

**Walker County
Planning Commission Meeting**

February 19, 2026

6:00 P.M.

Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR JANUARY 15, 2026 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. PUBLIC HEARING FOR THE WALKER COUNTY JOINT COMPREHENSIVE PLAN UPDATE

B. REZONE:

1. **William & Christy White:** Requests a partial rezone from C-1 (Commercial) to RA (Residential/Agricultural) for property located at 0 S. Hwy 27 Trion, GA. 30753. Tax map & parcel number 0-486-026A.
2. **Cora Sue Burse:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 0 S. Dicks Creek Road LaFayette, GA. 30728. Tax map & parcel number 0-555-004.
3. **Joel Nix:** Requests a partial rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 430 West Rogers Road LaFayette, GA. 30728. Tax map & parcel number 0-483-046.

C. VARIANCE:

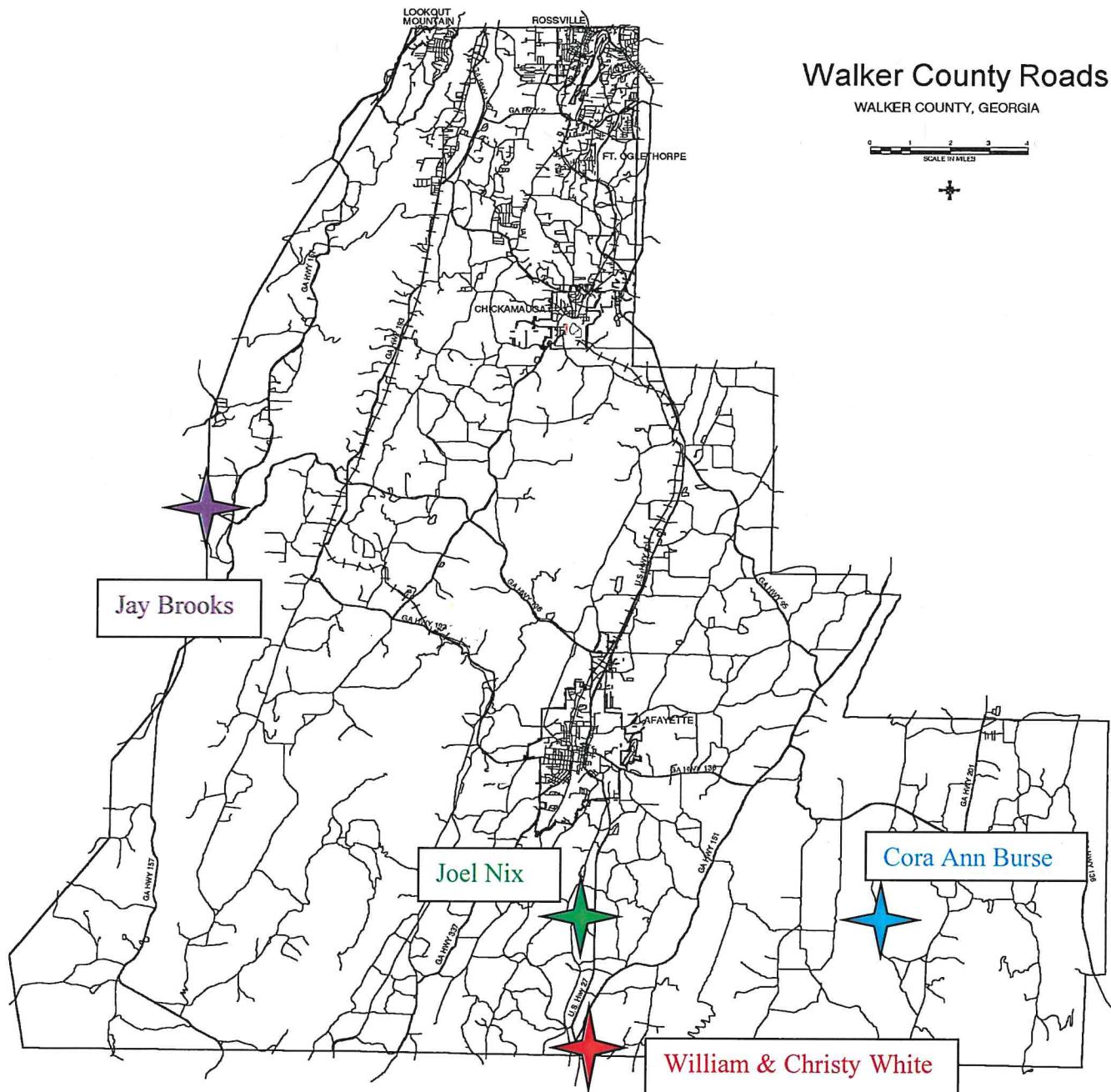
1. **Jay Brooks:** Requests a variance to divide off less than five acres in an A-1 (Agricultural) zone for property located at 14168 W. Hwy 136 Rising Fawn, GA. 30738. Tax map & parcel number 0-229-020B.

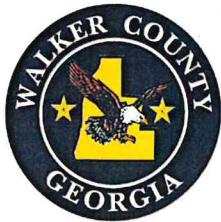
VI. MOTION TO CLOSE PUBLIC HEARING:

VII. MOTION TO GO INTO NEW BUSINESS:

- 1. William & Christy White**
- 2. Cora Sue Burse**
- 3. Joel Nix**
- 4. Jay Brooks**

VIII: ADJOURNMENT:





Walker County Planning Commission
Minutes

January 15, 2026
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

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

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 6:02 P.M.

II. ROLL CALL:

III. ELECTION OF THE 2026 PLANNING COMMISSION OFFICERS:

Chairman Pittman made the nomination for Kristy Parker for Secretary and Will Ingram for Vice Chairman. Todd Holt made a motion to approve these nominations. Rob Walthour seconded the motion. The vote was unanimous. The motion carried.

IV. READING & APPROVAL OF NOVEMBER 20, 2025 MINUTES:

Chairman Pittman asked if there was a motion to approve the November 20th minutes. John Morhouse made a motion to approve the minutes as is. Will Ingram seconded the motion to approve. The vote was unanimous. The motion to approve carried.

V. 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. John Morehouse seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

VI. PUBLIC HEARING:

New Business:

1. G&W Metalworks: Chairman Pittman asked if anyone was present for G&W Metalworks. Frank Ward and Garrett Bivens came forward and stated they were asking for a rezone in order to build a second home on the property. Will Ingram asked what was currently on the property and they stated there was an old barn and house. Todd Holt asked if he lived on the property and he said no he lives up the road. Stan Porter asked if they would be selling the property and they said they would like to have it to rent out. Jon Hentz asked about the existing structure and overall goal for the property. Mr. Ward stated that they would be fixing up the old house and building a second. There was no one present in opposition to the rezone request.

2. Ralph Leming: Chairman Pittman asked if Mr. Leming was present. Chairman Pittman explained to the Planning Commission that the Board of Commissioners requested for him to come back before the Board to request this rezone. Mr. Leming explained that the rezone would only be for the 2.96 acres that would be divided off for family. There was no opposition to the rezone request.

3. Thomas Guthrie: Chairman Pittman asked if Mr. Guthrie was present. Chairman Pittman explained to the Planning Commission that the Board of Commissioners requested for him to come back before the Board to request this rezone. Mr. Guthrie explained that he was requesting the rezone on the 2.0 acres. Rob Walthour asked if this was where the house sits and Mr. Guthrie said yes. There was no opposition to the rezone request.

4. Joan Brown: Chairman Pittman asked if someone was present for Ms. Brown. Tyler Knauss came forward and stated he was the attorney and would be speaking on behalf of the buyer Mr. Patel, who was also present. Mr. Knauss stated that they were requesting the rezone in order to build a fuel station/truck stop/restaurant with no overnight stay. He went over the layout of the proposed site. Stan Porter asked if this location would sell alcohol. Mr. Knauss stated that probably if this was approved but they were only requesting the rezone at this time. Mr. Porter asked if this site would be for larger trucks and Mr. Knauss said yes. Cindy Askew stated that CN should have businesses that serve the community and this looks like more than that. Stan Porter asked if a traffic study had been done and Mr. Knauss stated that they did not because that is costly and they wanted to go through the rezone process first. Jon Pursley stated that they would be required to have D.O.T. approval before any work is done. Will Ingram asked if there would be any type of buffer done since the truck parking is next to a school. Mr. Knauss stated that a buffer could be done. Jon Hentz stated that he felt this was a terrible idea for this location. Todd Holt stated that if they took out the truck stop and just had a regular store and restaurant it would be a better fit for the area. Chairman Pittman asked the audience how many people were present that was in opposition to this rezone and about thirty people stood up. He explained that there would be twelve minutes for the group to come forward, and he asked that the adjoining property owners start first. Myron Richardson came forward and stated that he was not in favor of this rezone. He said that his house faces this property and he is concerned about the traffic and water runoff from the site. Jamie Debyt came forward on behalf of Naomi Elementary School. He said that they are concerned about a truck stop being that close to a school and all the

sex trafficking that goes on these days. Doug Hegwood came forward on behalf of Naomi Baptist Church. He said they are concerned about the possible sales of alcohol, traffic, noise and water runoff. Muffet Brown came forward and stated that she is the property owner's daughter. She said that her mother has always paid her taxes and that she should be able to sell the property and that the area needed a good place that sells gas and that it is at the corner of two highways where the traffic is already there. Rick Morrison also stated he was not in favor of the rezone.

5. Alfredia Spence & Willie Shropshire: Chairman Pittman asked if anyone was present for this rezone request. There was no one there on behalf of this rezone.

6. Joseph Hawkins: Chairman Pittman asked if Mr. Hawkins was present. Sandra Powell came forward on behalf of Mr. Hawkins. She stated that he wanted to rezone the property so he could divide the property for financial needs. She stated that his property sits across from Cloudland Station subdivision. Penny Vaughn came forward and stated that she was not in favor of the rezone. She said that two other people in the area had requested rezones in the past and were turned down and she feels this property should stay agricultural. Jon Pursley explained that the zoning he has requested is a transitional zoning and that the other may have asked for a different zone. Katlyn Vaughn came forward and stated she was opposed to the rezone and traffic issues.

***At 6:59 Chairman Pittman called for a short break. At 7:11 Chairman Pittman called the meeting back in session. ***

7. See Rock City: Chairman Pittman asked if someone was present for See Rock City. Doug Chapin came forward with a video presentation. He talked about See Rock City wanting to rezone the property so they could install a gondola which would carry people from the bottom of Lookout Mountain to the top in order to help with parking and traffic issues. Mr. Chapin stated that at certain times of the year there could be as many as 3000 vehicles at Rock City. Chairman Pittman made a motion to extend the time past the twelve minutes and give both sides equal time. Stan Porter seconded the motion to extend the time. The vote was unanimous. Lacey Smith from the Chamber of Commerce came forward and talked about the proposed project bringing in more jobs. Miller Wellburn came forward and stated that he owns several properties in the Rock City area and he said he was in favor of the rezone because he feels it will help with the traffic issues and bring in more revenue. Todd Hold asked what new things would be built at the bottom and Mr. Chapin said a new barn and ticket booth. John Morehouse asked how many new parking spaces would be added at the bottom and Mr. Chapin said about 1200. Mr. Morehouse also asked what kind of noise the gondola's made and Mr. Chapin said they make very little noise. Kirby Yest with Rock City passed out paperwork on the project. Chairman Pittman asked if anyone in the crowd had anything to say. Ellie Hill said she was there on behalf of the Nichols that have a house beside See Rock City. She stated that the Nichols are not in favor of the rezone and don't understand why they want to rezone the whole fourteen acres. They are worried about what else they could do if it was all rezoned. She said that See Rock City is requesting that the City of Lookout Mountain rewrite their ordinance on some items and asked if the rezone could be put off until after that. She also asked if approved could there be conditions be added to protect the adjoining neighbors. Charlie Sholbert stated he was opposed to the rezone and worried about the traffic and noise. Jack Webb came forward and stated he was not in favor of the rezone and questions why they wanted the whole fourteen acres rezoned. He feels it will also bring down property values.

8. Linda Jones: Chairman Pittman asked if Ms. Jones was present. Linda Jones and her son Eric Dell came forward and explained that his father had passed away and that the house is more than she needs and he would like to move into her current house with his family and build her a smaller one. Stan Porter asked if the property would be divided and they said they were unsure at this time. Philip Cantrell came forward and said he was not in favor of the rezone and that he does not want any more deeds beside his property.

VII: MOTION TO CLOSE PUBLIC HEARING:

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

Chairman Pittman called for a short break at 8:18. Chairman Pittman called the meeting back to order at 8:23.

VIII: MOTION TO OPEN NEW BUSINESS:

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

IX: NEW BUSINESS:

1. G&W Metalworks: Chairman Pittman asked if there was a motion to approve or deny the rezone request. John Morehouse made a motion to approve the rezone to RA. Stan Porter seconded the motion to approve. Will Ingram, John Morehouse, Todd Holt, Stan Porter, Rob Walthour and Jon Hentz voted in favor of the motion to approve with Cindy Askew opposed. The motion to approve the rezone carried.

2. Ralph Paul Leming: Chairman Pittman asked if there was a motion to approve or deny this rezone. Stan Porter made a motion to approve the rezone to RA. Will Ingram seconded the motion to approve. The vote to approve was unanimous. The motion to approve carried.

3. Thomas Guthrie: Chairman Pittman asked if there was a motion to approve or deny this rezone. Rob Walthour made a motion to approve the rezone to RA. Todd Holt seconded the motion to approve. The vote to approve was unanimous. The motion to approve carried.

4. Joan Brown: Chairman Pittman asked if there was a motion to approve or deny the rezone request. Jon Hentz made a motion to deny because he feels that area is not a good location for a truck stop. Stan Porter seconded the motion to deny the request. The vote to deny was unanimous. The motion to deny carried.

5. Alfredia Spence & Willie Shropshire: Chairman Pittman asked if there was a motion to approve or deny the rezone request. Stan Porter made a motion to approve the rezone request to R-2. There was no second on the motion to approve with no other motions made. Chairman Pittman said this will go to the Board of Commissioners with no recommendation.

6. Joseph Hawkins: Chairman Pittman asked if there was a motion to approve or deny the rezone request. John Morehouse made a motion to approve the rezone to RA. Jon Hentz seconded the motion to approve the rezone. Will Ingram, John Morehouse, Todd Holt, Stan Porter, Rob Walthour and Jon Hentz voted in favor of the motion to approve with Cindy Askew opposed. The motion to approve the rezone carried.

7. See Rock City: Chairman Pittman asked if there was a motion to approve or deny the rezone request. Stan Porter said that he had a question for Mr. Chapin before making a motion. Mr. Porter asked Mr. Chapin why did they not ask for a rezone on just the part of the property that the gondola would be placed on and Mr. Chapin stated they just asked for the whole parcel. Chairman Pittman explained that the Board could approve with conditions. Stan Porter made a motion to approve the rezone to C-1 with the conditions that they would not extend the C-1 past See Rock City's footprint. Todd Holt seconded the motion to approve with conditions. The vote was unanimous. The motion to approve the rezone with conditions carried.

8. Linda Jones: Chairman Pittman asked if there was a motion to approve or deny the rezone request. Todd Holt made a motion to approve the rezone request to RA. Rob Walthour seconded the motion to approve. The vote was unanimous. The motion to approve carried.

X: ADJOURNMENT:

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

Date Submitted: Planning Commission Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Willaim & Christy White

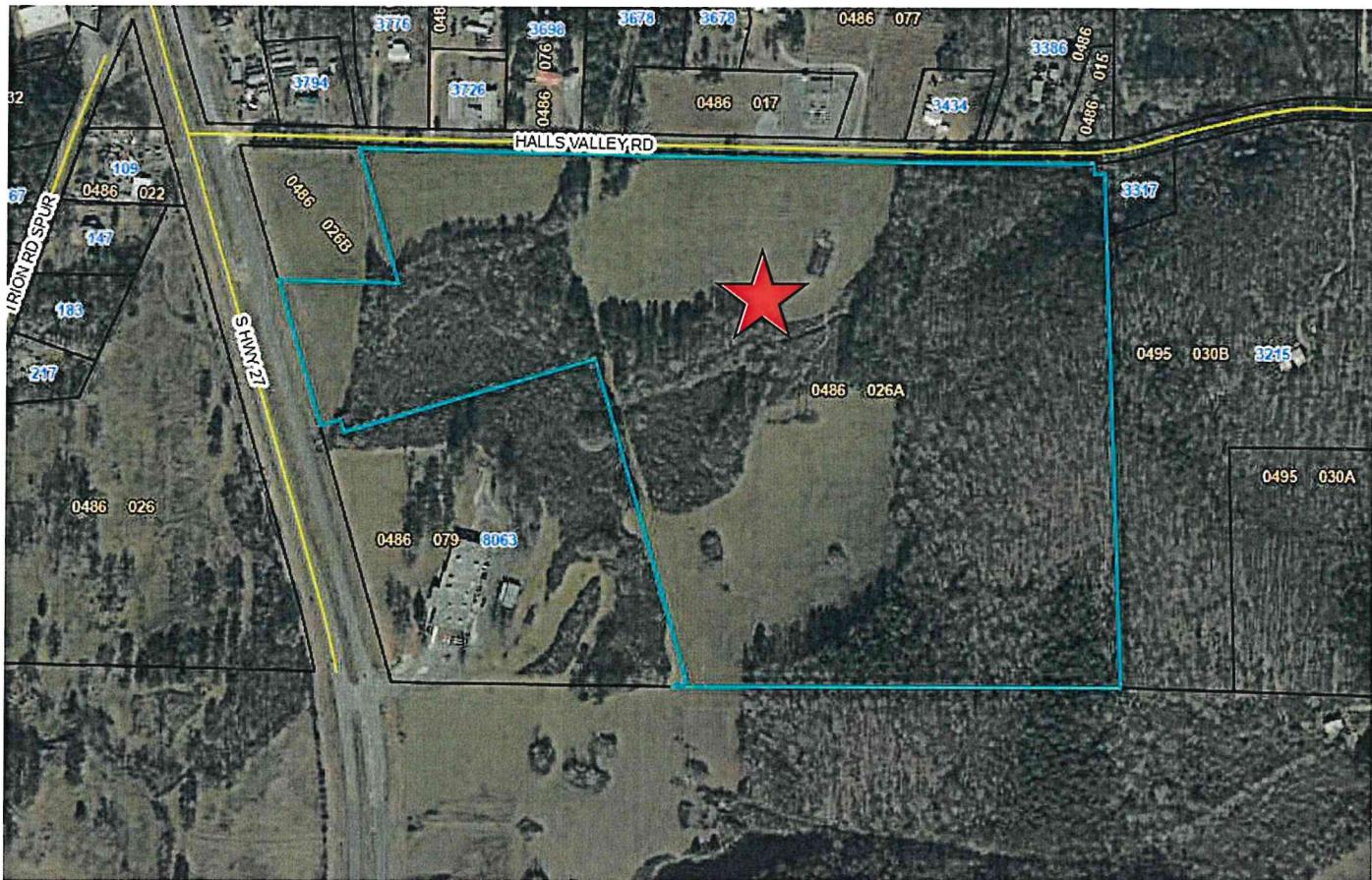
Petitioner: same

Location of Property: 0 S. Hwy 27
Trion, GA. 30753

Tax map & parcel number 0-486-026A

	PC Meeting Date:	2/19/2026
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	Requesting to rezone 6.2 acres from C-1(Commercial) to RA (Residential/Agricultural) to build a house on.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential. This recommends 1-5 acres tracts.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
C1	RA	
Map & Parcel	Date:	Fee:
0486 026A		75.00

Applicant/Owner & Phone: William G. White, Jr. & Christy M. White

Street Name & Number: 0 S. Hwy 27 - Third

Mailing Address: 2490 Burnt Hickory Rd

City, State, Zip Code: Marietta, Ga 30064

Request: Rezone L-2 ac. to Residential
to build a home

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 55-67A 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:

Christy White 12/29/25
APPLICANT/OWNER DATE



6.2 AC.



157 ft

Zoning Map:



Future Land Use Map:



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

Character Areas

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



Figure 51. Chamberlain Road, west of LaFayette

Rural Residential: LaFayette, Rossville, and Walker County

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

Suggested Development Strategy:

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

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned C-1 (Commercial) & R3 (Residential)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** 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 White's since May 2024.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be. Surrounding parcels are either C-1 or R3
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Rural Residential.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** They will be rezoning only 6.2 acres.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Cora Ann Burse

Petitioner: same

**Location of
Property:** 0 S. Dick Creek Road
LaFayette, GA. 30728

Tax map & parcel number 0-555-004

	PC Meeting Date:	2/19/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone 6.2 acres from A-1(Agricultural) to RA (Residential/Agricultural) in order to divide the property from family.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Agricultural/Forestry. This allows residential but to limit new developments.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A-1	RA	
Map & Parcel	Date:	Fee:
0-555-004	1-7-26	75.00

Applicant/Owner & Phone: Cora Sue Burns

Street Name & Number: 0 - S. Dick Creek Rd - LaFayette

Mailing Address: 606 Clark St Apt. 22

City, State, Zip Code: Palmer GA 30720

Request: Rezone to divide property

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

The following disclosure is required of the applicant(s) by Section 38-67A 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.

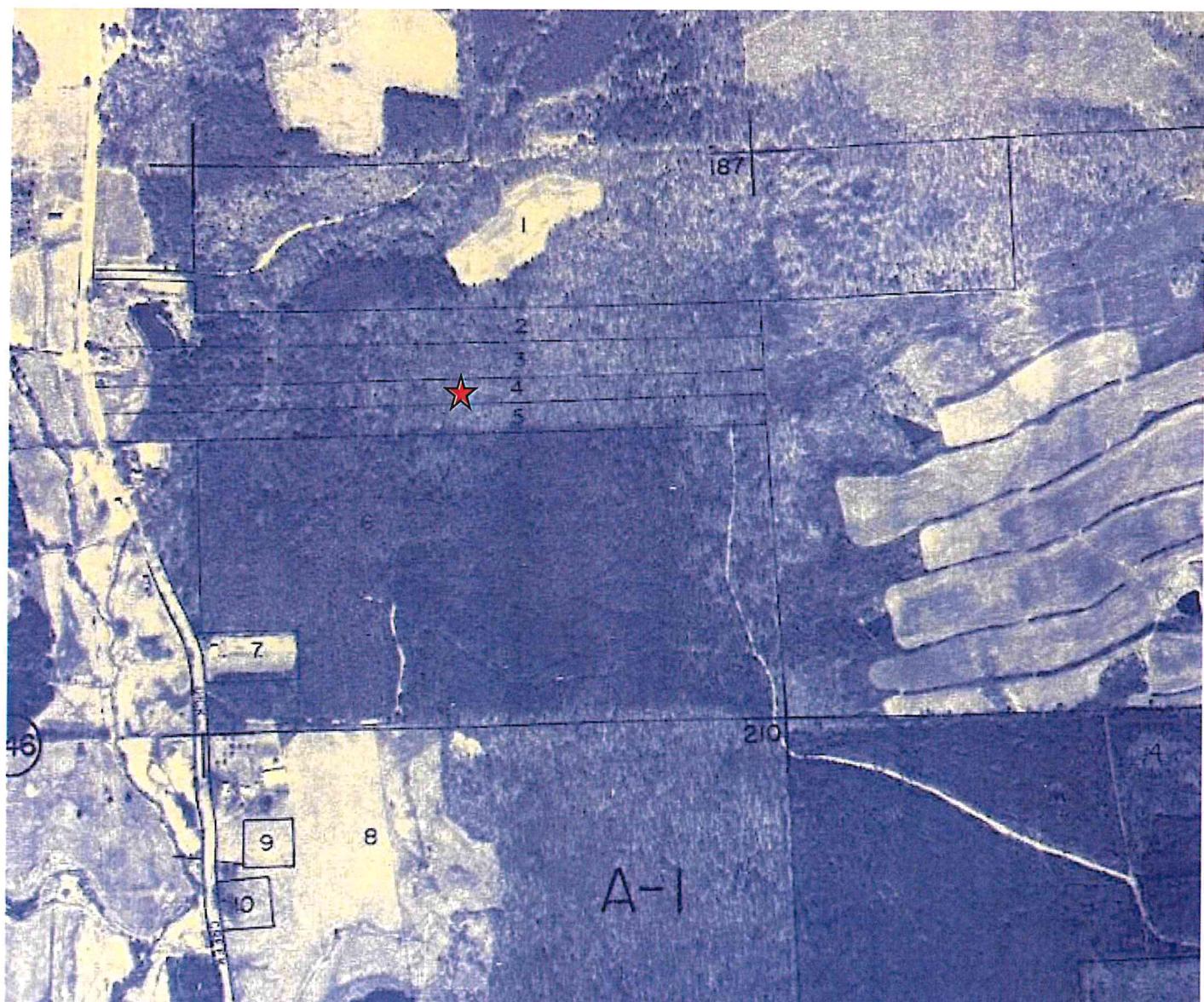
Signature of Applicant/Owner:

Cora Sue Burns 1-7-26

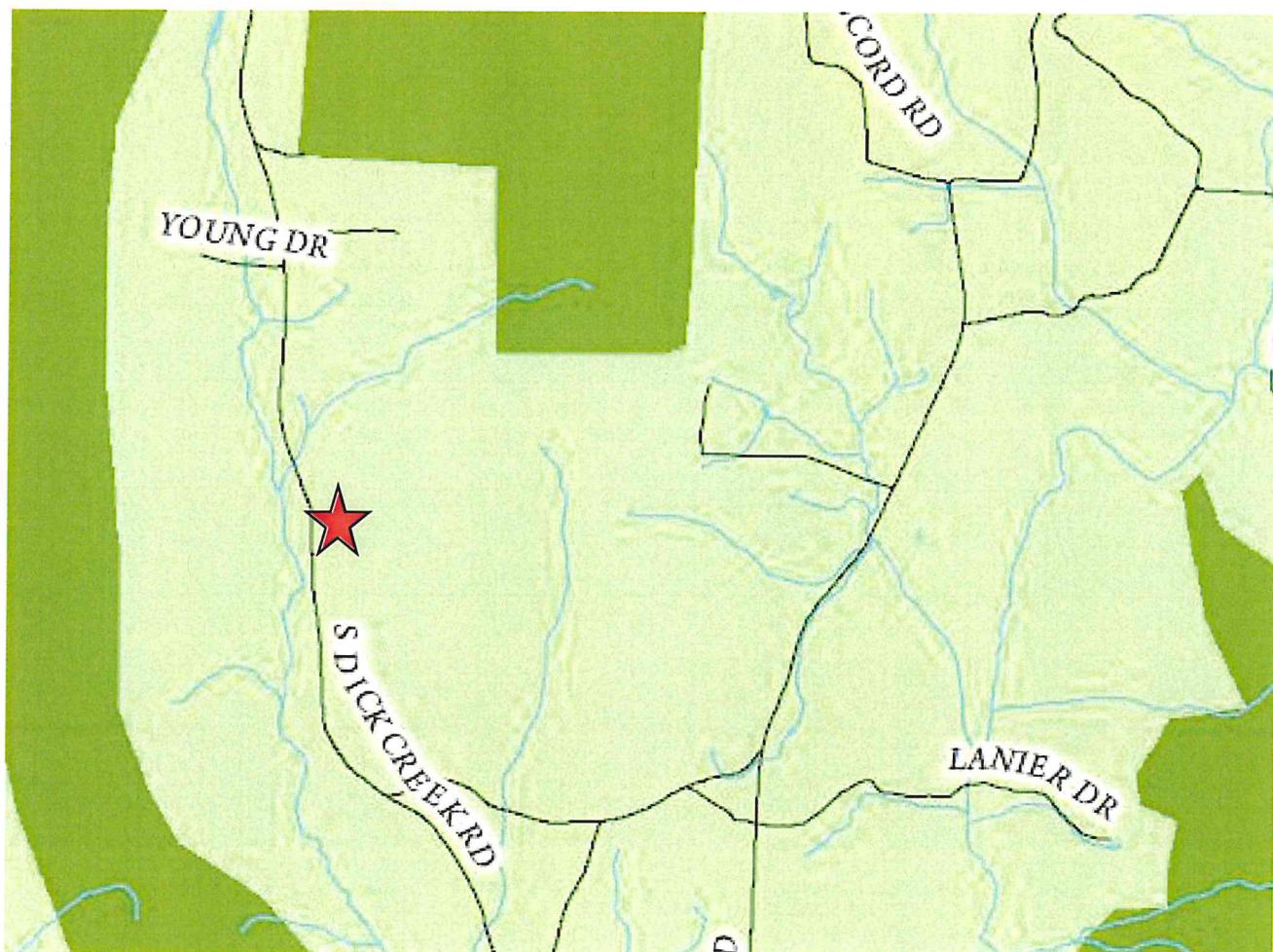
APPLICANT/OWNER

DATE

Zoning Map:



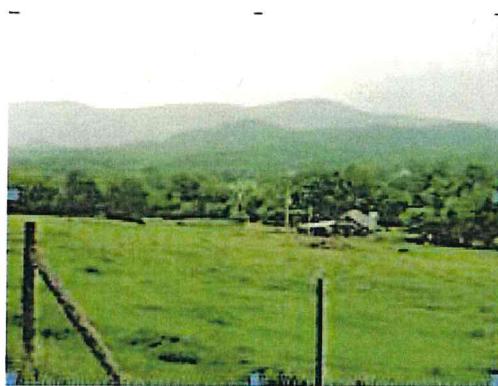
Future Land Use Map:



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

Character Areas

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



Agricultural/Forestry: Walker County

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

Figure 48. Hwy 193 near Nickajack Rd.

Suggested Development Strategy:

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

Land uses:

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

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

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 but would allow the property to be divided for the family to build on
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by the Burse family since 1972.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** All the surrounding property is zoned A-1
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows agricultural/forestry.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Even with all the surrounding property zoned A-1 there are many lots with less than five acres in the area. Some lots as small as $\frac{1}{2}$ acres.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: **Joel Nix**

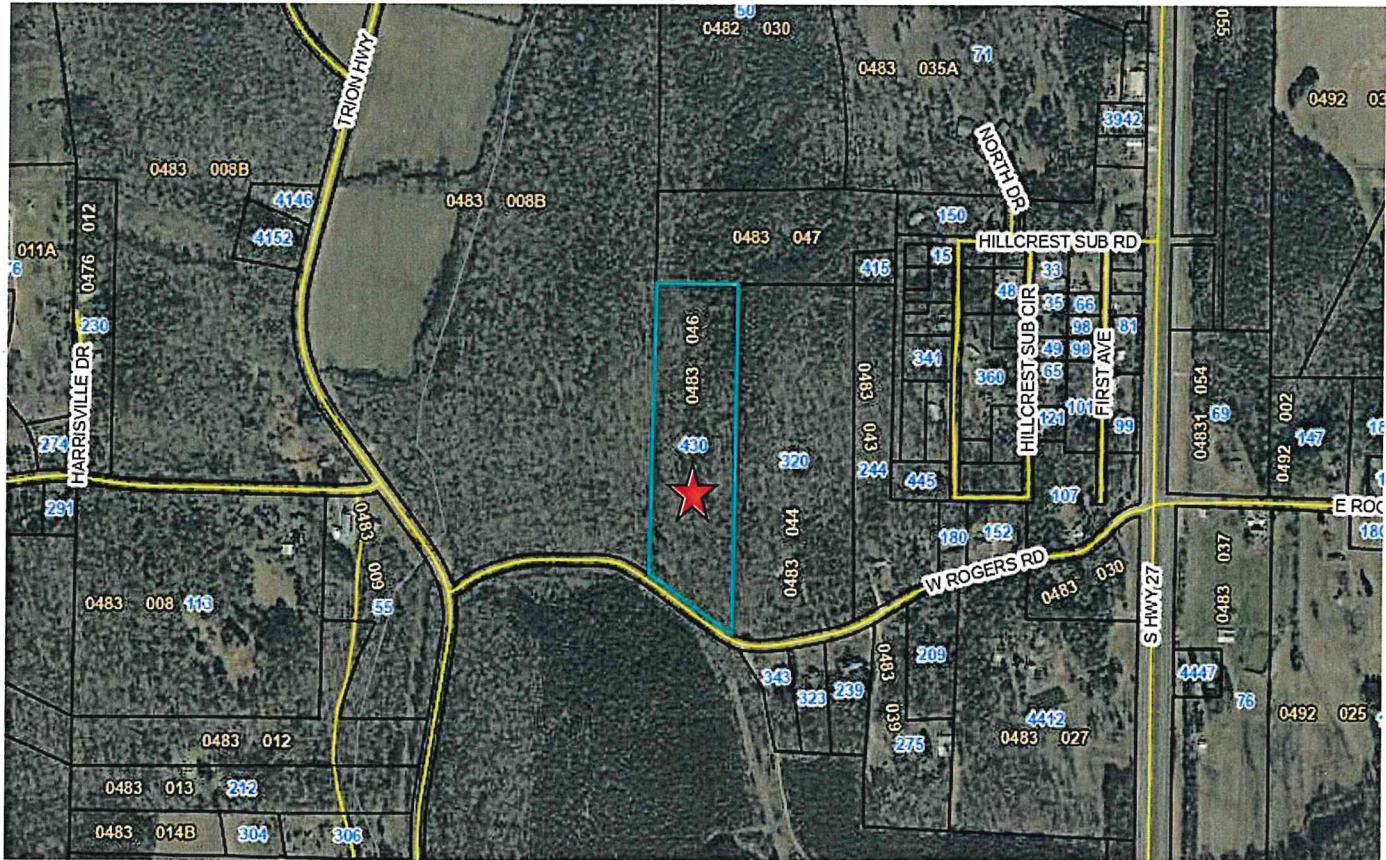
Petitioner: same

**Location of
Property:** 430 West Rogers Road
LaFayette, GA. 30728

Tax map & parcel number 0-483-046

	PC Meeting Date:	2/19/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone 1 acre from A-1 (Agricultural) to RA (Residential/Agricultural) to divide off from 9.60 acres.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential. This recommends 1-5 acres tracts.	

Projected Area:





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

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
A-1	RA	
Map & Parcel	Date:	Fee:
O-483-D46	1-12-25	75.00

423-681-9716

Applicant/Owner & Phone: Joel N.Y.

Street Name & Number: 4130 west Rogers Rd, Lafayette

Mailing Address: 4130 west Rogers Rd, Lafayette, OR, 97228

City, State, Zip Code:

Request: Divide off 1 Acre with Road
frontage to RA

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

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

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

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

Signature of Applicant/Owner:

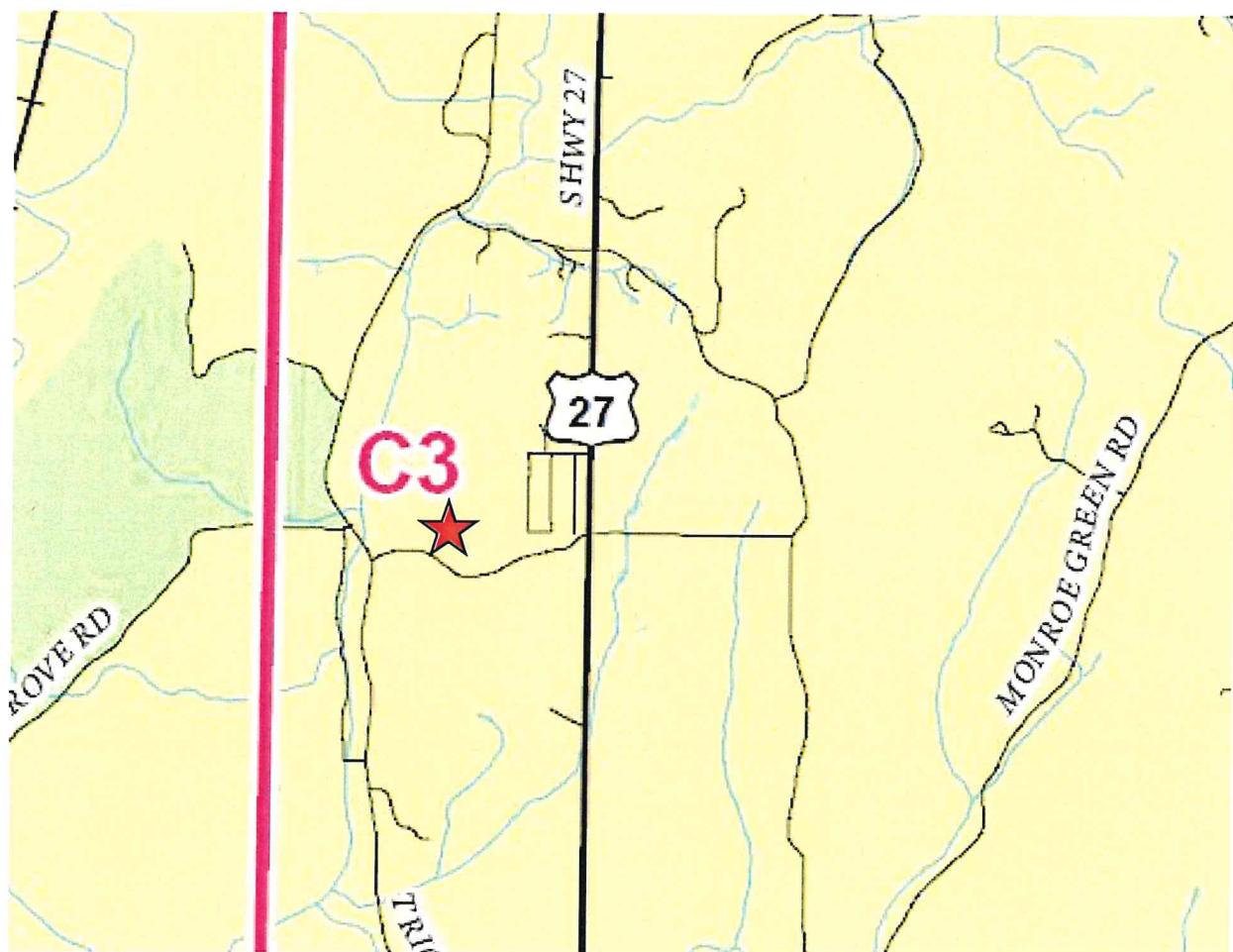

APPLICANT/OWNER

1/12/25
DATE

Zoning Map:



Future Land Use Map:



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

Character Areas

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



Figure 51. Chamberlain Road, west of LaFayette

Rural Residential: LaFayette, Rossville, and Walker County

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

Suggested Development Strategy:

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

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-3 (Residential) & 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 provide another buildable lot for the county.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Mr. Nix since February 2023.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows rural residential.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** There are nearby lots that are less than five acres, and the Future land use shows rural residential.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Jay Brooks

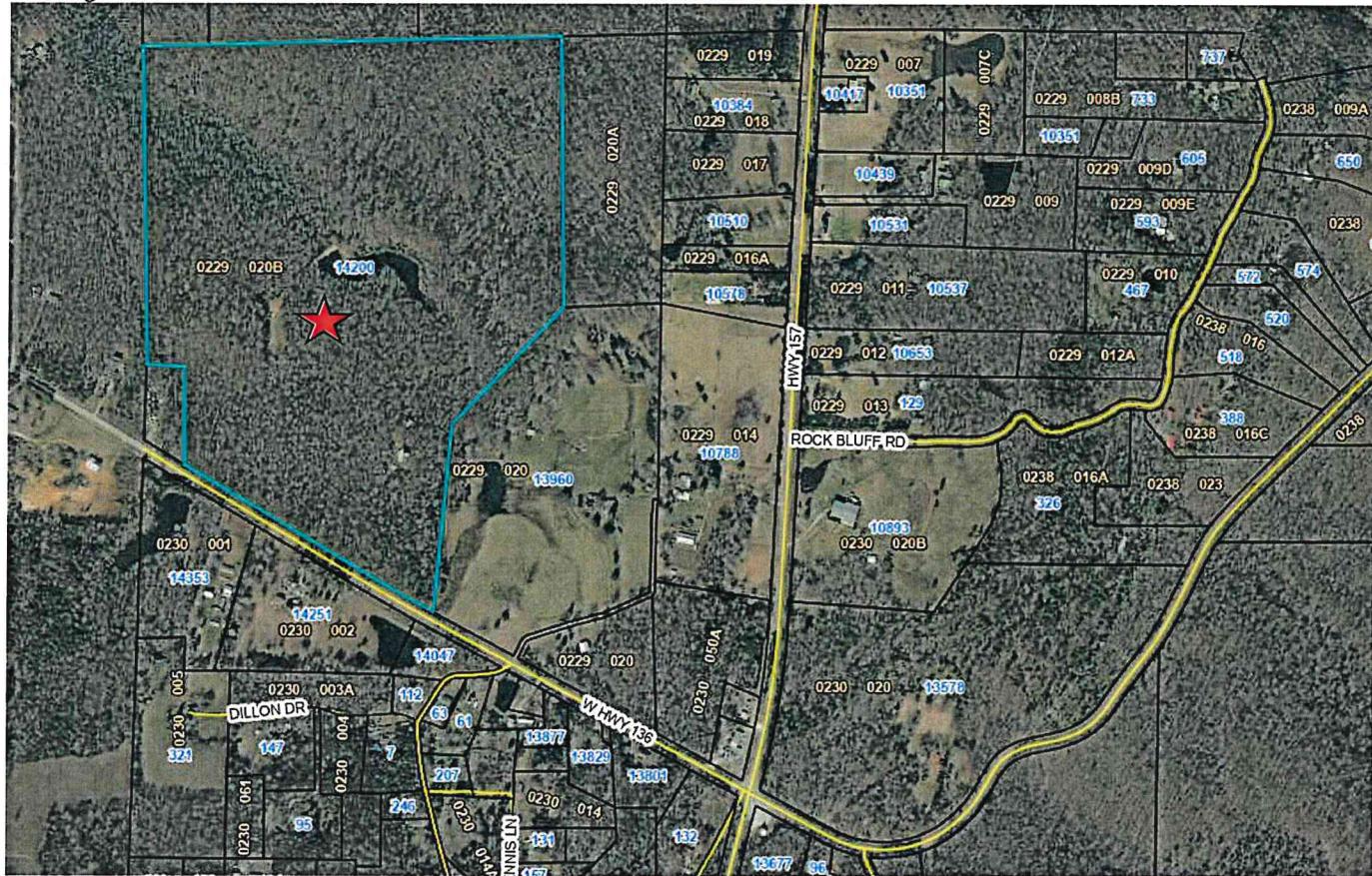
Petitioner: same

**Location of
Property:** 14168 W. Hwy 136
Rising Fawn, GA. 30738

Tax map & parcel number 0-229-020B

	PC Meeting Date:	2/19/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a variance to divide off less than five acres in an A-1 (Agricultural) zone for family. The total acreage of the parcel is 109.67+/-	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential. This recommends 1-5 acres tracts.	

Projected Area:





Walker County Planning Office

Rezone Conditional Use Variance Variance

Current Zoning:	Requested Change:	
AI	Variance	
Map & Parcel	Date:	Fee:
0229 0203	01-12-2025	150.00

Applicant/Owner & Phone: Jay Brooks
Street Name & Number: 14168 West Highway 136
Mailing Address: 14168 West Highway 136
City, State, Zip Code: Rising Fawn, GA 30738
Request: Variance on acreage to be parceled off for family members home.

PLANNING COMMISSION RECOMMENDATIONS

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.S.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.

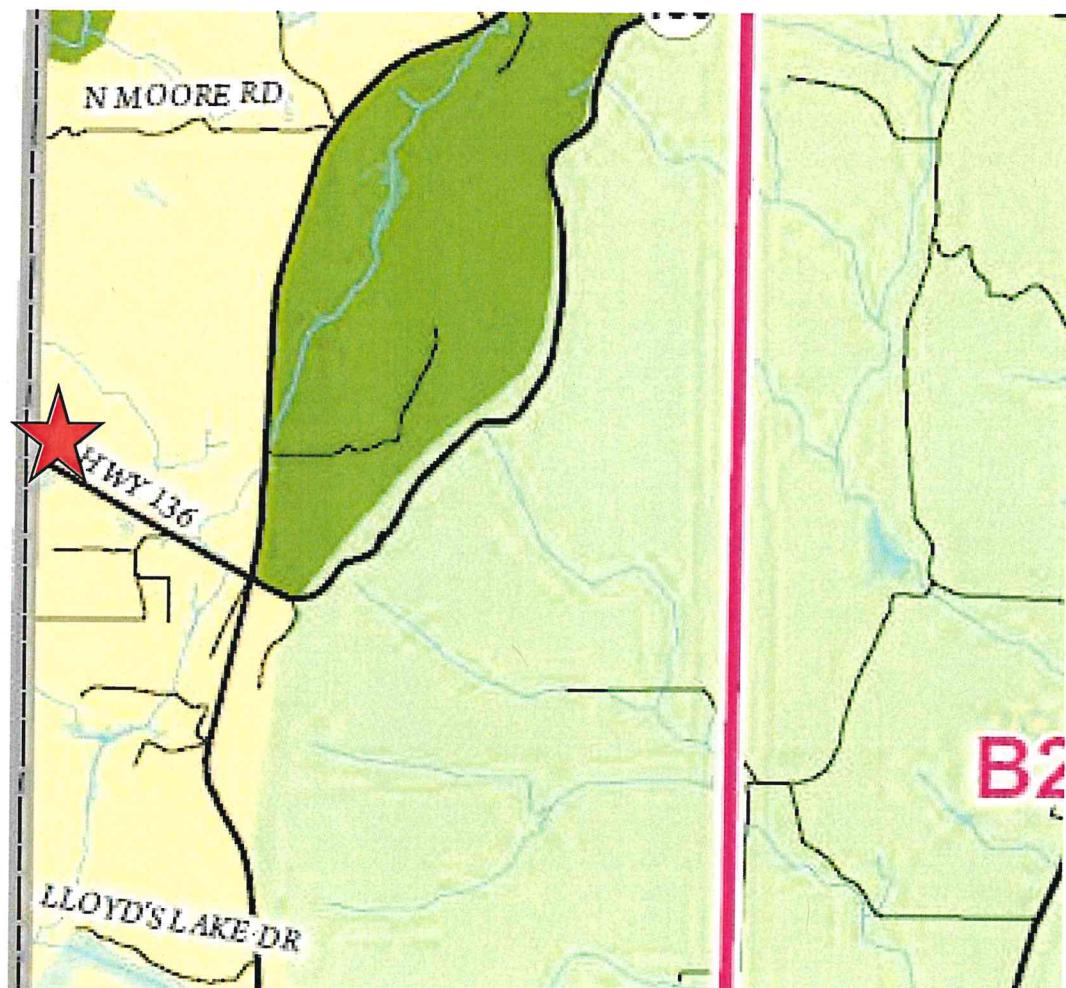
Signature of Applicant/Owner:

J. W. Brooks 1/12/26
APPLICANT/OWNER DATE

Zoning Map:



Future Land Use Map:



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

Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	Fairyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
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4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** No gain to the public because it will be for family
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Mr. Brooks since November 2013.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows rural residential.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The future land use shows rural residential use and R-3 zoning is across Hwy 136