he feels like there is a message being sent regarding the public speaking time and the special use regulations are wrong. He stated that he has noticed that the number of Board of Commissioners' meetings has been cut from two a month to one. He said that now the Board of Commissioner's hears all zoning requests and that most of the time they overrule the Planning Commissions decisions. He said that something may come before the Board where fifty people show up to voice their concerns. He asked that this Board vote no on these changes. Chairman Pittman then asked Delyn Williams to come forward. Ms. Williams came forward and stated that she just saw where this meeting would be tonight and that they would be talking about the twelve minutes. She stated that she lives over by the new development on Guy Williams Road. She stated that this development was passed in 2021 and that at that meeting they were given five minutes to speak. She said that twelve minutes would not be enough time for a neighborhood to voice their concerns.



WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Paul Leming

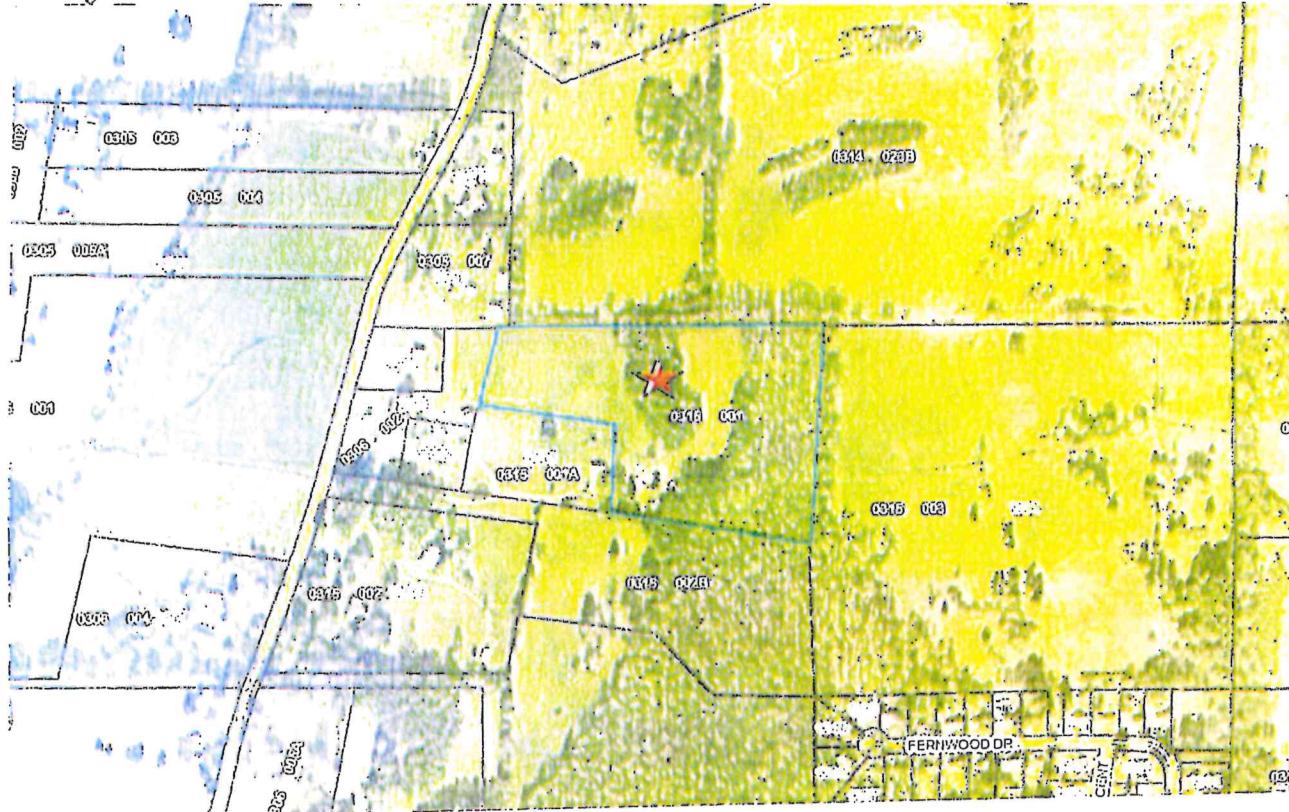
Petitioner: same

Location of
Property: 0 Old Mineral Springs Road
LaFayette, GA. 30728

Tax map & parcel number 0-315-001

	PC Meeting Date:	6/26/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to divide off 2.96 acres from the 12.96-acre tract in an A-1 zone for his niece to build on.	
DETAILS OF REQUEST:	The Comprehensive Plan shows an Agricultural/Forestry Area that suggests limited new development and goes against the Land Development Regulations which requires five acre lots.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
Map & Parcel	Date:	Fee:
0315 001	5-7-2025	150.00

Applicant/Owner & Phone: Pat Loring 205-964-9096

Street Name & Number: 210 Mineral Spring Road

Mailing Address: 2940 210 Mineral Spring Road

City, State, Zip Code: Lafayette, GA. 30228

Request: I have 1.96 ACRES Conserve Property
that we can for Ag Production My wife wanted
her to build a house on 1.96 Acres

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. This 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 would 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 contribution 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:

Pat Loring 5-7-2025
APPLICANT/OWNER DATE



RESOLUTION R-058-25

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO ESTABLISH A TUITION REIMBURSEMENT PROGRAM FOR COUNTY EMPLOYEES

WHEREAS, the Walker County Board of County Commissioners recognizes the value of professional development and continuing education for its employees; and

WHEREAS, providing tuition assistance will improve the skills, knowledge, and abilities of county employees, increasing the quality of service provided to the public; and

WHEREAS, an employee tuition reimbursement program serves as an incentive for current employees and a tool for the recruitment and retention of high-quality personnel; and

WHEREAS, the establishment of this program is in the best interest of Walker County and its citizens;

THEREFORE, BE IT RESOLVED that the Board of Commissioners of Walker County, Georgia, that the Tuition Reimbursement Policy, attached hereto marked "Exhibit A," and incorporated by reference, is hereby adopted and shall be implemented immediately.

SO RESOLVED AND ADOPTED this 2nd day of October, 2025.

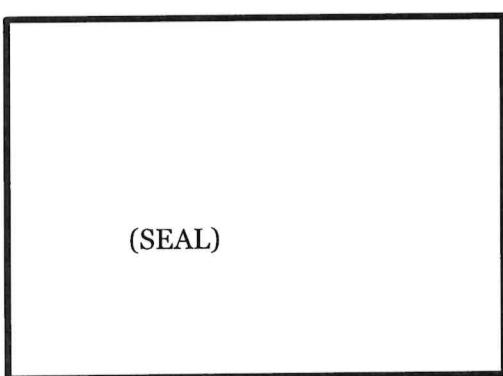
ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman/CEO

(SEAL)



The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Resolution.



TUITION REIMBURSEMENT

SUMMARY

The Walker County Government recognizes the value of investing in the professional development of its employees. To foster career growth, skill enhancement, and continuous learning, the county offers a tuition reimbursement program for employees who wish to further their education at accredited institutions. This program is designed to support employees pursuing relevant coursework that benefits both their personal development and the objectives of the county government.

II. Eligibility Criteria

1. Employee Status:

- The employee must be a full-time, permanent employee of the Walker County Government for at least 3 years before applying for tuition reimbursement.
- Up to 10 employees per fiscal year are eligible to receive tuition reimbursement.
- Tuition reimbursement may be paused or canceled if an employee is placed on a Performance Improvement Plan (PIP) or receives disciplinary action, depending on the circumstances.

2. Academic Institution:

- The course(s) must be taken at an accredited college or university recognized by the U.S. Department of Education.
- Online courses from accredited institutions are eligible for reimbursement as long as they meet the criteria outlined in this policy.

3. Relevant Coursework:

- The course(s) must directly relate to the employee's current job responsibilities or be in a field that "contributes to the county's goals and objectives".
- Degree programs or certification programs are eligible as long as they are work-related.

III. Reimbursement Amount and Limits

1. Maximum Reimbursement:

- A maximum of \$5,000 per fiscal year will be allocated for tuition reimbursement per eligible employee. This amount includes tuition fees, books, and other course-related expenses, as outlined below:
 - **Tuition Fees:** Direct costs for enrollment in a course or degree program.
 - **Required Books/Materials:** Expenses for textbooks, course-specific materials, and other necessary supplies required for the course.



TUITION REIMBURSEMENT

2. Reimbursement Schedule:

- Reimbursement will only be provided after the course has been completed successfully with a grade of "C" or higher (or its equivalent).
- The employee must submit proof of completion (e.g., transcript or grade report) and receipts for the course-related expenses before reimbursement can be processed.

3. Employee Contribution:

- The employee is responsible for paying the full cost of the course upfront. Reimbursement will be provided by the Walker County Government after the employee has submitted the necessary documentation.
- All coursework will be completed outside of working hours and will not impact on job responsibilities.

4. Limit on Number of Employees:

- Reimbursement will be available for up to 10 employees per fiscal year. Once the 10 available slots are filled, no additional reimbursements will be considered until the next fiscal year.

IV. Application Process

1. Pre-Approval:

- Employees must submit a Tuition Reimbursement Application Form to the Human Resources (HR) Department for approval prior to enrolling in any course or program.
- The application form must include course details, the name of the accredited institution, and a brief explanation of how the course will benefit the employees' role in the county government.

2. Submission of Documents:

- Following course completion, employees must submit the following to HR:
 - Official grade report or transcript showing a passing grade (C or higher).
 - Receipts for all eligible course-related expenses.
- Employees must submit documentation within 30 days after the course has ended.

3. Reimbursement Processing:

- HR will review all submitted documentation and process the reimbursement within 30 days of receiving the necessary paperwork.

V. Repayment Clause

If the employee voluntarily or in-voluntarily leaves the employment of Walker County Government within 2 years of receiving tuition reimbursement, the employee may be required to repay a prorated amount of the reimbursement. The repayment schedule will be as follows:

- **Less than 1 year:** 100% repayment of the reimbursement amount.



TUITION REIMBURSEMENT

- **Less than 2 years:** 50% repayment of the reimbursement amount.

VI. Exclusions

1. Non-Eligible Expenses:

- The following expenses are not eligible for reimbursement:
 - Travel, lodging, or meal expenses related to the course.
 - Personal items are not required for the course.
 - Fees for voluntary courses, workshops, or seminars not affiliated with an accredited institution.

2. Non-Eligible Courses:

- Non-accredited institutions or courses that are unrelated to the employee's current job or the county government's goals will not be reimbursed.

VII. Responsibilities

1. Employee Responsibilities:

- Ensure that all tuition reimbursement requests are submitted and approved in advance.
- Maintain and submit all necessary documentation to HR after course completion.

2. Human Resources Department:

- Review and approve or deny applications.
- Maintain records of the tuition reimbursement program and ensure the program is administered fairly and consistently.

3. Department Heads/Supervisors:

- Support employees in their educational pursuits and provide relevant feedback for course selection to ensure alignment with job duties.

VIII. Program Termination or Modification

Walker County Government reserves the right to modify or terminate this tuition reimbursement program at any time. Employees will be notified of any changes as soon



Walker County Government
Office of the Commissioner
Human Resources Department

TUITION REIMBURSEMENT

as possible, and all reimbursement claims will be honored if submitted before the program is modified or terminated.

IX. Contact Information

For additional questions or assistance with the application process, employees should contact the Human Resources Department.



RESOLUTION R-059-25

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO ADOPT A TRAVEL AND REIMBURSEMENT POLICY IN ACCORDANCE WITH INTERNAL REVENUE SERVICE (IRS) GUIDELINES

WHEREAS, the Board of Commissioners of Walker County (“Board”) recognizes the importance of establishing clear and consistent guidelines for the reimbursement of travel expenses for County officials and employees; and

WHEREAS, for travel reimbursements to be excluded from a traveler’s taxable income, the county’s travel policies must meet the IRS’s requirements for an “Accountable Plan”; and

WHEREAS, all travel, meal, and lodging expense reimbursements made by Walker County shall be in accordance with the guidelines set forth in the attached policy “Exhibit A,” and the principles of an IRS-compliant accountable plan; and

WHEREAS, it is in the best interest of the County to adopt a travel policy that aligns with IRS guidelines, ensuring compliance and efficient management of county resources; and

WHEREAS, the policy is developed with the IRS Regulations as its primary framework for travel expense reimbursement.

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia, that the Walker County Travel Policy, attached hereto marked “Exhibit A,” and incorporated by reference, is hereby adopted and shall be implemented immediately upon its adoption.

SO RESOLVED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

LISA RICHARDSON, County Clerk

WALKER COUNTY, GEORGIA

ANGELA TEEMS, Chairwoman/CEO

(SEAL)

The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Resolution.

EXHIBIT A



Walker County Government
Office of the Commissioner
Human Resources Department

TRAVEL REIMBURSEMENT POLICY

Purpose

The purpose of this policy is to establish uniform guidelines for reimbursing Walker County employees and officials for travel related expenses incurred while conducting official County business. Reimbursement will follow the Internal Revenue Service (IRS) standard mileage rate and other applicable expense guidelines.

Scope

This policy applies to all Walker County employees and elected officials who travel for approved County business and seek reimbursement for travel related expenses. This policy accompanies the official Expense Reimbursement Form.

Travel Advances

- Employees may request an advance for meals and mileage expenses prior to travel.
- Requests must be submitted to the Chief Financial Officer (CFO) and include estimated cost, nature, time, and location of the trip.
- Travel advances are issued at the discretion of the CFO and will not exceed General Services Administration (GSA) or IRS reimbursement rates.
- Employees must submit itemized receipts within ten (10) business days of returning.
- Any unsubstantiated or excess amount must be refunded to the County. Failure to provide receipts may result in payroll deduction or other recovery measures.

Mileage Reimbursement

- Personal vehicle use will be reimbursed at the current IRS standard mileage rate.
- Mileage reimbursement must be pre-approved by the department head, County Chairperson, or CFO.
- Reimbursement applies only when a County owned vehicle or a rental vehicle (at County expense) is unavailable or impractical.
- The County Clerk must verify and document availability of County vehicles or rentals before personal vehicle use is approved.
- Expense Reimbursement Forms must include:
 - Date(s) of travel
 - Origin and destination
 - Business purpose of travel
 - Total miles driven
- Mapping software printouts may be required for verification.

EXHIBIT A



Walker County Government
Office of the Commissioner
Human Resources Department

TRAVEL REIMBURSEMENT POLICY

Meals

- Reimbursement applies to overnight travel only.
- Itemized receipts are required and must not include alcoholic beverages, entertainment, souvenirs, or meals for non-employees.
- Meals provided by a conference, training, or host organization are not reimbursable.
- Receipts must align with the approved travel itinerary and purpose.

Lodging

- Lodging expenses will be paid directly by the County using a County check and a tax exempt form (when applicable in Georgia).
- Reservations may be made with a County issued credit card.
- Employees must reimburse the County for personal or incidental charges (e.g., room service, movies, personal calls).
- Employees should request government rates when available.

Other Reimbursable Expenses

The following may be reimbursed when incurred for approved County business:

- Parking fees and tolls
- Public transportation fares
- Airline baggage fees
- Airfare at standard or government rates

Approval & Submission

- Employees must submit reimbursement requests within ten (10) business days of return.
- Requests will be reviewed for compliance and accuracy by the CFO, Chairperson, or their designee.
- All expenses will be charged to the budget of the department whose employee is traveling unless the purpose of travel is on behalf of another department.
- Reimbursement is subject to available budget funds and may be denied if funds are unavailable.
- Failure to comply with this policy may result in denial of reimbursement and/or disciplinary action.
- IRS mileage rates are updated annually and may be found at:
<https://www.irs.gov/tax-professionals/standard-mileage-rates>

EXHIBIT A



Walker County Government
Office of the Commissioner
Human Resources Department

TRAVEL REIMBURSEMENT POLICY

Definitions

- **Advance:** Payment issued before traveling.
- **Overnight Travel:** Travel 25 miles or more from the employee's work location that requires an overnight stay for work purposes.
- **Tax-Exempt Form:** State-approved form to remove sales taxes from purchases (does not apply to hotel-motel or daily occupancy taxes).
- **Itemized Receipt:** A detailed receipt showing each item purchased, along with date, time, and vendor information.
- **Government Rate:** Reduced rate available to governmental employees for lodging, parking, or airfare.
- **County Vehicle:** Vehicle owned by Walker County.
- **Rental Vehicle:** Vehicle rented by the County for official business.
- **Reimbursable Expenses:** Mileage, meals, lodging, parking, tolls, baggage, airfare, and other required travel expenses directly related to County business.
- **Non-Reimbursable Expenses:** Alcohol, upgrades, personal purchases, expenses incurred by non-employees, and entertainment.
- **M&IE (Meals and Incidental Expenses):** Costs for meals and related incidentals; does not include lodging.

Enforcement

The Finance Department is responsible for ensuring compliance with this policy. Department heads and elected officials are responsible for reviewing and approving travel requests in accordance with this policy.

Review Cycle

This policy will be reviewed every two (2) years or as required by changes in IRS or GSA reimbursement guidelines.



RESOLUTION R-064-25

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO ESTABLISH A HOLIDAY CALENDAR FOR COUNTY OFFICES IN 2026

WHEREAS, Walker County is a duly created and validly existing political subdivision of the State of Georgia under the Constitution and laws of the state of Georgia; and

WHEREAS, it has been determined that the County has anticipated and planned for the closure of certain business and administrative offices of the government in order to observe a number of generally accepted holidays that occur throughout the year, said holidays to be accounted for in the respective fiscal year budget which have been or will be accounted for in both the current fiscal year budget existing and the future planned budget, both of which will span the proposed calendar year;

THEREFORE, BE IT RESOLVED that the Board of Commissioners of Walker County, Georgia does hereby create and establish the following calendar of County holidays for 2026;

- January 1 (New Year's Day)
- January 19 (Martin Luther King, Jr. Day)
- April 3 (Good Friday)
- May 25 (Memorial Day)
- June 19 (Juneteenth)
- July 3 (Substitute Day for Independence Day)
- September 7 (Labor Day)
- November 11 (Veterans Day)
- November 26 (Thanksgiving Day)
- November 27 (Day after Thanksgiving)
- December 24 (Christmas Eve)
- December 25 (Christmas Day)

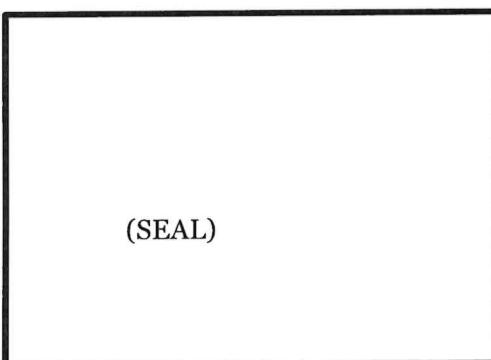
BE IT FURTHER RESOLVED that the Board of Commissioners reserves the right to modify or change holidays scheduled; to substitute other holidays for scheduled ones; to award additional holidays or to reduce the number of holidays, depending on the needs of the County.

SO RESOLVED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk



(SEAL)

ANGELA TEEMS, Chairwoman/CEO

The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Resolution.



RESOLUTION R-067-25

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO RETAIN SECONDARY COUNCIL FOR PER-AND POLYFLUOROALKYL SUBSTANCES (PFAS) CLASS ACTION CASE

WHEREAS, the Board of Commissioners of Walker County ("Board") is the governing authority of Walker County, Georgia, as set forth by Act No. 165 ("Act") passed by the Georgia General Assembly during the 2017-1018 session and subsequently approved by the Governor; and

WHEREAS, Section 11 (17) of the Act provides that the Board is authorized to appoint retained legal counsel; and

WHEREAS, the County's primary legal counsel requires specialized knowledge and additional resources to effectively represent the County's interests in this complex matter; and

WHEREAS, the law firm of Arnold & Itkin, LLP possesses the necessary expertise and resources to provide effective representation as secondary counsel to the County; and

WHEREAS, therefore be it resolved that Arnold & Itkin, LLP shall be retained for the once case of litigation from the Per-and Polyfluoroalkyl substances (PFAS) pollution class action lawsuit; and

WHEREAS, the Board authorizes the County Attorney to negotiate and execute an engagement letter or contract with Arnold & Itkin, LLP, outlining the terms of the firm's compensation.

THEREFORE BE IT RESOLVED, by the Walker County Board of Commissioners hereby retains the law firm of Arnold & Itkin, LLP, 6009 Memorial Drive, Houston, Texas 77007, as secondary counsel, to assist the Board in representing the county in the PFAS class action lawsuit.

SO RESOLVED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman/CEO

(SEAL)

The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Resolution.



ORDINANCE O-02-25

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 22 OF THE CODE OF WALKER COUNTY, GEORGIA REGARDING LAND DEVELOPMENT; TO PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL ANY AND ALL CONFLICTING ORDINANCES AND PARTS OF ORDINANCES; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR OTHER PURPOSES

WHEREAS, Walker County desires to amend its Land Development Code to provide clarity regarding the public hearing procedure for zoning and other planning related matters that require action; and

WHEREAS, these public hearing procedures exceed the State of Georgia's minimum due process requirements;

THEREFORE, BE IT ORDAINED by the Board of Commissioners of Walker County that the Code of Walker County, Georgia is amended as follows:

1.

ARTICLE IV. ZONING, DIVISION 1: GENERALLY; Section 22-97 is amended in its entirety as follows:

See. 22-97. Amendments.

~~The Governing Authority taking action resulting in adoption of an amendment to this article shall provide for a public hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the Governing Authority shall cause to be published within a newspaper of general circulation within the territorial boundaries of the County a notice of the hearing, stating the time, place, and purpose of the hearing.~~

Sec. 22-97. - Amendments.

Before enacting an amendment to this article, the Planning Commission and the Governing Authority shall each hold a public hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the public hearings, the Director of Planning shall cause to be published within a newspaper of general circulation within the territorial boundaries of the County a notice of each hearing. The notice shall state the time, place and purpose of the hearing. The notice shall also include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property. A sign containing the required public notice information shall be placed in a conspicuous location on the property not less than 15 days prior to the date of the hearing, nor more than 45 days before the hearing.

2.

ARTICLE IV. ZONING, DIVISION 1: GENERALLY; Section 22-109 is amended in its entirety as follows:

See. 22-109. Amendments - Public hearing procedure.

(a) Before enacting an amendment to this article, the Planning Commission shall hold a public hearing thereon. At least 15 but not more than 45 days prior to the date of the public hearing, the Planning Commission shall cause to be published within a newspaper of general circulation within the County a notice of the hearing. The notice shall state the time, place and purpose of the hearing. The notice shall also include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property. A sign containing the required public notice information shall be placed in a conspicuous location on



the property not less than 15 days prior to the date of the hearing, nor more than 45 days before the hearing.

(b) The Planning Commission shall hold a public hearing on each application for an amendment pursuant to this article in accordance with a schedule adopted by the Commission. As to each application, the Planning Commission shall make a recommendation for approval, denial, or deferral, or no recommendation. A written report and recorded transcript of the Planning Commission's recommendation shall be submitted to the Commissioner and shall be a public record. The Planning Commission's action may recommend amendments to the applicant's request which would reduce the land area for which the application is made, change the district requested and recommend conditions of rezoning which may be deemed advisable so that the purpose of this article will, if applicable, be served, and health, public safety and general welfare secured. An applicant may withdraw the application at any time prior to the vote by the Planning Commission, but may not resubmit an application for the same amendment for a period of 6 months from the date of withdrawal.

(1) All persons who wish to address the Planning Commission at a hearing on the proposed amendment under consideration by the Planning Commission shall first sign up on a form to be provided by the County prior to the commencement of the hearing.

(2) Each speaker shall be allowed 3 minutes to address the Planning Commission concerning the amendment then under consideration, unless the Planning Commission, by $\frac{2}{3}$ vote of the members present, prior to or at the time of the reading of the proposed amendment, vote to allow additional time in which to address the Commission on said proposed amendment. The speaker may initially use all of the time allotted to him to speak or he may speak and reserve a portion of his allotted time for rebuttal. One member of the Planning Commission shall be designated as the timekeeper to record the time expended by each speaker.

(3) Each speaker shall speak only to the merits of the proposed amendment under consideration and shall address his remarks only to the members of the Planning Commission. Each speaker shall refrain from personal attacks on any other speaker or the discussion of facts or opinions irrelevant to the proposed amendment under consideration. The chair may limit or refuse a speaker the right to continue, if the speaker, after first being cautioned, continues to violate this subsection.

(4) Nothing contained herein shall be construed as prohibiting the chair from conducting the hearing in an orderly and decorous manner to ensure that the public hearing on a proposed amendment is conducted in a fair and orderly manner.

(c) Before taking action on a proposed amendment and after receipt of the Planning Commission's recommendations, the County Board of Commissioners shall hold a public hearing on the proposed amendment made pursuant to this article. At the public hearing, the County Board of Commissioners shall review the analysis submitted by the initiating party, and the recommendation prepared by the Planning Commission. So that the purpose of this article will be served, and health, public safety and general welfare secured, the County Board of Commissioners may approve or deny the application, reduce the land area for which the application is made, change the district or land use category requested, add or delete conditions of the application, or allow an application to be withdrawn; provided, however, that an application for the same amendment may not be resubmitted for a period of 6 months from the date of withdrawal. An action by the County Board of Commissioners to defer the application shall include a statement of the date and time of the next meeting at which the application will be considered, which statement shall constitute public notice of the hearing on the application and no further notice, such as that required by this section, is required.

(1) All comments concerning a proposed zoning decision under consideration by the County Board of Commissioners shall be in writing prior to the commencement of the hearing. The only exception will be the applicant who has filed the zoning request.

(2) The County Board of Commissioners will read the proposed zoning decision under consideration and the departmental reviews pertaining thereto along with the recommendation of the Planning Commission, prior to receiving additional input on said proposed zoning decision. Proposed zoning decisions shall be called in the order in which they were filed.

(3) The County Board of Commissioners shall then call on the applicant to speak.

(4) The applicant shall be allowed 5 minutes to address the County Board of Commissioners concerning the zoning decision then under consideration, unless the County Board of Commissioners, prior to or at the time of the reading of the proposed



~~zoning decision, allows additional time in which to address the County Board of Commissioners on said proposed zoning decision. The applicant may initially use all of the time allotted to him to speak or he may speak and reserve a portion of his allotted time for rebuttal. A member of the County Board of Commissioners' staff shall be designated as the timekeeper to record the time expended by the applicant.~~

~~(5) The applicant shall speak only to the merits of the proposed zoning decision under consideration and shall address his remarks only to the County Board of Commissioners. The applicant shall refrain from personal attacks on any other person or the discussion of facts or opinions irrelevant to the proposed zoning decision under consideration. The County Board of Commissioners may limit or refuse the applicant the right to continue, if the applicant, after first being cautioned, continues to violate this subsection.~~

~~(6) Nothing contained herein shall be construed as prohibiting the County Board of Commissioners from conducting the hearing in an orderly and decorous manner to ensure that the public hearing on a proposed zoning decision is conducted in a fair and orderly manner.~~

Sec. 22-109. - Amendments-Public hearing procedure.

- (a) The public hearing shall be called to order by the presiding officer, who shall explain the procedure to be followed in the public hearing. The presiding officer will read the zoning request under consideration and shall call each proposal in the order in which it was published on the meeting agenda.
- (b) The petitioner or petitioner's agent shall be recognized by the presiding officer first and shall be permitted to present and explain the zoning request. Thereafter, all individuals who so desire, shall be permitted to speak in favor of the zoning decision.
- (c) After all individuals have had an opportunity to speak in accordance with Section 22-109(b), those individuals present at the public hearing who wish to speak in opposition to the zoning request shall have an opportunity to speak.
- (d) A time limit of twelve (12) minutes shall be imposed upon the total number of people who wish to speak in favor of the zoning request, including the initial presentation of the petitioner. Thereafter, a time limit of twelve (12) minutes shall be imposed on the total number of people who wish to speak in opposition of the zoning request.
- (e) Each side may allocate its twelve (12) minute period among any number of speakers, provided that the presentation by all speakers for each side shall not exceed twelve (12) minutes per side.
- (f) Neither side will be required to use all of its twelve (12) minute period.
- (g) When any person wishes to speak at a public hearing, that person shall raise his/her hand and, after being recognized by the presiding officer, shall stand and state his/her name and address, and make any comment appropriate to the zoning request.
- (h) Each speaker shall speak only to the merits of the proposed amendment under consideration and shall address his remarks only to the members of the body conducting the hearing. Each speaker shall refrain from personal attacks on any other speaker or the discussion of facts or opinions irrelevant to the proposal under consideration. The presiding officer may limit or refuse a speaker the right to continue, if the speaker, after first being cautioned, continues to violate this subsection.
- (i) Thereafter, the presiding officer shall announce that no further comments from the public or petitioner concerning the zoning request shall be received and the public hearing shall be closed.
- (j) Nothing contained herein shall be construed as prohibiting the presiding officer from conducting the hearing in an orderly and decorous manner to ensure that the public hearing on a zoning request is conducted in a fair and orderly manner.
- (k) Following the public hearing, the body that conducted the hearing may approve or deny the application, reduce the land area for which the application was made, change the district or land use category requested, add or delete conditions of the application, or allow an application to be withdrawn verbally or in writing; provided, however, that an application for the same amendment may not be resubmitted for a period of six months from the date of withdrawal. An action to defer the application shall include a



statement of the date and time of the next meeting, at which the application will be considered. Said statement shall constitute public notice of the hearing on the application and no further notice, such as that required by this section, is required.

3.

ARTICLE IV. ZONING, DIVISION 1: GENERALLY; Section 22-111(b)(2) is amended in its entirety as follows:

~~(2) All applicants requesting a zoning change shall notify each owner and, if applicable, each lessee of the abutting property and each lessee with an interest in the property for which the change in zoning is sought by mailing to each such person a copy of the application for zoning change by registered mail, return receipt requested.~~

~~(2) All applicants requesting a zoning change shall notify each owner and, if applicable, each lessee of the abutting property and each lessee with an interest in the property for which the change in zoning is sought by mailing to each such person a copy of the application for zoning change by mail.~~

4.

ARTICLE IV. ZONING, DIVISION 1: GENERALLY; Section 22-113 is amended to include the following:

~~(c) The public hearing procedure for variance requests shall be conducted in the same manner set forth in Section 22-109.~~

5.

ARTICLE IV. ZONING, DIVISION 5. -SPECIAL USES AND PERMITS; Section 22-281 is amended to include the following:

~~(d) Any action taken by the Planning Commission regarding the issuance of a special use permit shall be recommended to the County Board of Commissioners for a final decision.~~

6.

ARTICLE IV. ZONING, DIVISION 1: GENERALLY; Section 22-384(6) is amended in its entirety as follows:

~~(6) In the event the Planning Commission denies an application, then the applicant, within 15 days of such decision, may file an appeal, which request must be in writing, with the Planning Commission, which, after affording the applicant notice and a public hearing, shall either grant the application or deny it. Any appeal from a decision of the Planning Commission should be filed with the Board of Commissioners.~~

~~(6) In the event the Director of Planning denies an application, then the applicant, within 15 days of such decision, may file an appeal, which must be in writing, with the Planning Commission, which, after affording the applicant notice and a public hearing in accordance with Section 22-109, shall either grant the application or deny it. An appeal of a decision of the Planning Commission may be filed with the County Clerk for consideration before the Board of Commissioners, which shall make the final decision.~~

7.

ARTICLE IV. ZONING, DIVISION 1: GENERALLY; Section 22-386(c) is amended in its entirety as follows:



(e) If an application is denied, then the applicant, within 15 days of such decision, may file an appeal, which request must be in writing, with the Planning Commission, who, after affording the applicant notice and a public hearing, shall either grant the application or deny it, and such decision shall be final.

(c) If an application is denied, then the applicant, within 15 days of such decision, may file an appeal, which must be in writing, with the Planning Commission, who, after affording the applicant notice and a public hearing in accordance with Section 22-109, shall either grant the application or deny it. An appeal of a decision of the Planning Commission may be filed with the County Clerk for consideration before the Board of Commissioners, which shall make the final decision.

8.

ARTICLE IV. ZONING, DIVISION 1: GENERALLY; Section 22-387(4) is amended in its entirety as follows:

(4) If a permit application is denied, then the applicant, within 15 days of such decision, may file an appeal, which request must be in writing, with the Planning Commission, who, after affording the applicant notice and a public hearing, shall either grant the application or deny it, and such decision shall be final.

(4) If a permit application is denied, then the applicant, within 15 days of such decision, may file an appeal, which must be in writing, with the Planning Commission, who, after affording the applicant notice and a public hearing in accordance with Section 22-109, shall either grant the application or deny it. An appeal of a decision of the Planning Commission may be filed with the County Clerk for consideration before the Board of Commissioners, which shall make the final decision.

9.

This ordinance is effective immediately upon its adoption.

10.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

11.

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

12.

In the event that a scrivener's error(s) shall be discovered in the amendment language after the adoption hereof, the Board hereby authorizes and directs that each such scrivener's error shall be corrected without additional Board action.

PASSED AND ADOPTED this _____ day of _____, 2025.

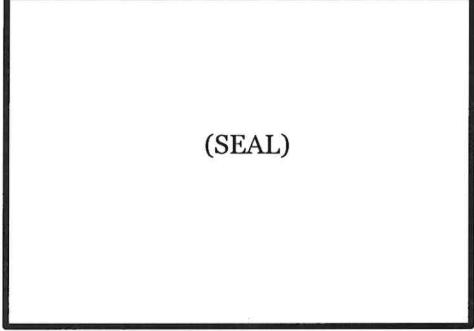


ATTEST:

WALKER COUNTY, GEORGIA

Lisa Richardson, County Clerk

(SEAL)

A large, empty rectangular box with a black border, intended for a physical seal or stamp to be placed over the signature line.

ANGELA TEEMS, Chairwoman

The foregoing Ordinance received a motion for approval from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Resolution.



RESOLUTION R-065-25

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO RATIFY THE ANNUAL COMPENSATION FOR THE ELECTED OFFICIAL OF CORONER FOR WALKER COUNTY, GEORGIA

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions and regulations; and

WHEREAS, the Board of Commissioners of Walker County (Board) is the governing authority of Walker County, Georgia; and

WHEREAS, O.C.G.A § 45-16-11 provides the minimum annual salary for the elected position of Coroner and further provides that the local county government may supplement the minimum annual salary of the Coroner in an amount as it may fix from time to time, however, no Coroner's compensation supplement shall be decreased during any term of office; and

WHEREAS, the Board desires to provide an annual salary to the elected position of Coroner, rather than the state-specific minimum salary with local supplements and COLA adjustments;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia that the total compensation to the elected position of Coroner be established in the annual amount of \$49,400.04 and shall have an effective date of January 1, 2025.

BE IT FURTHER RESOLVED O.C.G.A § 45-16-27(b) provides that no "per investigation" fee shall be imposed upon a county when the coroner receives an annual salary established through local legislation.

SO RESOLVED AND ADOPTED this 4th day of September 2025

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman

(SEAL)

The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to _____ the Resolution.



RESOLUTION R-068-25

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO DECLARE PROPERTY OF THE WALKER COUNTY GOVERNMENT UNSERVICEABLE SURPLUS AND REMOVE FROM THE COUNTY INVENTORY

WHEREAS, O.C.G.A. § 36-9-2 provides that the county governing authority shall have the control of all property belonging to the county and may, by order entered on its minutes, direct the disposal of any real property which may be lawfully be disposed of and make and execute good and sufficient title thereof on behalf of the county; and

WHEREAS, the departments within the county government have requested the property listed on Exhibit A be deemed unserviceable surplus and further request that the property be removed from the County inventory;

THEREFORE, BE IT RESOLVED by the Walker County Board of Commissioners that the property listed in Exhibit A attached hereto, and made a part hereof, be hereby declared unserviceable surplus and removed from the County inventory.

SO RESOLVED AND ADOPTED this 2nd day of October, 2025.

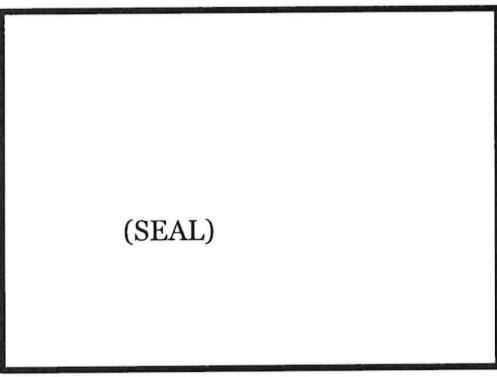
ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman/CEO

(SEAL)

A large, empty rectangular box with a black border, intended for the physical seal of the County Clerk.

The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Resolution.



RESOLUTION R-069-25

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO AWARD A CONTRACT FOR THE AGRICULTURE CENTER STORAGE BUILDING

WHEREAS, the Board of Commissioners of Walker County ("Board") is the governing authority of Walker County, Georgia; and

WHEREAS, there is a present need for additional storage space at the Walker County Agriculture Center; and

WHEREAS, on June 9, 2020, the voters of Walker County approved the 2020 SPLOST which included a \$1,200,000 capital investment in Ag Center facilities; and

WHEREAS, as of September 1, 2025, there remains a balance of \$950,000.00 in the 2020 SPLOST project fund; and

WHEREAS, the County issued a Request for Proposals (RPF) from qualified contractors on August 19, 2025 in the legal organ, through the Georgia Procurement Registry and county government website; and

WHEREAS, the county received 3 proposals to perform the necessary work; and

WHEREAS, among the quotes received, Masonry Specialist Corporation presented the lowest overall price; and

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia, that a contract in the amount of \$143,886.00 for the construction of a new building at the Agriculture Center is hereby awarded to Masonry Specialist and will be funded from the "General Government" category of the 2020 SPLOST.

SO RESOLVED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman/CEO

(SEAL)

The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Resolution.



RESOLUTION R-070-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALKER COUNTY TO ADOPT A BUDGET FOR THE EXPENDITURE OF TOURISM, CONVENTION AND TRADE SHOW FUNDS FOR FISCAL YEAR 2026, BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026

WHEREAS, the Board of Commissioners of Walker County (hereinafter referred to as "County") is the governing authority for Walker County, Georgia; and

WHEREAS, the County may expend Hotel-Motel Excise funds pursuant to O.C.G.A. Section 48-13-51(b) for promoting tourism, convention and trade shows (hereinafter referred to as "TCT"); and

WHEREAS, a county collecting Hotel-Motel Excise funds must contract with a destination marketing organization (hereinafter referred to as "DMO") to expend a portion of the revenue that is restricted; and

WHEREAS, the Walker County Chamber of Commerce serves as the DMO for the County and the DMO is a private sector non-profit organization exempt from income tax under IRS Section 501(c) which is willing and authorized to expend restricted funds for the purpose of promoting TCT in the County as provided by law; and

WHEREAS, the DMO has submitted the following budget plan to meet the expenditure requirements of state law relating to TCT;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia that the TCT budget plan attached hereto as **Exhibit A** is adopted and approved and made a part of the County's budget plan for the year beginning October 1, 2025 and ending September 30, 2026.

SO RESOLVED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

WALKER COUNTY, GEORGIA

LISA RICHARDSON, County Clerk

ANGELA TEEMS, Chairwoman

(SEAL)

The foregoing Resolution received a motion for _____ from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to the Resolution.

EXHIBIT A

2026 Walker Rocks - Marketing Budget

Project	Itemized	Cost
---------	----------	------

Projected Incoming Revenue
AVG: \$21k
20% Admin
80% Projected

1	Google Paid Search Management	\$12,000.00
2	Social Media Management	\$26,000.00
3	Digital Ad Buys - Paid Search, Display, OTT	\$30,000.00
4	Content Creators	\$15,000.00
5	Photography & Video	\$10,000.00
6	Sponsorships	\$65,000.00
7	Organic Marketing Assets: Mural / Public Art / Selfie Stations	\$20,000.00
8	Travel & Training	\$5,000.00
9	Print Ad Buys	\$7,500.00
10	Promotional Items	\$11,100.00

Total \$201,600.00

2026 McLemore - Marketing Budget

1	Digital Ad Campaigns	\$97,437.50
2	Print Advertising & Magazine Placement	\$97,437.50
3	Email Marketing and CRM Promotion	\$97,437.50
4	Video and Content for Tourism Promotion	
	Total	\$389,750.00

SHIP TO
WALKER CO COMMISSIONER'S OFFICE
101 S DUKE ST
LA FAYETTE, GA 30728

BILL TO
WALKER CO COMMISSIONER'S OFFICE
PO BOX 445
LA FAYETTE, GA 30728

PURCHASE ORDER
NO. 2025-00003326
DATE 09/26/2025

VENDOR 2983 F. H. PASCHEN, S. N. NIELSEN & ASSOCIATES LLC

CONTACT
F. H. PASCHEN, S. N. NIELSEN &
ASSOCIATES LLC
5515 N EAST RIVER ROAD
CHICAGO, IL 60656

DELIVER BY
SHIP VIA
FREIGHT TERMS
ORIGINATOR Aneetra Harris
RESOLUTION #
PAYMENT TERMS

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	EA	Repairs - Courthouse Phase 1 Testing and Structural inspection	\$63,607.0000	\$63,607.00
TOTAL DUE				\$63,607.00

PAGE 1 OF 1

APPROVED BY _____

SPECIAL INSTRUCTIONS

Work Order Signature Document**EZIQC Contract No.: GA-ST01-040820-FHP****New Work Order****Modify an Existing Work Order**

Work Order Number: 148246.00

Work Order Date: 09/19/2025

Work Order Title: Walker County - Courthouse - Phase I Testing & Structural Inspection

Owner Name: Walker County

Contractor Name: F.H. Paschen, S.N. Nielsen & Assoc., LLC

Contact: Angie Teems

Contact: Wayne Thompson

Phone: 706-638-1437

Phone: 404-942-1307

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST01-040820-FHP.

Brief Work Order Description:

Walker County - Courthouse - Phase I Testing & Structural Inspection

Time of Performance**See Schedule Section of the Detailed Scope of Work****Liquidated Damages**

Will apply:

Will not apply:

Work Order Firm Fixed Price: \$63,607.00

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date

Detailed Scope of Work

To: Wayne Thompson
F.H. Paschen, S.N. Nielsen & Assoc., LLC
739 Trabert Ave NW, Suite A
Atlanta, Ga 30318
404-942-1307

From: Angie Teems
Walker County
101 S. Duke Street
LaFayette, GA 30728
706-638-1437

Date Printed: September 19, 2025

Work Order Number: 148246.00

Work Order Title: Walker County - Courthouse - Phase I Testing & Structural Inspection

Brief Scope: Walker County - Courthouse - Phase I Testing & Structural Inspection

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see detailed scope of work attached.

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: September 19, 2025
IQC Master Contract #: GA-ST01-040820-FHP
Work Order Number: 148246.00
Owner PO #:
Work Order Title: Walker County - Courthouse - Phase I Testing & Structural Inspection
Contractor: F.H. Paschen, S.N. Nielsen & Assoc., LLC
Proposal Name: Walker County - Courthouse - Phase I Testing & Structural
Proposal Value: \$63,607.00

Lead, Asbestos and Air Sampling	\$32,639.00
Structural Assessment	\$14,039.00
Structural Drawings	\$16,929.00
Proposal Total	\$63,607.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Contractor's Price Proposal - Detail

Date:	September 19, 2025
IQC Master Contract #:	GA-ST01-040820-FHP
Work Order Number:	148246.00
Owner PO #:	
Work Order Title:	Walker County - Courthouse - Phase I Testing & Structural Inspection
Contractor:	F.H. Paschen, S.N. Nielsen & Assoc., LLC
Proposal Name:	Walker County - Courthouse - Phase I Testing & Structural
Proposal Value:	\$63,607.00

Sect.	Item	Modifer	UOM	Description				Line Total
Labor	Equip.	Material	(Excluded if marked with an X)					
Lead, Asbestos and Air Sampling								
1	01 22 16 00 0002	EA		Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.			-\$0.05
				Quantity	Unit Price	Factor	Total	
			Installation	-0.05 x 1.00		1.0000 =	-0.05	
2	01 22 20 00 0044	HR		Certified Industrial Hygienist				\$4,670.33
				Quantity	Unit Price	Factor	Total	
			Installation	40.00 x 115.82		1.0081 =	4,670.33	
			Mold, Air and Asbestos Report Preparation - 1 Week					
3	02 82 13 00 0002	HR		Certified Asbestos Air Sampling Technician For Bulk Sampling Or Air Monitoring				\$2,347.66
				Quantity	Unit Price	Factor	Total	
			Installation	40.00 x 58.22		1.0081 =	2,347.66	
			Asbestos Technicians 2 Techs @ 10 HRS @ 2 Days					
4	02 82 13 00 0002	HR		Certified Asbestos Air Sampling Technician For Bulk Sampling Or Air Monitoring				\$2,347.66
				Quantity	Unit Price	Factor	Total	
			Installation	40.00 x 58.22		1.0081 =	2,347.66	
			Air Sampling Technicians 2 Techs @ 10 HRS @ 2 Days					
5	02 82 13 00 0006	EA		48 Hours Or Longer Turnaround, (Bulk) TEM Test, Asbestos Testing				\$16,308.64
				Quantity	Unit Price	Factor	Total	
			Installation	80.00 x 202.22		1.0081 =	16,308.64	
			Asbestos Sampling Approx. 20 per floor, 4 floors					
6	02 83 19 13 0002	HR		Certified Lead Sampling Technician For Bulk Sampling Or Air Monitoring				\$2,373.47
				Quantity	Unit Price	Factor	Total	
			Installation	40.00 x 58.86		1.0081 =	2,373.47	
			Lead Technicians 2 Techs @ 10 HRS @ 2 Days					
7	02 83 19 13 0015	EA		5 Day Turnaround Lead Air Samples And Lab Fee				\$964.55
				Quantity	Unit Price	Factor	Total	
			Installation	80.00 x 11.96		1.0081 =	964.55	
			Air Sampling Approx. 20 per floor, 4 floors					

Contractor's Price Proposal - Detail Continues..

Work Order Number: 148246.00

Work Order Title: Walker County - Courthouse - Phase I Testing & Structural Inspection

Proposal Name: Walker County - Courthouse - Phase I Testing & Structural

Proposal Value: \$63,607.00

Sect.	Item	Modifer	UOM	Description	Line Total		
Labor	Equip.	Material	(Excluded if marked with an X)				
Lead, Asbestos and Air Sampling							
8	02 83 19 13 0021	EA		5 Day Turnaround Lead Paint Chip Test and Lab Fee			\$3,626.74
				Quantity		Unit Price	
				Installation	80.00	x	44.97 x
						Factor	
						1.0081 =	3,626.74
				Lead Sampling			
				Approx. 20 per floor, 4 floors			
Subtotal for Lead, Asbestos and Air Sampling							
							\$32,639.00
Structural Assessment							
9	01 22 16 00 0002	EA		Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.		-\$0.20
				Quantity		Unit Price	
				Installation	-0.20	x	1.00 x
						Factor	
						1.0000 =	-0.20
10	01 22 20 00 0058	HR		Senior Engineer			\$14,039.20
				Quantity		Unit Price	
				Installation	80.00	x	174.08 x
						Factor	
						1.0081 =	14,039.20
				Assessment			
				Onsite Review and Inspections			
				4 Total @ 10 HRS / 1 Day			
				Reporting and Report Creation			
				2 Weeks			
Subtotal for Structural Assessment							
							\$14,039.00
Structural Drawings							
11	01 22 16 00 0002	EA		Reimbursable Fees	Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.		-\$0.63
				Quantity		Unit Price	
				Installation	-0.63	x	1.00 x
						Factor	
						1.0000 =	-0.63
12	01 22 20 00 0057	HR		Principal Engineer			\$16,929.63
				Quantity		Unit Price	
				Installation	80.00	x	209.92 x
						Factor	
						1.0081 =	16,929.63
				Drawings - Signed and Stamped			
				2 Weeks			
Subtotal for Structural Drawings							
							\$16,929.00

Contractor's Price Proposal - Detail Continues..

Work Order Number: 148246.00

Work Order Title: Walker County - Courthouse - Phase I Testing & Structural Inspection

Proposal Total	\$63,607.00
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This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

Client - SOURCEWELL - GEORGIA - Walker County

Detailed Scope of Work

Print Date: September 19, 2025

Work Order Number: 148246.00

Work Order Title: Walker County - Courthouse - Phase I Testing & Structural Inspection

Contractor: GA-ST01-040820-FHP - F.H. Paschen, S.N. Nielsen & Assoc., LLC

Brief Scope: Walker County - Courthouse - Phase I Testing & Structural Inspection

To: Wayne Thompson
F.H. Paschen, S.N. Nielsen & Assoc., LLC
739 Trabert Ave NW, Suite A
Atlanta, Ga 30318
404-942-1307

From: Angie Teems
Walker County
101 S. Duke Street
LaFayette, GA 30728
706-638-1437

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

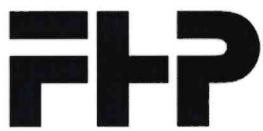
Please see detailed scope of work attached.

Owner

Date

Contractor

Date



SCOPE OF WORK

**Walker County – Courthouse – Phase I Testing & Structural
101 S Duke St, LaFayette, GA 30728
September 19, 2025**

Summary Scope

Environmental and Structural for Courthouse

Detailed Scope of Work

The Contractor shall furnish the materials, equipment, labor, and supervision to provide and install the work as described below.

Asbestos, Lead, and Limited Mold Survey

Scope of Work

The purpose of the proposed services is to provide asbestos and lead-based paint surveys within the subject facility to support planned facility renovation. Indications of mold have been observed and appropriate air sampling and direct contact swabs for mold will also be provided.

We propose to perform OSHA and NESHAP compliant surveys within accessible areas of the facility to identify asbestos-containing and contaminated materials potentially impacted by the planned renovation. An accredited EPA Asbestos Hazard Emergency Response Act (AHERA) Asbestos Inspector will perform the survey and sampling efforts. We propose to identify LBP coatings on components and substrates to support OSHA compliance relative to worker exposure during the planned renovation or demolition efforts. Our surveyors have had EPA-accredited training on LBP Inspection and Risk Assessment.

Non-viable spore trap samples will be collected and analyzed to gain a "snapshot" of the levels of mold spores in the air during the time of the survey. Because mold is a colony of living organisms and changes in relation to the environment (temperature, humidity, availability of food source, etc.) and the natural growth cycles, mold spore concentrations and distribution change constantly. As warranted, direct contact swabs will be used to sample mold growth.

The proposed scope of work is based upon the current extent of available knowledge and anticipated conditions within the facility.

Visual Survey

The visual survey consists of a walk-through of accessible areas of the subject building to identify, inventory, and assess suspect ACM as well as painted building components. Suspect materials will be grouped based on material homogeneity. Homogeneous material is one that appears to be uniform in texture, color, and wear, and appears to have been applied or installed during the same general period. For the mold survey, indications of mold growth or water intrusion is the primary focus of observation efforts. Following the visual survey, the sampling strategy will be developed.

Sample Collection and Laboratory Analysis

Our sampling strategy will incorporate the following elements:

Materials to be sampled:

- ACM – Consistent with the sampling protocol required for AHERA, as well as OSHA and NESHAPs, the scope of ACM sampling proposed will include Surfacing Materials, Thermal Systems Insulation (TSI) and Miscellaneous Materials.
- LBP - We will collect limited paint chip samples of various interior and exterior surfaces to determine if LBP-coatings are present, as well as delineate, to the degree possible, their extent.
- Mold – Non-viable spore trap samples will be collected on each floor and the outside air adjacent to the structure for comparison. Direct contact swabs will be used to sample observed mold growth to determine species.

Sample analysis:

- ACM - Bulk samples will be delivered to an accredited laboratory for analysis by the EPA- required method of Polarized Light Microscopy (PLM) coupled with dispersion staining. PLM analyses will be performed utilizing the Calibrated Visual Area Estimation (CVAE) technique.
- LBP – Paint chip samples will be delivered to an accredited laboratory for analysis by the EPA-SW846- 7420 (flame Atomic Absorption). The results will be reported as percent lead by weight.
- Mold – Non-viable spore trap samples and direct contact swabs will be delivered to an accredited laboratory for analysis.

Given planned renovation of the existing structure, repairs will not be made to locations where samples are collected.

Report Preparation

Following completion of the fieldwork and subsequent receipt of laboratory analysis of samples, a final report will be prepared. The report will include the following elements:

- Description of the condition of the facility
- Summary of suspect ACM and LBP observed
- Summary of sample collection and analysis
- Summary of ACM and LBP identified
- Summary of non-viable spore trap samples, direct swab samples, and direct instrument reading
- Photographic documentation
- Appendices of laboratory analytical results
- Computer Aided Drafted (CAD) Schematic Drawings of sample locations



Structural Assessment

- Engineer will investigate the existing construction and structural condition of the building and provide a detailed structural assessment to include a report of findings and markups of damage.
- Exploratory investigation to address structural condition of wood framing at roof, masonry cracking, floor separation, and balcony sagging, etc.

Structural Drawings

- **Drawing Review** –Engineer will review available drawings, specifications, and other documentation provided by USAG and other associated documents relating to the building. The document review will assist with understanding the building design.
- **Construction Documents** – Engineer will develop the scope of work and provide a set of formal construction documents that includes drawings and specifications. The Construction Documents will be reviewed by a Professional Engineer prior to release
 - To include new wood framing at roof were rotten, masonry repairs, steel reinforcements, etc.

Details that Apply to All Work Areas:

1. Contractor shall utilize the latest issue of the NJPA Specifications for all work.
2. All paint finishes, and other submittals are to be provided to the Owner as part of the submittal process prior to installation by the contractor.
3. Maintain clean work areas at all times. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work. Contractor shall take extra precautions to pick up all debris, nails and fasteners from the ground and all surrounding area and finishing with magnetic pickup to insure safety and cleanliness.
4. All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
5. Contractor shall verify all new and existing conditions and dimensions at job site prior to the proposed process start of construction, and during construction.
6. The Contractor shall perform all work, make all deliveries and have access to work areas between 7:30 A.M. and 5:00 P.M. Monday through Friday and, upon written permission of the Owner, may make deliveries and have access to work areas at any hour of any day, but shall bear without any contribution from the Owner, any extra expense and responsibility for doing so, including, without limitation, its own overtime expense. Contractor shall coordinate inspections as required.
7. Parking will be made available for the Contractor by the Owner and the Contractor shall coordinate all parking with the Owner prior to beginning work.
8. Contractor shall obtain approvals in advance for all lay down and storage areas.
9. All salvageable materials remain the property of the Owner.
10. Contractor shall coordinate inspections as required.
11. The Contractor shall keep at the site one copy of all drawings and specifications in good order with all addenda and change orders noted thereon and available to the owner & Architect and to his representative(s).
12. Prior to any shutdown of any system (electrical, mechanical, etc.), Contractor shall supply, not less than five (5) working days' notice to the Architect with a copy to the Owner. No shutdown of any system shall occur until the Contractor has received permission from the Owner in writing.
13. Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
14. Final clean up and disposal: Remove debris, rubbish, and waste material from the property of the Owner on a daily basis. Upon completion of work, all construction areas shall be left clean and free from debris. Clean all dust, dirt, stains, hand marks, paint spots, droppings, and other blemishes.
15. Contractor shall not be required to pay Davis Bacon Wage Rates.



Exclusions:

1. Any and all work associated with hazardous materials including asbestos, lead, and mold is excluded from this scope of work unless noted otherwise. If at any time hazardous materials are uncovered, work will stop until the appropriate method of abatement or removal is determined. Method of removal may initiate a contract modification.

Submittals:

1. The Contractor shall submit for approval the manufacturer's cut sheets for materials utilized for this project prior to commencing any work.

Permitting:

The Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Schedule

1. All work shall be completed during normal working hours (7:30am to 5pm)
2. Contractor to propose a detailed construction schedule and submit with proposal package.
3. Project construction will be scheduled upon receipt of the PO.

Owner Responsibilities

1. Provide access to the worksite during normal working hours.
2. Provide a staging area for project related materials.

Contract Document Order of Precedence:

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
2. EZIQC master contract document
3. Owner issued Contract Documents
 - a. Specifications, Drawings, and Sketches.
 - b. Other documents referenced immediately above.

SHIP TO

WALKER COUNTY SHERIFF'S OFFICE
105 S DUKE ST.
LA FAYETTE, GA 30728

BILL TO

WALKER COUNTY SHERIFF'S OFFICE
P.O. BOX 767
LA FAYETTE, GA 30728

**REPRINT PURCHASE
ORDER
NO. 2025-00003218**

DATE 09/23/2025**VENDOR** 60132 MOTOROLA SOLUTIONS INC**CONTACT**
MOTOROLA SOLUTIONS INC
13108 COLLECTIONS CENTER DR
CHICAGO , IL 60693

DELIVER BY
SHIP VIA
FREIGHT TERMS
ORIGINATOR
RESOLUTION #
PAYMENT TERMS

Christopher Anderson

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	EA	General Supplies & Materials - RADIO MICS AND BATTERIES	\$25,776.7500	\$25,776.75
TOTAL DUE				\$25,776.75

PAGE 1 OF 1

APPROVED BY _____

SPECIAL INSTRUCTIONS

SHIP TO
WALKER COUNTY ROAD DEPARTMENT
91 INDUSTRIAL DRIVE
CHICKAMAUGA, GA 30707

BILL TO
WALKER COUNTY ROAD DEPARTMENT
91 INDUSTRIAL DRIVE
CHICKAMAUGA, GA 30707

PURCHASE ORDER
NO. 2025-00003226
DATE 09/23/2025

VENDOR 1868 CHASE RELINE INC

CONTACT
CHASE RELINE INC
6101 AIRWAYS BLVD
CHATTANOOGA, TN 37421

DELIVER BY
SHIP VIA
FREIGHT TERMS
ORIGINATOR Ashley Kittle
RESOLUTION #
PAYMENT TERMS

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	EA	Repairs - Inv# 225-1170 /Cleaned & prepped 60"/Installed & Slip Lined 48"	\$289,750.0000	\$289,750.00
TOTAL DUE				\$289,750.00

PAGE 1 OF 1

APPROVED BY _____

SPECIAL INSTRUCTIONS

INTERDEPARTMENTAL AGREEMENT
BETWEEN WALKER COUNTY
AND
WALKER COUNTY BOARD OF EDUCATION

REGARDING EMERGENCY SLIP LINE PROJECT ON HIGHWAY 136

This Interdepartmental Agreement ("Agreement") is made and entered into this 7th day of July, 2025, by and between Walker County, Georgia ("County") and the Walker County Board of Education ("Board of Education") for the purpose of jointly funding an emergency infrastructure repair project.

WHEREAS, a culvert running approximately 235 feet along Highway 136, adjacent to Walker County Fire Station 13 and the entrance to Naomie Elementary School, has been identified as in critical need of emergency repair;

WHEREAS, the total estimated cost of the emergency slip line repair project is Two Hundred Eighty-Nine Thousand Seven Hundred Fifty Dollars (\$289,750.00);

WHEREAS, the condition of the culvert has resulted in the temporary closure of Fire Station 13 and requires immediate remediation for the safety and accessibility of the Naomie Elementary School entrance;

WHEREAS, the County and the Board of Education have a shared interest in resolving this issue promptly for the safety and benefit of the community, and have agreed to equally share the cost of the repair project;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

Purpose - The purpose of this Agreement is to establish the terms by which the County and the Board of Education will jointly fund and support the emergency culvert slip line repair project located on Highway 136.

Project Scope - The project includes the slip lining of an approximately 235-foot culvert adjacent to Station 13 and the entrance to Naomie Elementary School. Temporary plating will be placed at the school entrance to allow safe access during the project period.

Cost Sharing - The County and the Board of Education agree to each contribute fifty percent (50%) of the total cost, amounting to \$144,875.00 per party.

Payment - Each party agrees to remit their respective share of the project costs within thirty (30) days of receiving an invoice from the designated vendor or contractor, or as otherwise agreed upon by both parties in writing.

Project Timeline - The project is anticipated to commence on or around August 1, 2025, subject to weather conditions, contractor availability, and receipt of necessary approvals or permits.

Emergency Measures - In the interim, the school entrance will be plated for safety. Fire Station 13 shall remain closed until the repair is complete and it is deemed safe for reoccupation.

Liaison and Coordination - Each party shall designate a representative to coordinate communication, project oversight, and payment processing.

Miscellaneous - This Agreement represents the entire understanding between the parties and supersedes all prior negotiations or agreements. Any amendments must be made in writing and signed by both parties. This Agreement shall be governed by the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

WALKER COUNTY, GEORGIA

By: _____

Name: Angie Teems _____

Title: Chair/CEO _____

Date: _____

Walker County Board of Education

By: Damon Raines _____

Name: Damon Raines _____

Title: Superintendent _____

Date: July 7, 2025 _____



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A1	Rezone to RA	
Map & Parcel	Date:	Fee:
0-004-002	8-14-25	75.00

Applicant/Owner & Phone: BOBBIE J. BURKE 423-260-6271

Street Name & Number: 440/442 Durham Rd

Mailing Address: 118 WREN DRIVE, RINGGOLD, GA 30734

City, State, Zip Code: RISING FAWN, GA 30738

Request: ① Subdivide property into 2 ~ 1 acre lots. (i.e. 1-0.98 acres + 1-0.97 acres)
② Rebuild newer homes; 1/lot & remove older homes.
③ Continue to access back acre from Wiley Circle as we have for the past 45 years.

PLANNING COMMISSION RECOMMENDATION:

9-18-2025

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:

Bobbie J. Burke 8-14-2025
APPROVED DATE



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A1		
Map & Parcel	Date:	Fee:
O-260-003	8-8-25	150.00

Applicant/Owner & Phone: Penny Hayes 423-290-1128

Street Name & Number: 1218 Hog Jowl Rd.

Mailing Address: 1218 Hog Jowl Rd.

City, State, Zip Code: Chickamauga, Ga, 30707

Request: I would like to have a small boutique shop on my property. Due to my health conditions and medical issues, it would be more beneficial.

PLANNING COMMISSION RECOMMENDATION:

9-18-2025

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

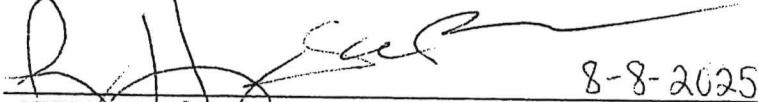
DENIAL

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- 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:


8-8-2025
APPLICANT/OWNER DATE



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
C-1	Setback	
Map & Parcel	Date:	Fee:
0-219-044 + 045	8-6-25	\$ 300.00

Applicant/Owner & Phone: Walker Co. School Board 706-639-0168

Street Name & Number: 12587 N. Hwy 27 Chickamauga

Mailing Address: 298 Culberson Ave

City, State, Zip Code: LaFayette, GA 30728

Request: Change 50' Buffer to 15' on
Property 0-219-044 + 045 Hwy. 27
Chickamauga, GA 30707

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

Chairman Pittman asked if the was a motion to approve or deny the variance request. Todd Holt made a motion to deny due to not enough information on what would be being built on the property. Cindy Askew seconded the motion to deny. Will Ingram abstained from the vote. Todd Holt, John Morehouse, Stan Porter & Cindy Askew voted in favor to deny. Jon Hentz voted in favor of the request only because the current site is an eyesore. The vote to deny carried.

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.

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- C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:


APPLICANT/OWNER

WCBOE

7/31/25
DATE



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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
R-3	lot size	
Map & Parcel	Date:	Fee:
0133 065	8-11-2025	150.00

Applicant/Owner & Phone: James H. Blakemore 706-866-7547

Street Name & Number: 1106 Glentana St Rossville 423-227-9808

Mailing Address: 1102 Wilson Rd - Rossville

City, State, Zip Code: Rossville, GA 30741

Request: Wanting to divide two properties
that don't meet the size

PLANNING COMMISSION RECOMMENDATION:

9-18-2025

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.

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- 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:

James H Blakemore 8-11-2025
APPLICANT/OWNER DATE