



**Walker County
Planning Commission Meeting**

**January 15, 2026
6:00 P.M.**

Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ELECTION OF THE 2026 PLANNING COMMISSION OFFICERS

IV. READING AND APPROVAL OF MINUTES FOR NOVEMBER 20, 2025 MEETING

V. MOTION TO OPEN PUBLIC HEARING:

VI. NEW BUSINESS:

A. REZONE:

- 1. G&W Metalworks:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 2357 Lower Mill Creek Road LaFayette, GA. 30728. Tax map & parcel number 0-588-004F.
- 2. Ralph Paul Leming:** Requests a partial rezone of 2.96 acres from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 0 Old Mineral Springs Road LaFayette, GA. 30728. Tax map & parcel number 0-315-001.
- 3. Thomas Guthrie:** Requests a partial rezone of 2.00 acres from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 3017 W. Cove Road Chickamauga, GA. 30707. Tax map & parcel number 0-243-032.
- 4. Joan Brown:** Requests a rezone from A-1 (Agricultural) to CN (Neighborhood Commercial) for property located at 6280 Hwy 151 LaFayette, GA. 30728. Tax map & parcel number 0-516-005.
- 5. Alfredia Spence & Willie Shropshire:** Requests a partial rezone from A-1 (Agricultural) to R-2 (Residential) for property located at 0 Old Villanow Road LaFayette, GA. 30728. Tax map & parcel number 0-524-029.

6. **Joseph Hawkins:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 1007 Kendrick Switch Road Chickamauga, GA. 30707. Tax map & parcel number 0-262-019.
7. **See Rock City:** Requests a rezone from R-1 (Residential) to C-1 (Commercial) for property located at 0 Hwy 157 Lookout Mountain, GA. 30750. Tax map & parcel 0-044-001.
8. **Linda Jones:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 1142 Villanow Mill Creek Road LaFayette, GA. 30728. Tax map & parcel number 0-579-008A.

VII. MOTION TO CLOSE PUBLIC HEARING:

VIII. MOTION TO GO INTO NEW BUSINESS:

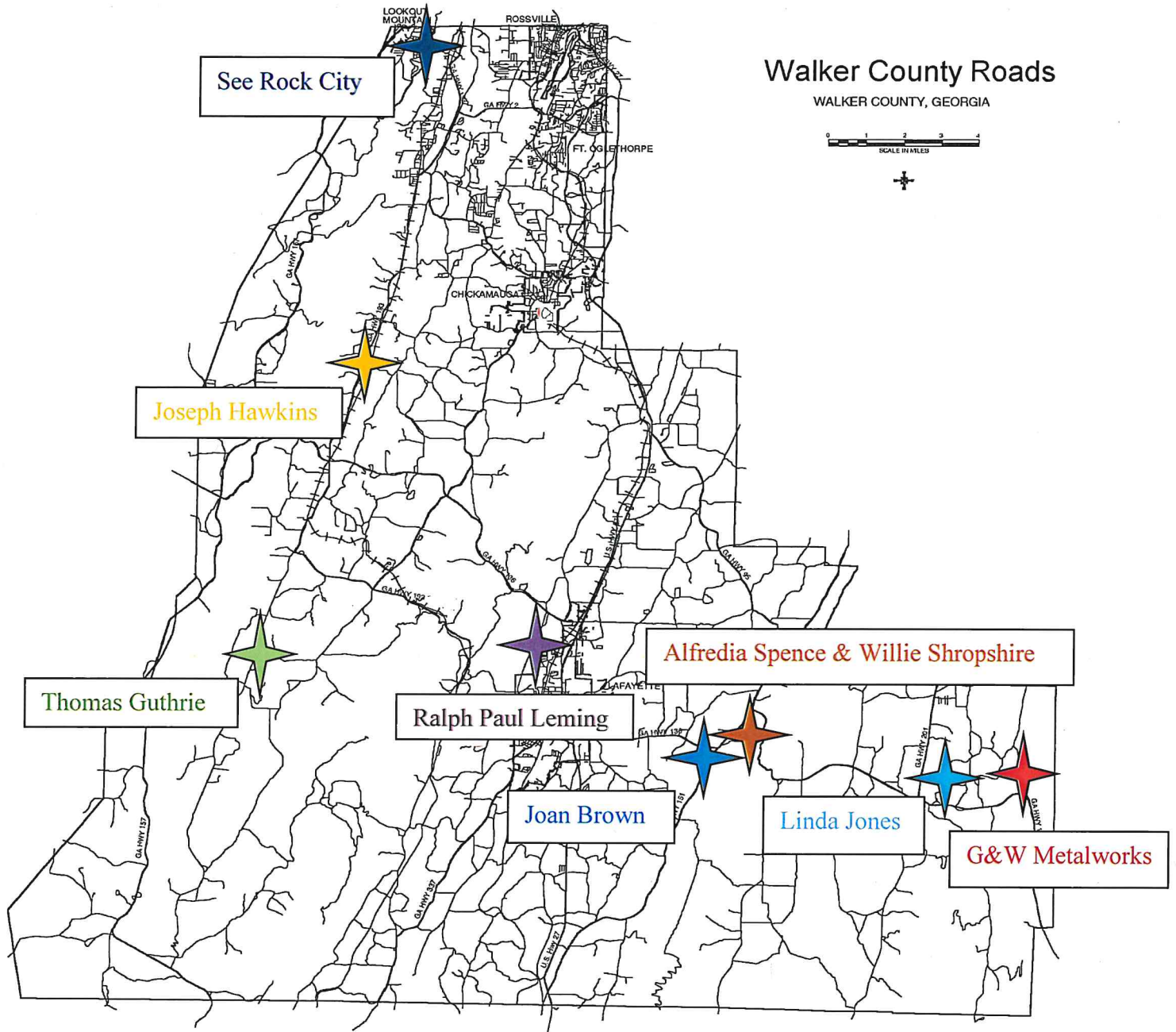
1. G&W Metalworks
2. Ralph Paul Leming
3. Thomas Guthrie
4. Joan Brown
5. Alfredia Spence & Willie Shropshire
6. Joseph Hawkins
7. See Rock City
8. Linda Jones

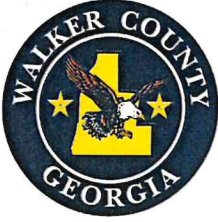
VIII: ADJOURNMENT:

Walker County Roads

WALKER COUNTY, GEORGIA

0 1 2 3 4
SCALE IN MILES





Walker County Planning Commission
Minutes

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

ATTENDEES:

Planning Commission Members

Rob Walthour
Randy Pittman
John Morehouse
Stan Porter
Todd Holt
Will Ingram

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 OCTOBER 16, 2025 MEETING MINUTES:

Chairman Pittman asked if there was a motion to approve the October 16th minutes. Stan Porter made a motion to approve the minutes as is. Todd Holt seconded the motion to approve. Will Ingram abstain from the vote. 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. John Morehouse made a motion to open the public hearing. Will Ingram seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

V. PUBLIC HEARING:

New Business:

1. Ronnie Martin: Chairman Pittman asked if Mr. Martin was present. Ronnie Martin came forward and stated that years ago he turned part of his garage into an apartment after getting a divorce and would now like to build a house on the property. There was some discussion on the fact that tax records show there being a house on the property, but Mr. Martin stated there was not a house just his garage. His son Keith Martin came forward and explained that his dad uses the garage to work on trucks, but it was just a small apartment inside and it would convert back to all garage after his house is built.

2. Clarence Lowell Poteet: Chairman Pittman asked if Mr. Poteet was present. Lowell Poteet came forward with his son Steven. Steven Poteet stated that his house is beside his dad's house and his brother lives behind him. He stated that the property is not used for agricultural and that they would like to rezone it so that his dad's house could be on a one-acre tract, and the rest can be added to the son's property.

VI: 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. Rob Walthour 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. Ronnie Martin: Chairman Pittman asked if there was a motion to approve or deny the variance request. Todd Holt made a motion to approve the variance with the stipulation that after the new house is built that the apartment in the garage will be done away with. John Morehouse seconded the motion to approve with the stipulations. The vote was unanimous. The motion to approve with stipulations carried.

2. Clarence Lowell Poteet: Chairman Pittman asked if there was a motion to approve or deny this rezone. Stan Porter made a motion to approve. Todd Holt seconded the motion to approve. The vote to approve was unanimous. The motion to approve carried.

IX: 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: G&W Metal Works LLC

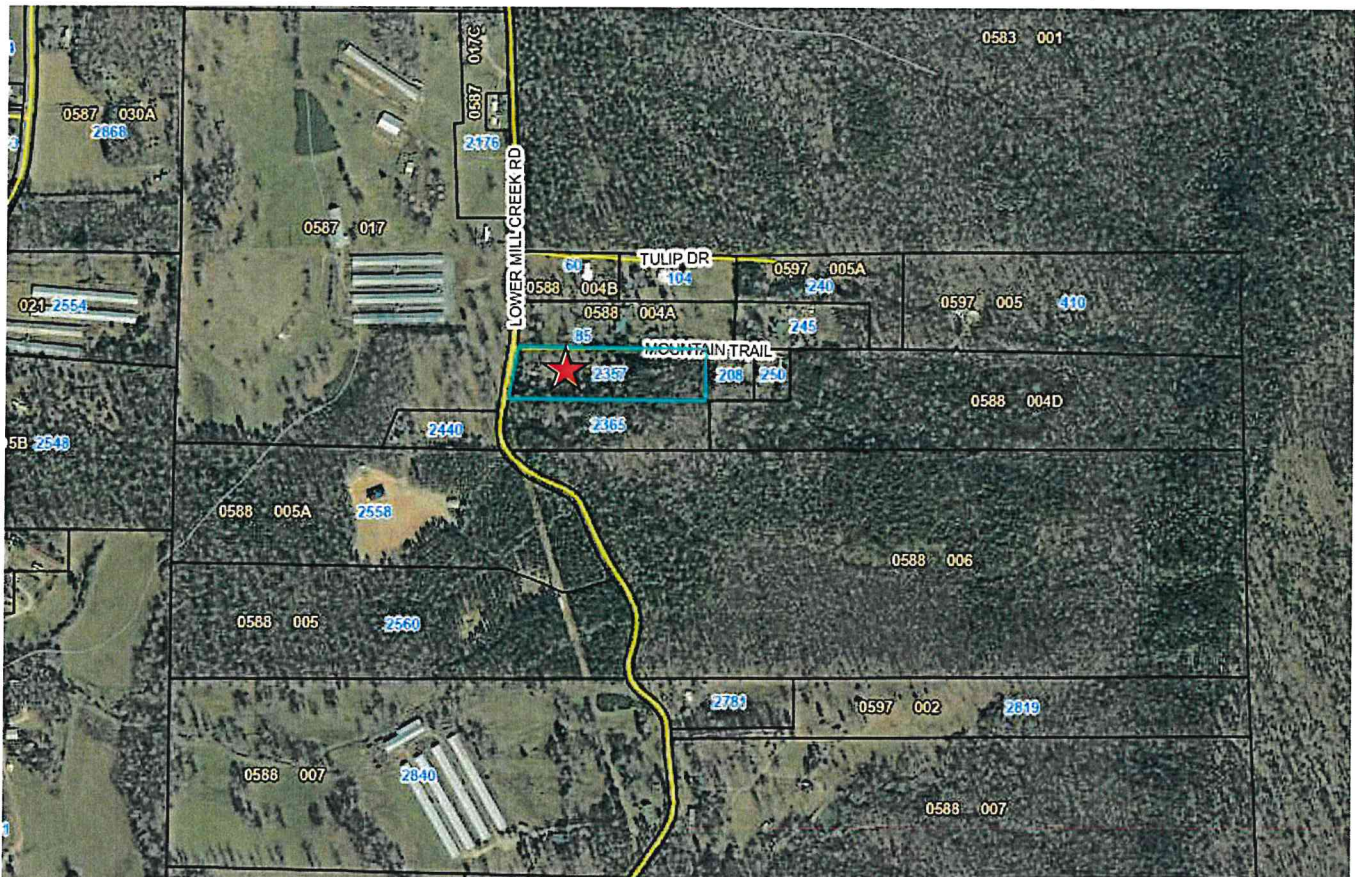
Petitioner: same

Location of Property: 2357 Lower Mill Creek Road
LaFayette, GA. 30728

Tax map & parcel number 0-588-004F

	PC Meeting Date:	1/15/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone the property from A-1(Agricultural) to RA(Residential/Agricultural) so the property can be divided. Property is 4.56 acres.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Greenspace/Conservation Area. This recommends recreational activities and open space preservation.	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
AI	RA	
Map & Parcel	Date:	Fee:
0588 004F	10-30-2005	7500

Applicant/Owner & Phone: G & W Metalworks 706-581-8551

Street Name & Number: Lower Mill Creek 2357 706-980-9532

Mailing Address: 240 Tulip Dr. Lafayette GA 30728

City, State, Zip Code: Lafayette, GA 30728

Request: To Rezone from Agricultural
to RA so that we can divide
the 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 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 totalling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate page, please furnish the following information:

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

Signature of Applicant/Owner:

Gerrard Binn 10-29-25
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	



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

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. **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 G&W Metal Works since September 2025.
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. The parcel does not meet the requirements for A-1 zone and there are several other parcels around it under five acres.
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:** Property is 4.56 acres and does not currently meet the regulations for A-1 zoning.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Ralph Paul Leming

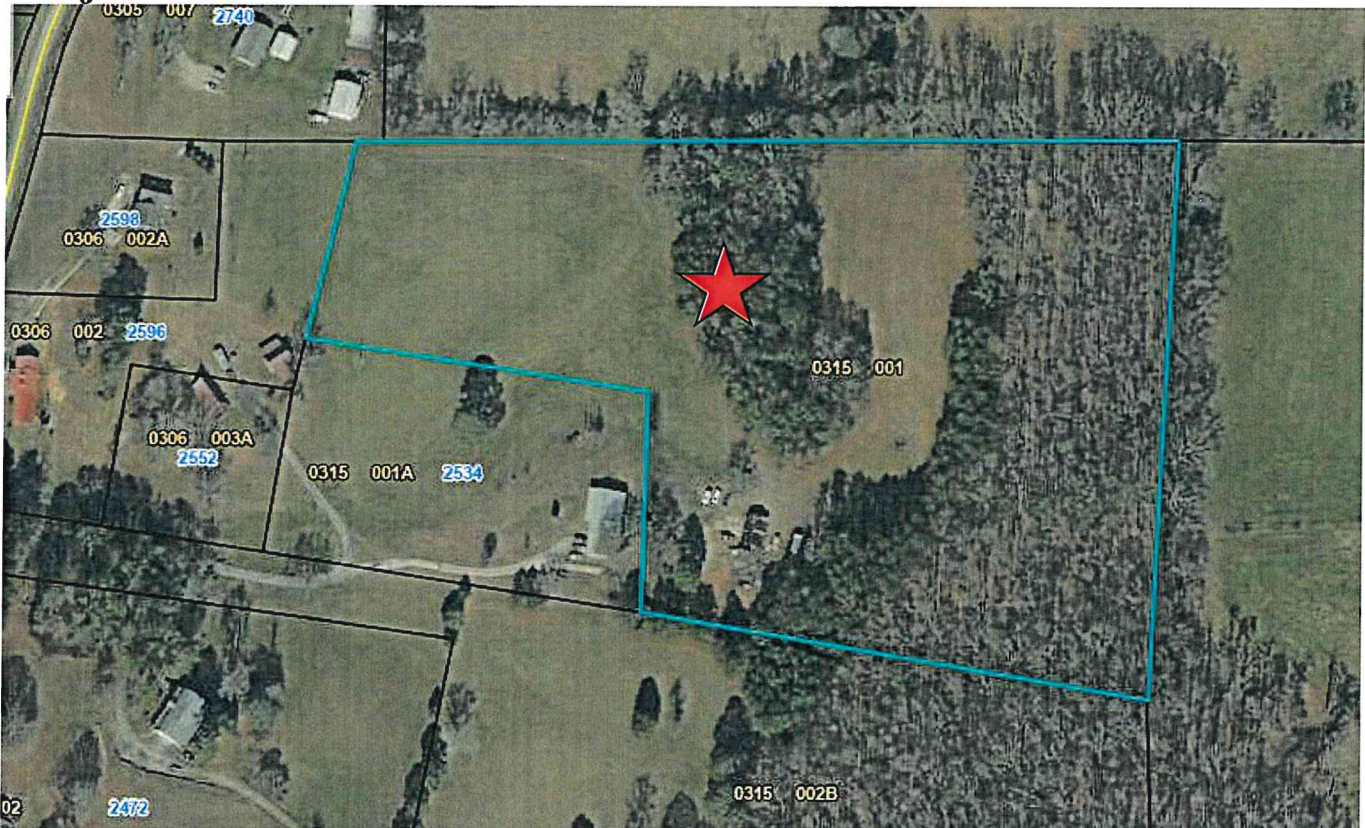
Petitioner: Same

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

Tax map & parcel numbers 0-315-001

	PC Meeting Date:	1/15/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone 2.96 acres from A-1 to RA	
DETAILS OF REQUEST:	The Comprehensive Plan shows Agricultural/Forestry Area that suggests limited new development	

Projected Area:





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

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1	RA	
Map & Parcel	Date:	Fee:
0-315-001		

Applicant/Owner & Phone: Ralph Pavlette Leming 206-764-7076

Street Name & Number: 28th Mineral Springs Road

Mailing Address: 2740 Old Mineral Springs Rd.

City, State, Zip Code: Lafayette, GA 30728

Request: Rezone from Agriculture 2.96 Acres
to Residential Agriculture

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:

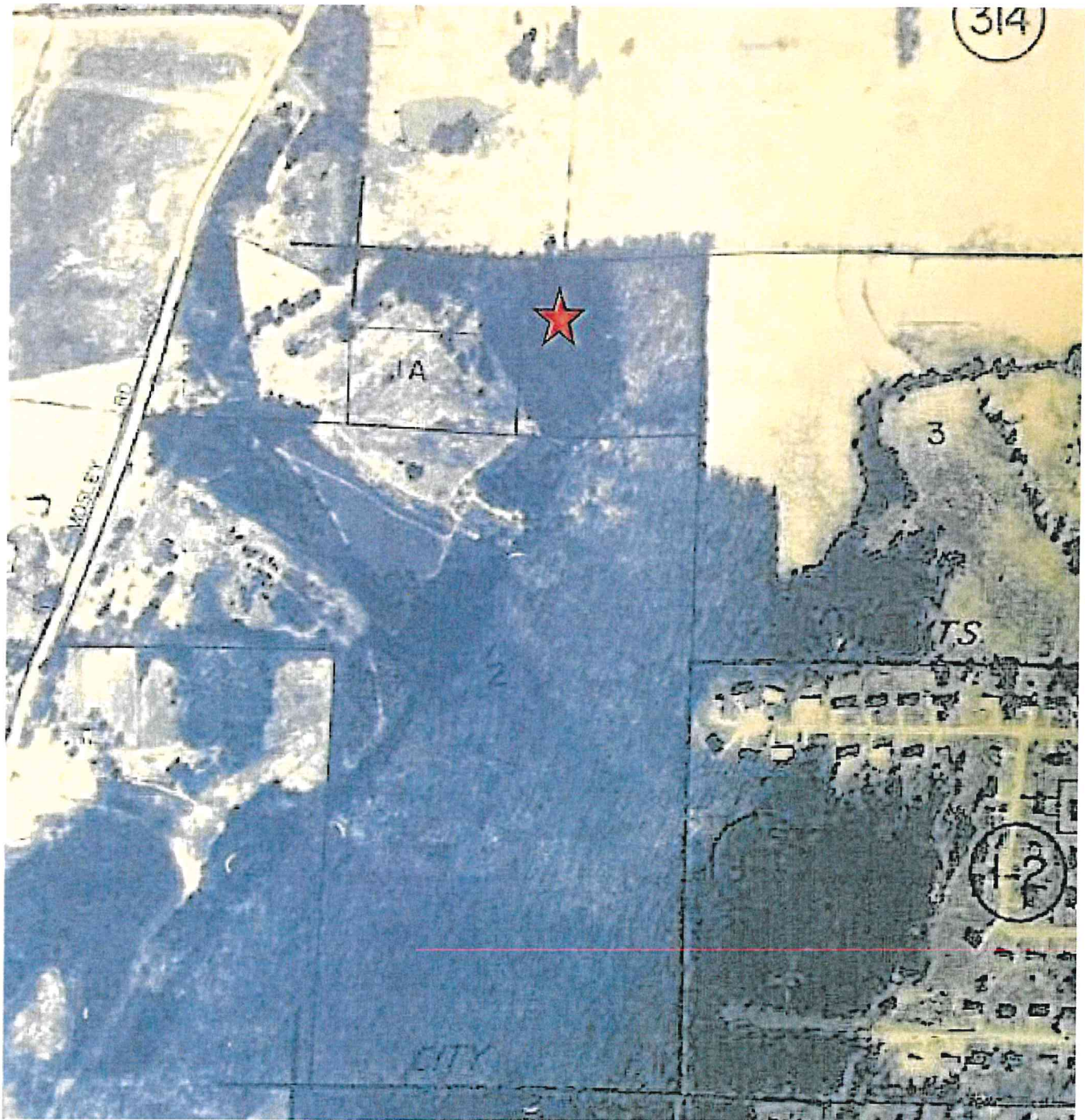
- A) The name of the local government official(s) to whom cash contribution or gift was made.
B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
C) An enumeration and description of each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

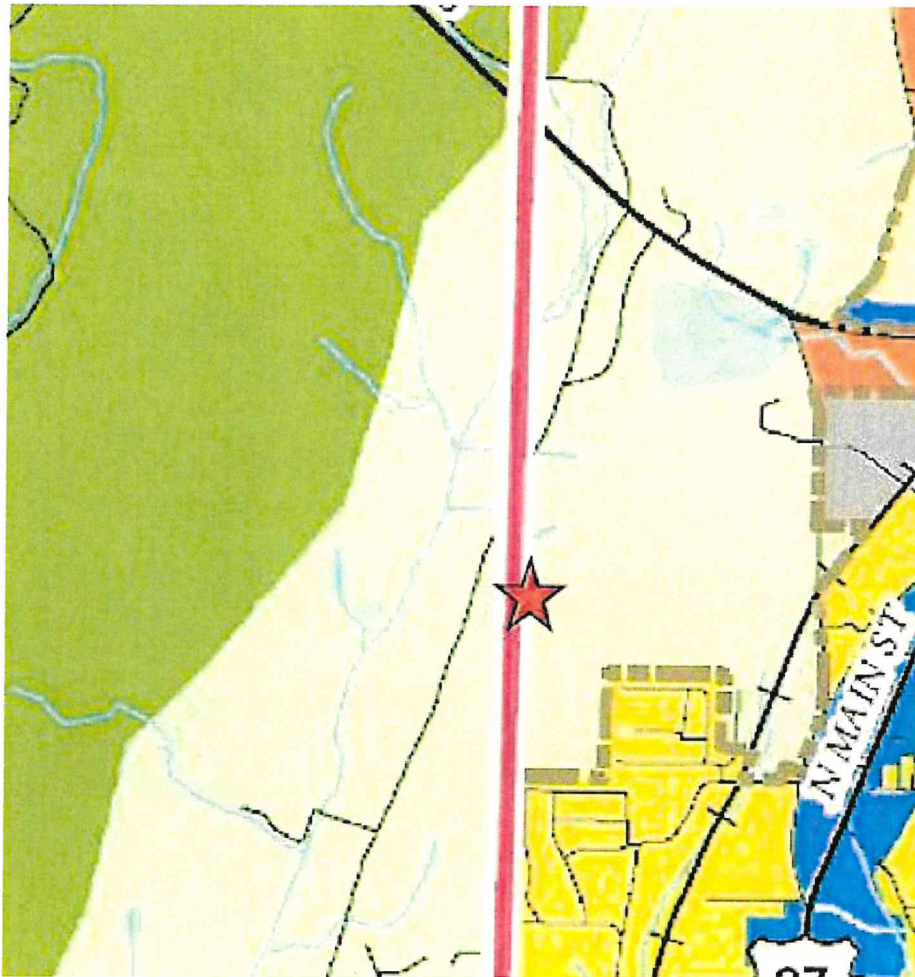
Ralph P. Leming
APPLICANT/OWNER

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	



Figure 48. Hwy 193 near Nickajack Rd.

Agricultural/Forestry: Walker County

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

Suggested Development Strategy:

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

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

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. **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 Leming family since before 1972.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows 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:** Rezone recommended by the Board of Commissioners.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Thomas Guthrie

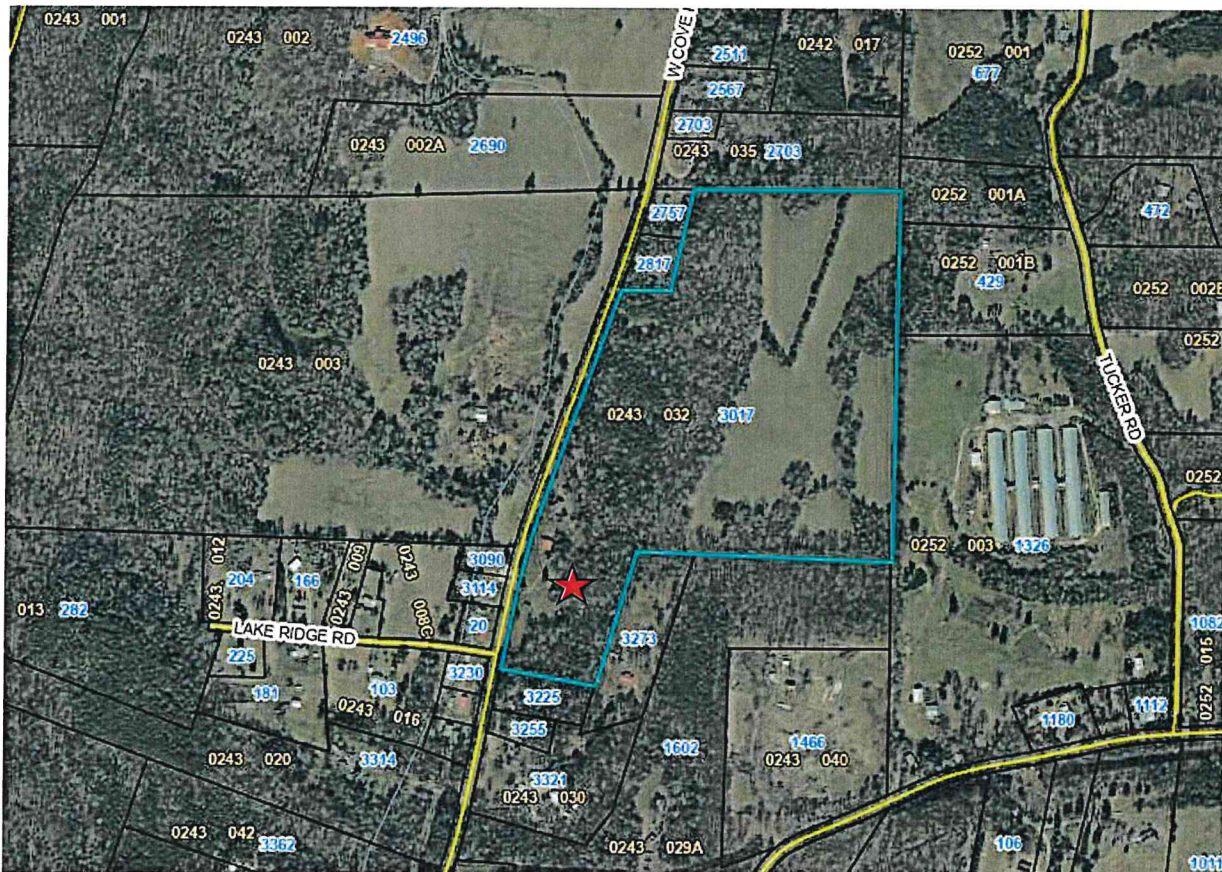
Petitioner: Same

Location of Property: 3017 W. Cove Road
Chickamauga, GA. 30707

Tax map & parcel numbers 0-243-032

	PC Meeting Date:	1/15/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone 2.00 acres from A-1 to RA	
DETAILS OF REQUEST:	The Comprehensive Plan shows Agricultural/Forestry Area that suggests limited new development	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A-1	Rezone to R-A	
Map & Parcel	Date:	Fee:
0-243-032		

Applicant/Owner & Phone: Thomas Guthrie 423-304-6569
Street Name & Number: 3017 W. Cove Rd, Chickamauga
Mailing Address: 5211 Darrowby Dr,
City, State, Zip Code: Ooltewah TN 37363
Request: Rezone property to R-A for 2.00 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

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Signature of Applicant/Owner:

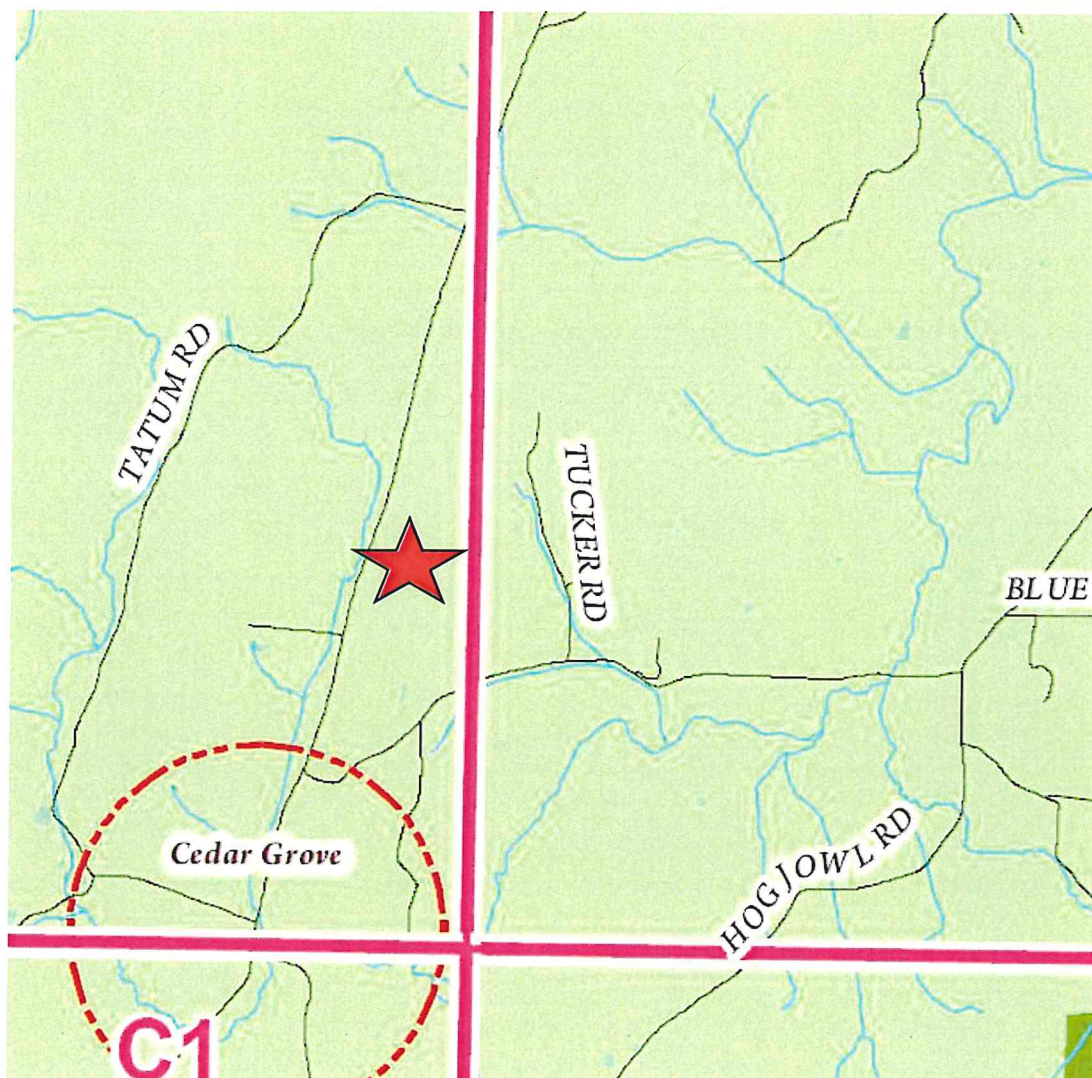
Thomas Guthrie
APPLICANT/OWNER

11-13-25
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 48. Hwy 193 near Nickajack Rd.

Agricultural/Forestry: Walker County

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

Suggested Development Strategy:

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

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

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. **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 Gutherie family since before 1972.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows 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:** Rezone recommended by the Board of Commissioners.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Joan Brown

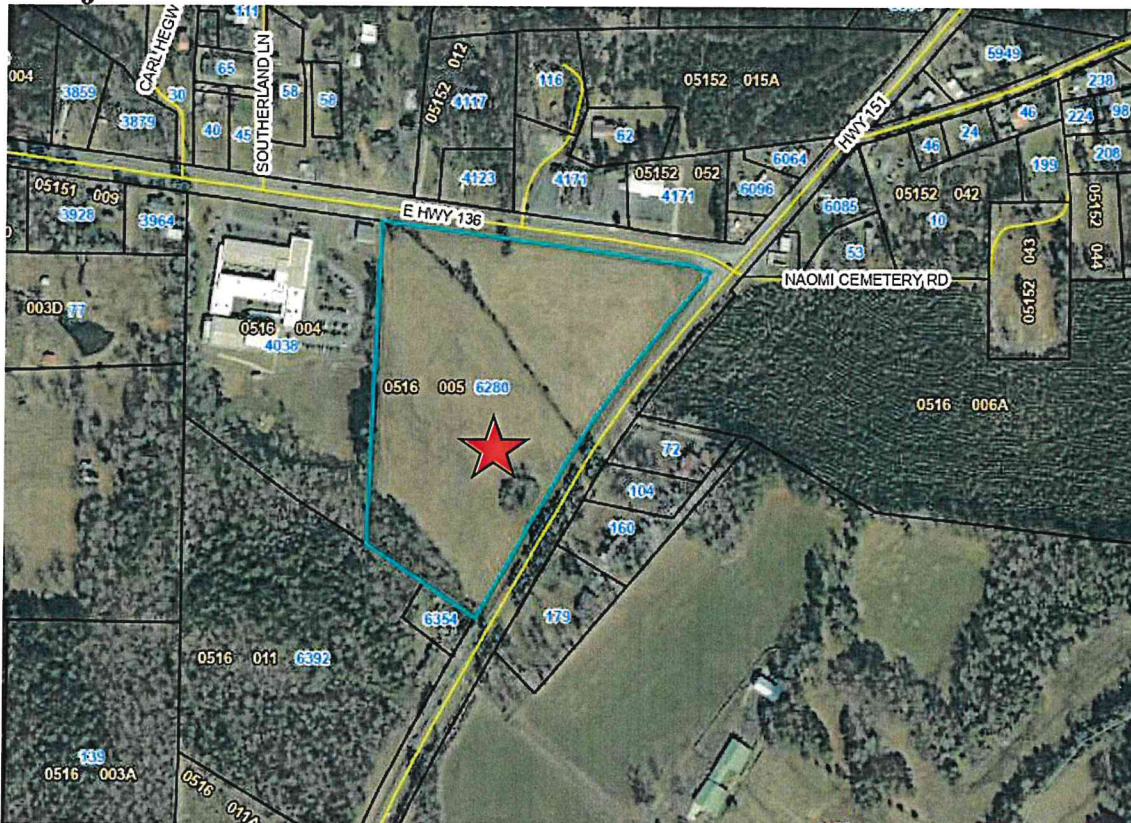
Petitioner: Terry Patel

**Location of
Property:** 6280 Hwy 151
LaFayette, GA. 30728

Tax map & parcel number 0-516-005

	PC Meeting Date:	1/15/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone the property from A-1(Agricultural) to CN (Neighborhood Commercial) so they can build a fuel station/truck service center/travel center. Property is 15.46 +/- acres	
DETAILS OF REQUEST:	The Comprehensive Plan shows Crossroads Community. This encourages small retail establishments over big box stores but does allow for commercial use.	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A-1	Neighborhood Commercial (CN)	
Map & Parcel	Date:	Fee:
0515 005	12/03/25	\$300.00

Applicant/Owner & Phone: Joan Willens Cameron Brown (owner) / Terry Patel (applicant)

Street Name & Number: 6280 GA HWY 151

Mailing Address: 3448 EAST HWY 136

City, State, Zip Code: LaFayette, GA 30728

Request: Rezoning from A-1 to Neighborhood Commercial (CN) for the construction of a fuel station and Truck Service Center / Travel Center (site plan attached hereto as Exhibit "A").

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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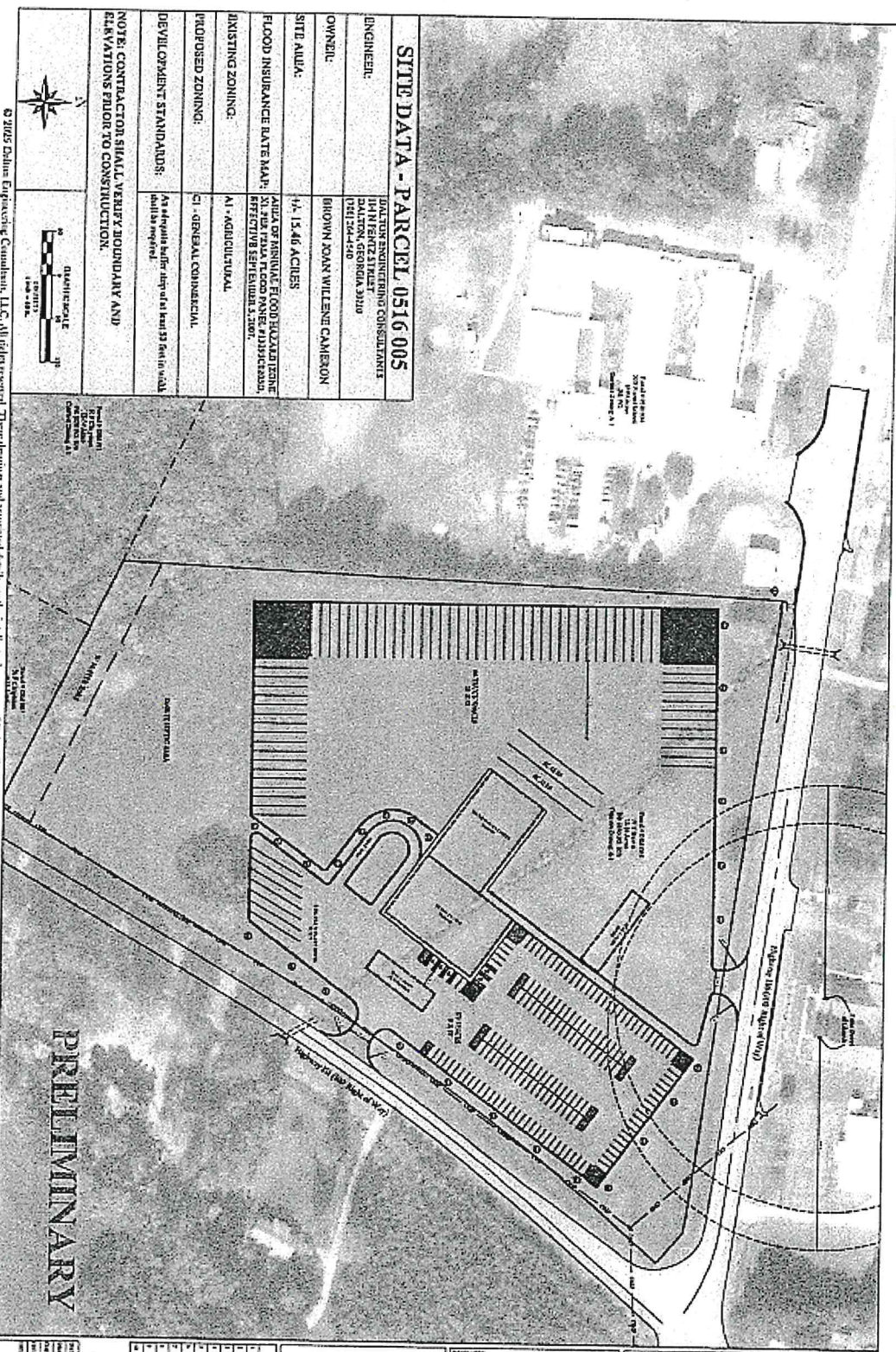
Within the past two years, have you made either campaign contributions totaling \$150.00 or more and/or given gifts having value of \$150.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate page, please furnish the following information:

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

Signature of Applicant/Owner:

Terry Patel
APPLICANT/OWNER

12-3-25
DATE



SITE DATA - PARCEL 0516 005

ENGINEER:	DALTON ENGINEERING CONSULTANTS 101 N. FENTZ STREET DALTON, GEORGIA 30705 (706) 274-4500
OWNER:	BROWN ROAN WILSON CANYON
SITE AREA:	14.15 ACRES
FLOOD INSURANCE RATE MAP:	AREA OF RISK: FLOOD HAZARD IN THE FLOOD PRONE AREA EFFECTIVE SEPTEMBER 1, 2007
EXISTING ZONING:	A1 - AGRICULTURAL
PROPOSED ZONING:	C1 - GENERAL COMMERCIAL
DEVELOPMENT STANDARDS:	As depicted on the site plan, all setbacks required.
NOTES: CONTRACTOR SHALL VERIFY BOUNDARY AND ELEVATIONS PRIOR TO CONSTRUCTION.	



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PRELIMINARY

PROJECT NO.	C 020
DATE	08/11/07
BY	DALE
CHECKED BY	DALE
APPROVED BY	DALE



NO.	REVISION
1	ISSUED FOR PERMIT
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT:	PRELIMINARY SITE PLAN
PROJECT:	C-STORE / TRUCK STOP

DESIGNED BY:	DALE
CHECKED BY:	DALE
APPROVED BY:	DALE
DATE:	08/11/07

SKYLINE BUILDERS, LLC

North Georgia Surveying

Date: November 26, 2025

RE: Verified Distance Certification for Proposed Travel Center Building

To Whom It May Concern:

North Georgia Surveying, Inc. performed the field survey used in preparation of the "C-Store / Truck Stop - Skyline Builders, LLC" Preliminary Site Plan prepared by Dalton Engineering Consultants and dated 11-19-2025. The measurements and mapping shown on the referenced plan are derived from field data collected personally by me and under my direction.

Based on my survey and verification of the distances depicted on the preliminary drawing, I certify the following:

The building labeled "Travel Center" on the preliminary plan is located over 300 feet from the property line of the school and over 300 feet from the doors of the church.

These distances are reflected on the drawing and are consistent with the conditions established by the field survey conducted by North Georgia Surveying, Inc.

Reference: Preliminary Site Plan, Page 1.



**North Georgia
SURVEYING**

292 Erwin Road S.E.
Adairsville, GA 30103

706-625-1046

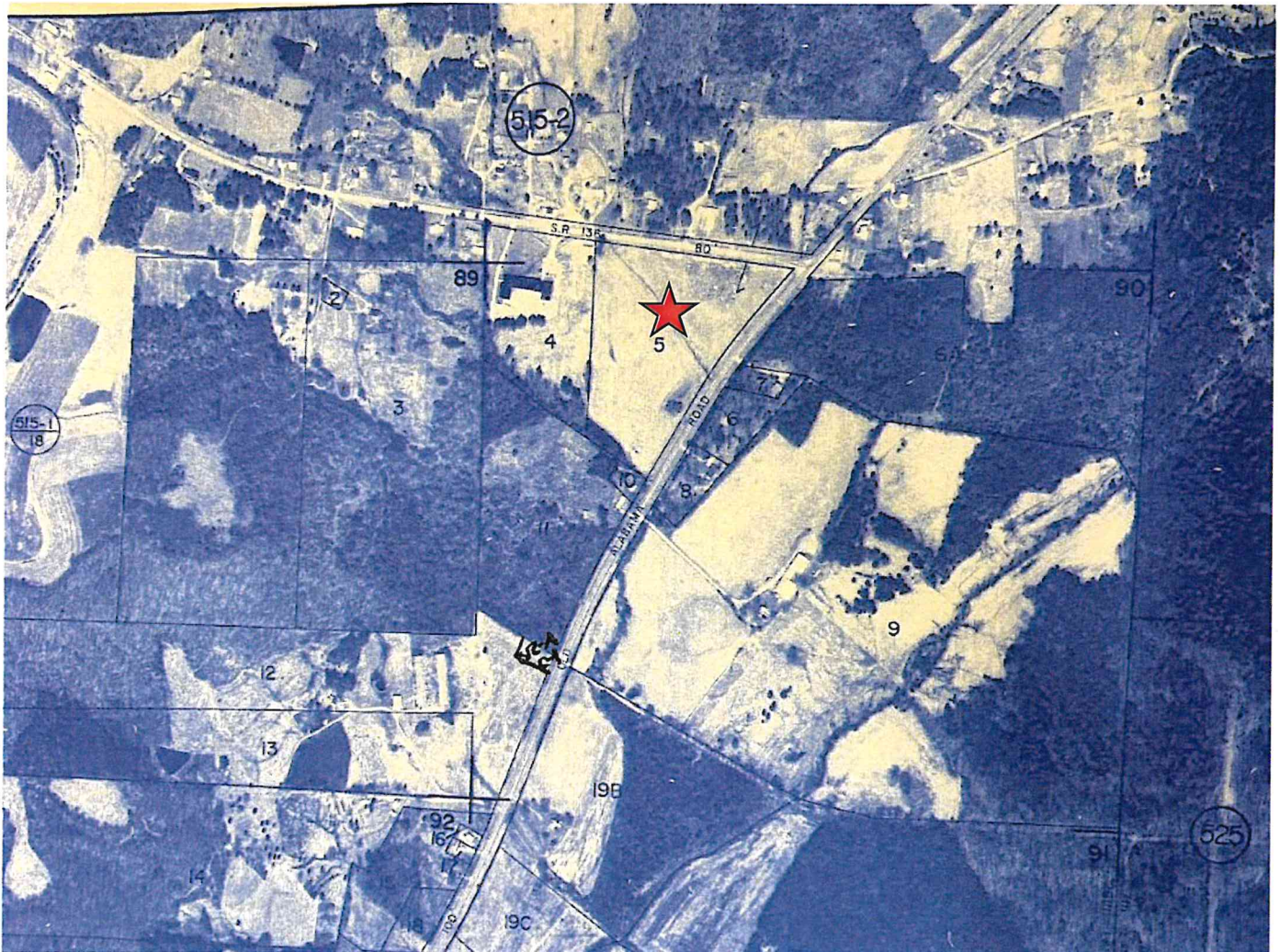
Michael Paul Bunch

Michael Paul Bunch - Vice President

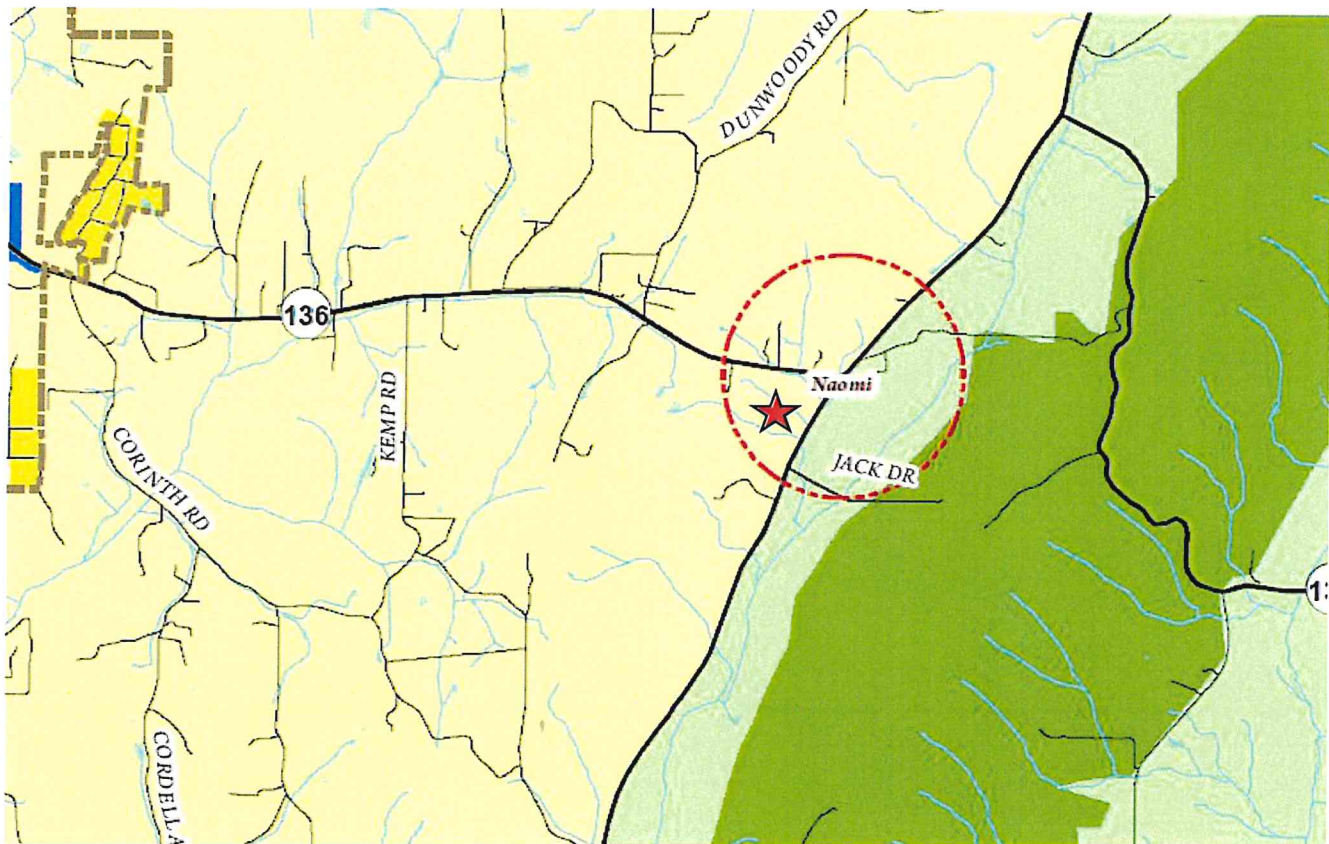
Date 11/26/2025



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	Fairlyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 50. Villanow Community, Walker County Georgia

Crossroads Community: Chickamauga and Walker County

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

Suggested Development Strategy:

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

Land uses:

- Commercial
- Residential
- Public/Institutional

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned 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 allow larger trucks to stay on main highway for fueling.
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 Guthrie family since before 1972.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Crossroads Community.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** 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:** Crossroads Community does allow for commercial use

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: **Alfredia Spence & Willie**
Shropshire

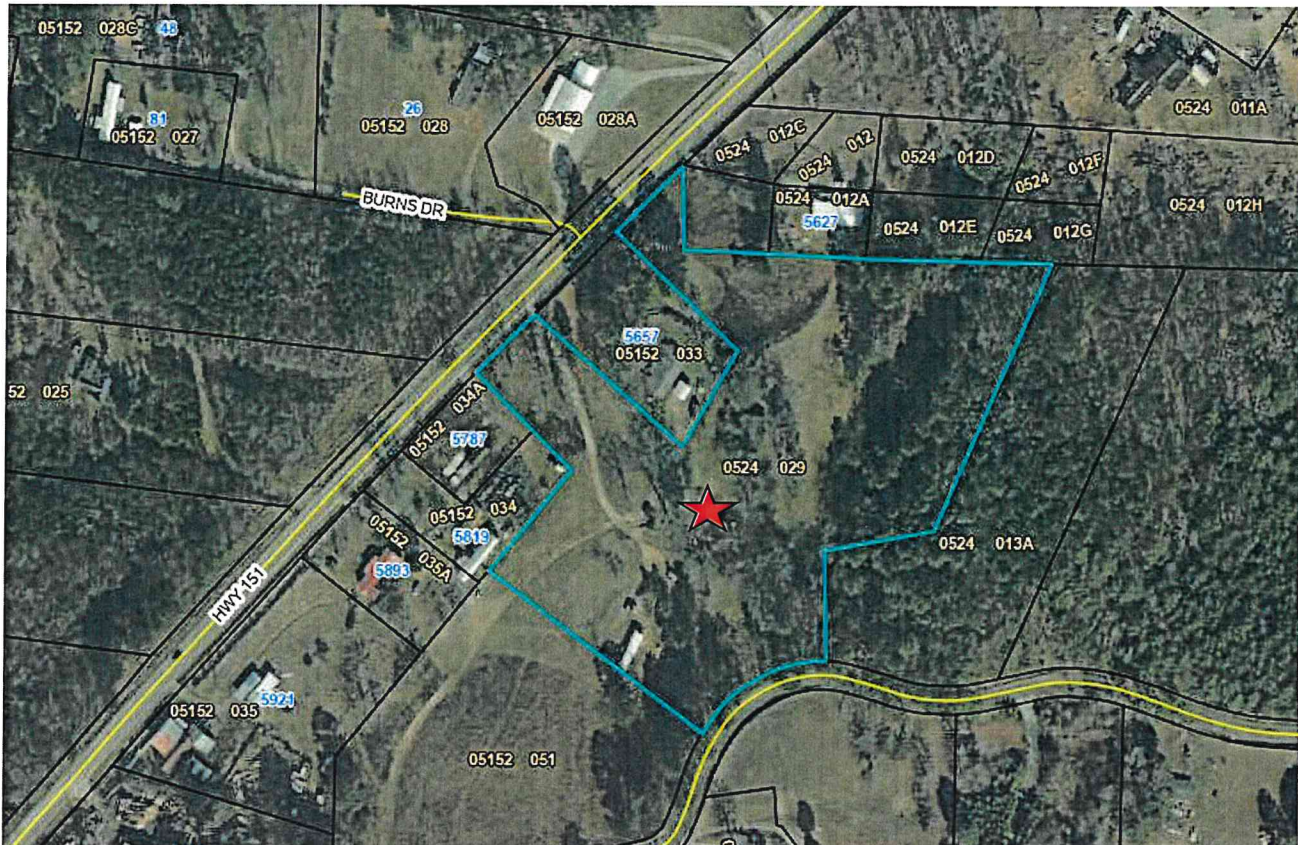
Petitioner: Christie Shelton

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

Tax map & parcel number 0-524-029

	PC Meeting Date:	1/15/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone one acre of the 6.39 from A-1(Agricultural) to R-2(Residential) so the property can be divided. The part to be divided will front Hwy 151	
DETAILS OF REQUEST:	The Comprehensive Plan shows Crossroad Community.	

Projected Area:





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

☐ Rezone ☐ Conditional Use Variance ☐ Variances

Current Zoning <i>Agricultural</i> <i>Pop & Forest</i>	Request to Change <i>Residential R-2</i>
<i>0524-029</i>	Fee <i>75.00</i>

Applicant/Owner & Phone: *Alfreda Spence & Willie Shropshire*
Street Name & Number: *0 Old Villanova Rd - Lafayette*
Mailing Address: *6627 Lynx Court*
City, State, Zip Code: *Waldorf, MD 20603*

Request:

*Request to have land re-zoned (Acres)
from agricultural to residential*

PLANNING COMMISSION RECOMMENDATION

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

BOARD OF COMMISSIONERS FINAL DECISION

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

The following disclosure is required of the applicant(s) by Section 30-67A of O.C.G.A. The following is for disclosure purposes only and does not constitute the petition.

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

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

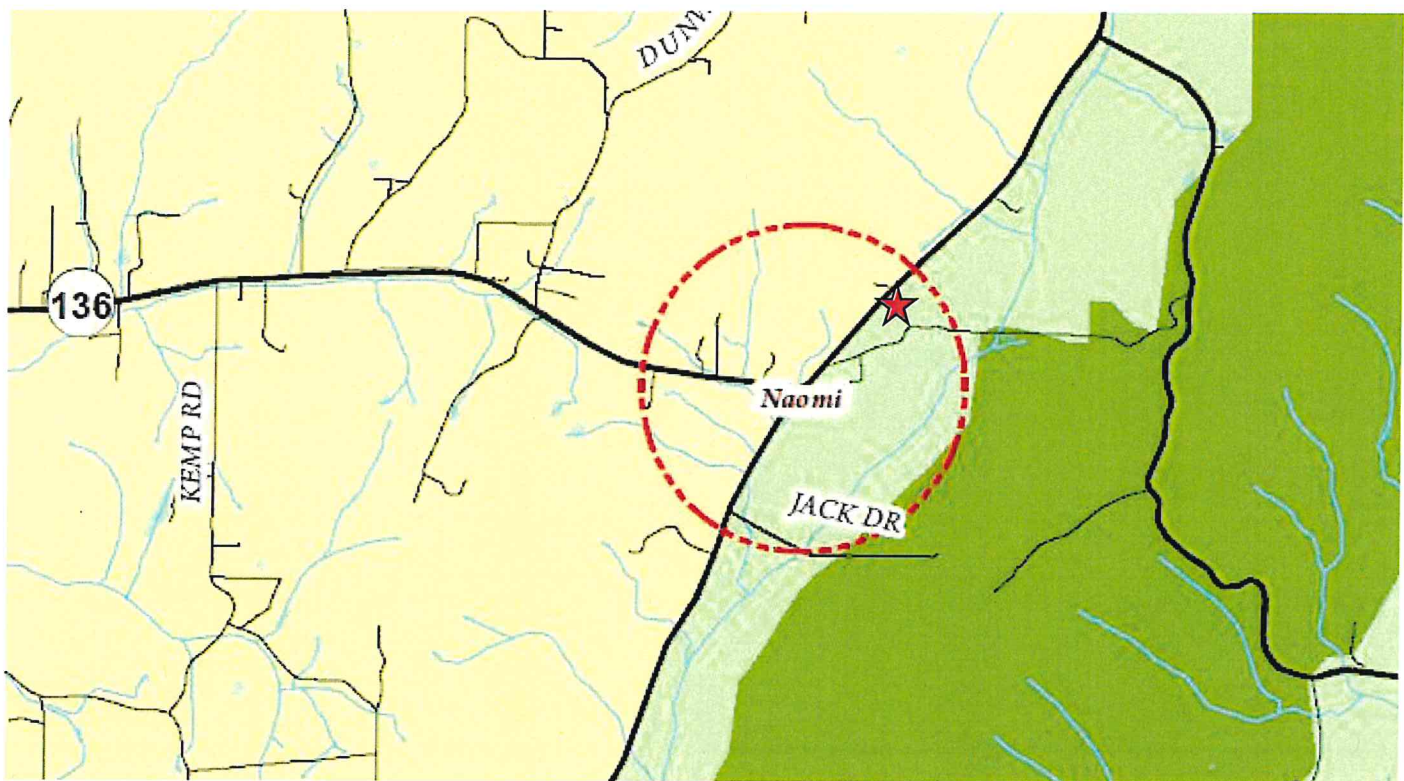
Signature of Applicant/Owner: *Alfreda K. Spence* 9-30-25

Willie E. Shropshire 9-30-25
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	 Fairland 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 50. Villanow Community, Walker County Georgia

Crossroads Community: Chickamauga and Walker County

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

Suggested Development Strategy:

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

Land uses:

- Commercial
- Residential
- Public/Institutional

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural) & C-1 (Commercial)
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. **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 Spence & Shropshire family since before 1999.
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 Crossroads Community.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** 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:** Property currently not used as agricultural and surrounded by smaller lots to the south and west.

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Joseph Hawkins

Petitioner: same

Location of Property: 1007 Kendrick Switch Road
Chickamauga, GA. 30707

Tax map & parcel number 0-262-019

	PC Meeting Date:	1/15/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone the property from A-1(Agricultural) to RA(Residential/Agricultural) so the property can be divided. Property is 3 acres.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Agriculture/Forestry Area. This recommends to limit new development	

Projected Area:





Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1	R-A	
Map & Parcel	Date:	Fee:
0262 019	12-10-25	75.00

Applicant/Owner & Phone: Joe Hawkins
Street Name & Number: 1007 Kendrick Switch, Chickamauga GA
Mailing Address: Same
City, State, Zip Code: Chickamauga GA 30707
Request: Rezone & Split

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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

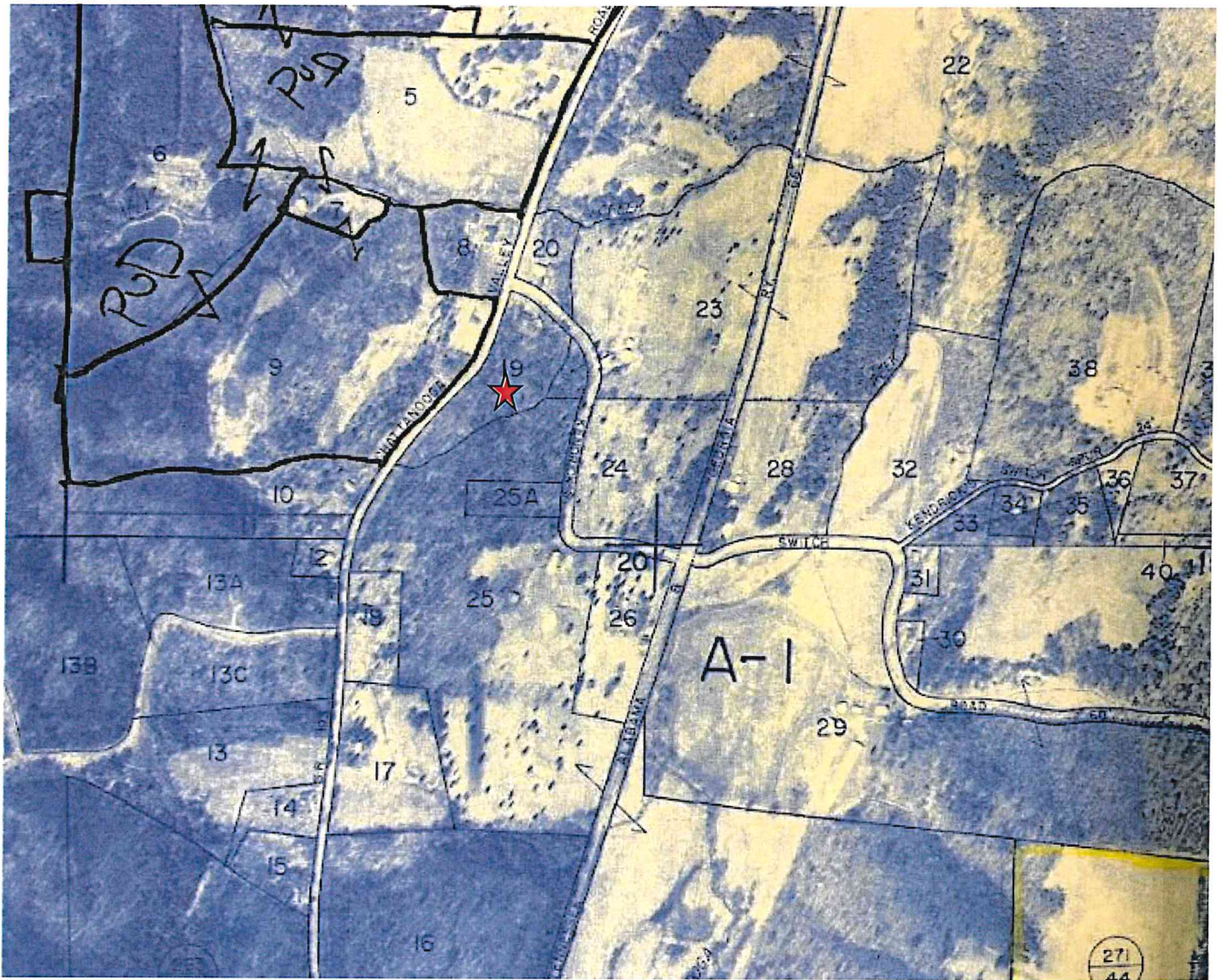
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate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

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

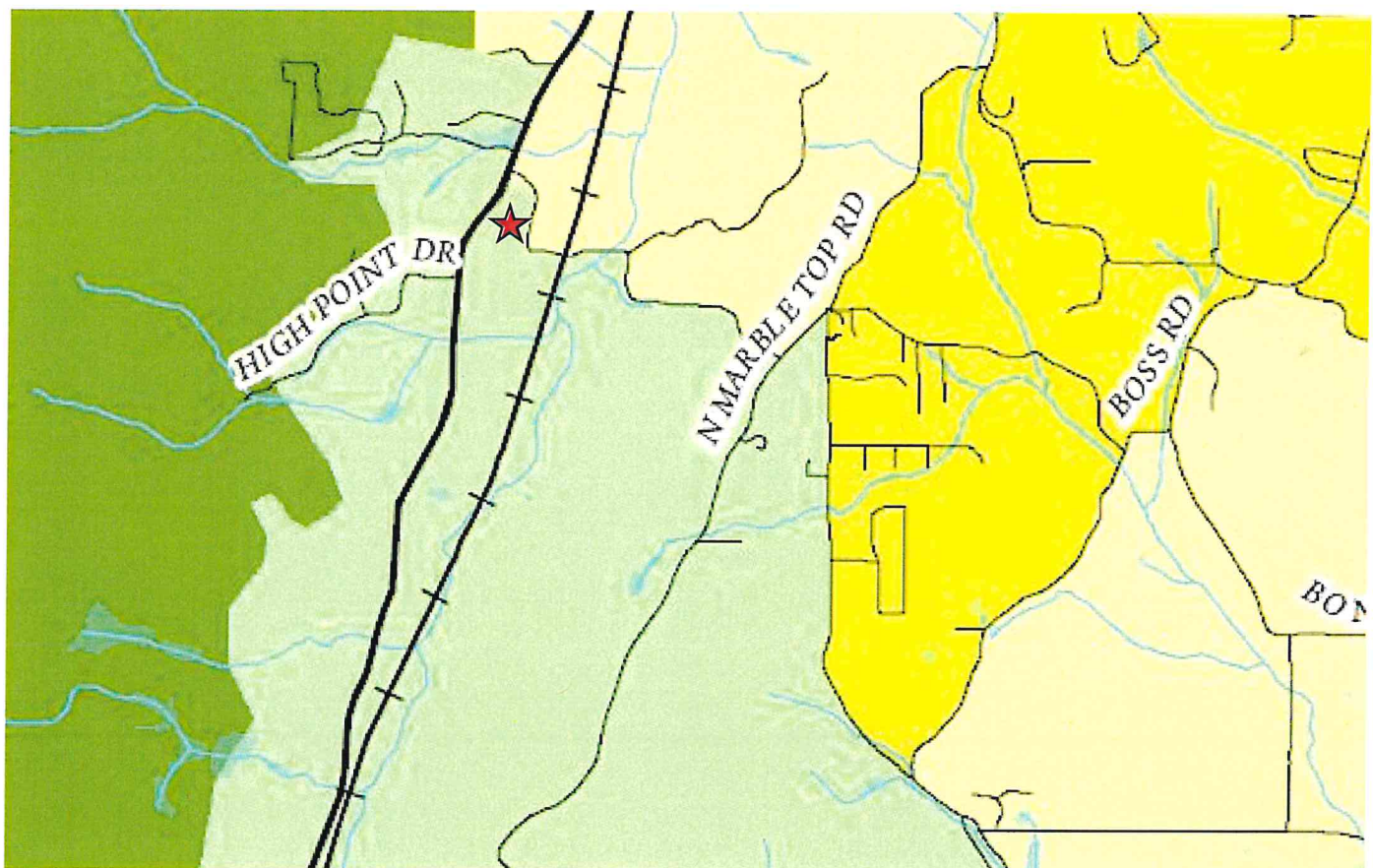
Signature of Applicant/Owner:

Joseph S. Hawkins 12-10-25
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	



Figure 48. Hwy 193 near Nickajack Rd.

Agricultural/Forestry: Walker County

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

Suggested Development Strategy:

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

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural) & PUD (Planned Unit Development)
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. **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 Hawkins family since before 1972.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows 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:** Property currently sits across the road from a PUD development and does not meet the current acreage requirement for A-1 zoning.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: See Rock City

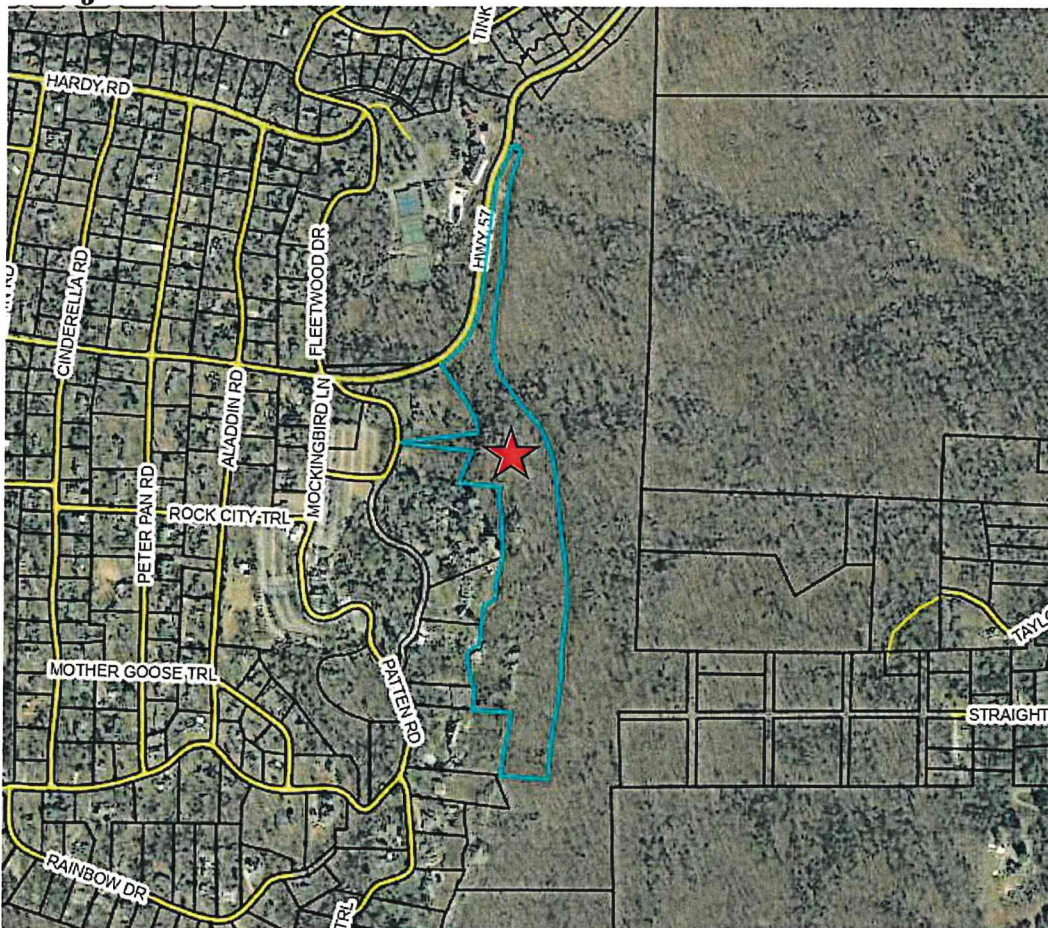
Petitioner: same

Location of Property: 0 Hwy 157
Lookout Mountain, GA. 30750

Tax map & parcel number 0-044-001

	PC Meeting Date:	1/15/2025
	Present Zoning:	R-1 (Residential)
APPLICANT'S INTENT:	Requesting to rezone the property from R-1(Residential) to C-1(Commercial) to support existing business	
DETAILS OF REQUEST:	The Comprehensive Plan shows Greenspace/Conservation Area. This recommends parks/recreational/conservation	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
R-1	C-1	
Map & Parcel	Date:	Fee:
0044_001	12-16-25	300.00

Applicant/Owner & Phone: See Rock City, Inc. 706-820-2531

Street Name & Number: No assigned street number, Georgia Highway -157

Mailing Address: 1400 Patten Road

City, State, Zip Code: Lookout Mountain, GA 30750

Request: Rezoning tax parcel 0044_001 from R-1 to C-1 to allow for better utilization to support

the existing business both short and long-term. The property is not conducive for agriculture use or other purposes, including residential development, due to the geographical landscape. This parcel is contiguous to the business and will support ongoing operations.

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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

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

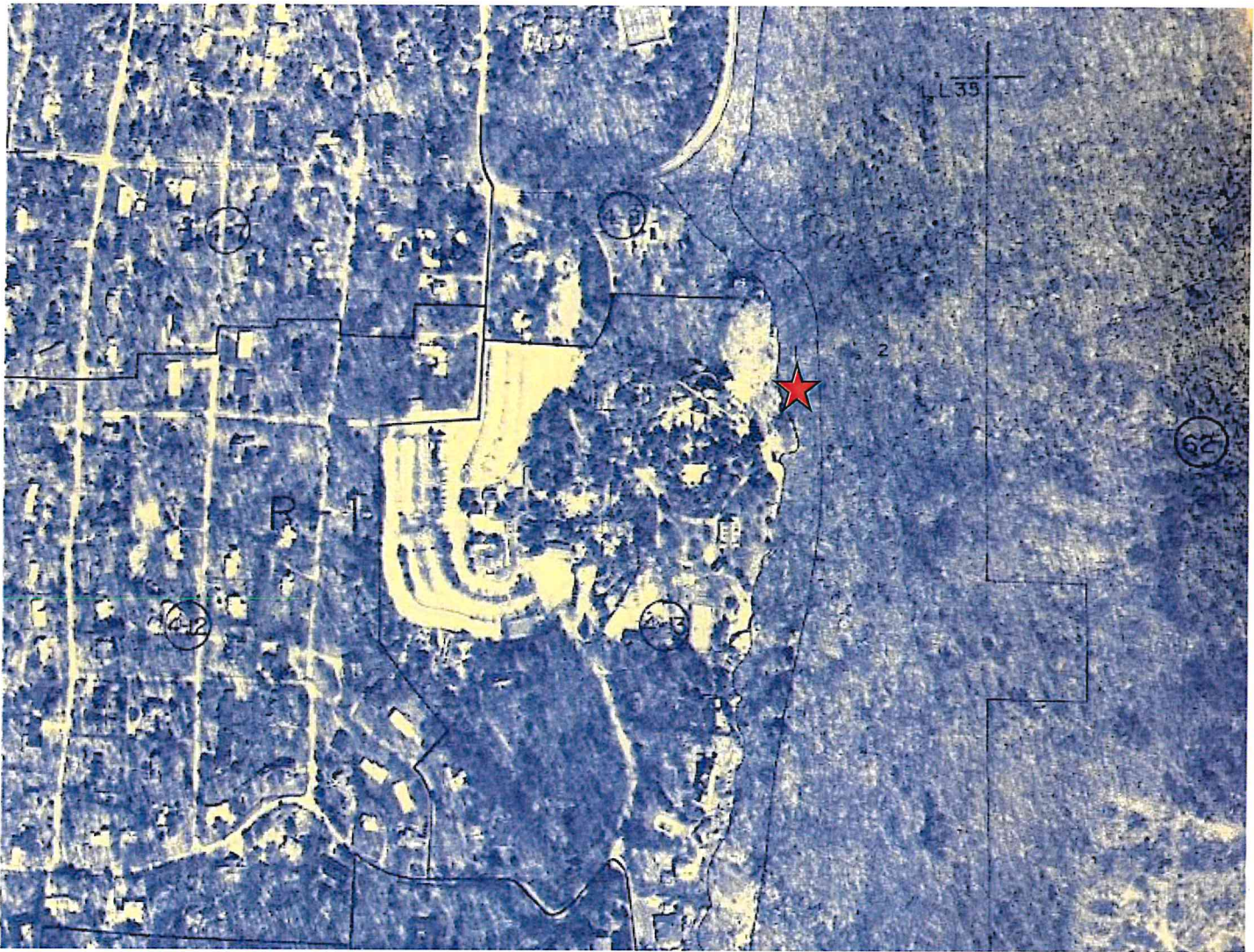
- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift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

Signature of Applicant/Owner:

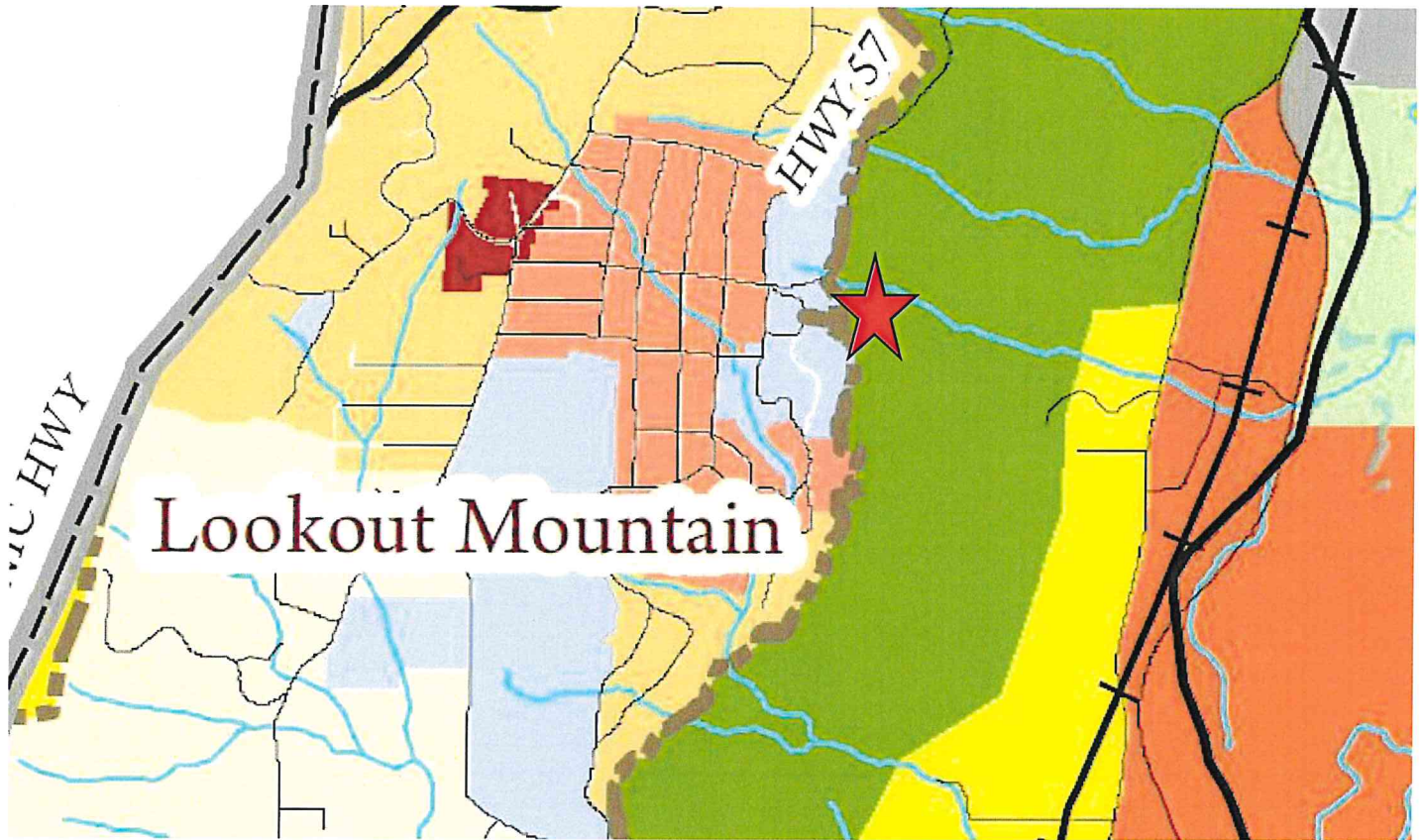
APPLICANT/OWNER

12/17/25
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	Fairlyland Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenspace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



Figure 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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-1 (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:** Unknown
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:** Expansion of Rock City and tourism.
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 Rock City since 1985.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** Yes.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Unknown
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.** Unknown.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Future Land Use map shows Greenspace/Conservation which supports parks & recreation. Adjoining See Rock City property that is inside the city limits of Lookout Mountain is zoned Tourist Destination.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Linda Jones

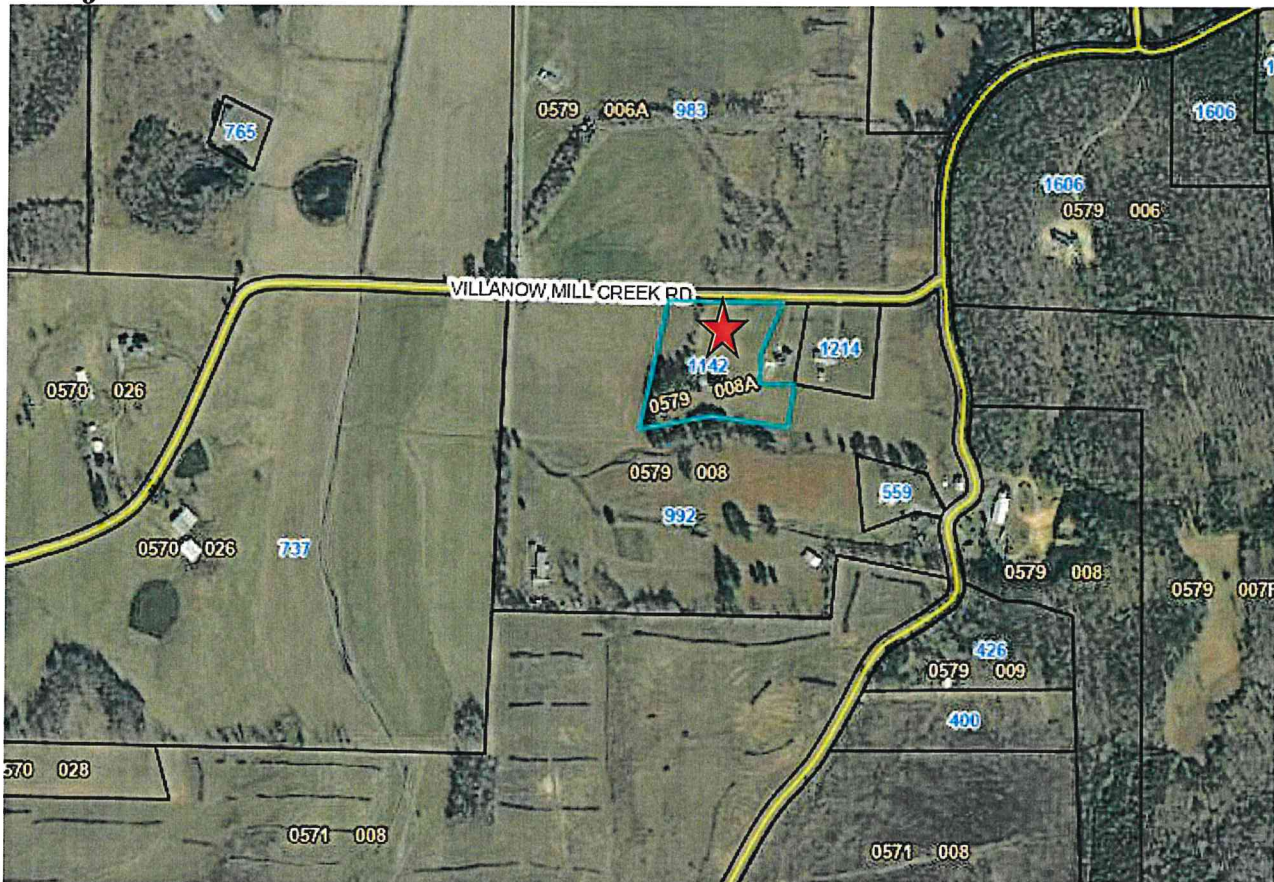
Petitioner: same

Location of Property: 1142 Villanow Mill Creek Road
LaFayette, GA. 30728

Tax map & parcel number 0-579-008A

	PC Meeting Date:	1/15/2025
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone the property from A-1(Agricultural) to RA(Residential/Agricultural) so the property can be divided. Property is 5.24 acres.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential Area. This recommends residential lots 1-5 acres.	

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:
0-579-008A	12-16-25	75.00

Applicant/Owner & Phone: Linda Jones / [redacted]

Street Name & Number: 1142 Villanow Mill Creek Road

Mailing Address: 1142 Villanow Mill Creek Road

City, State, Zip Code: Lafayette, GA 30728

Request: Rezone from A-1 (Agricultural) to RA

(Residential/Agricultural).

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:

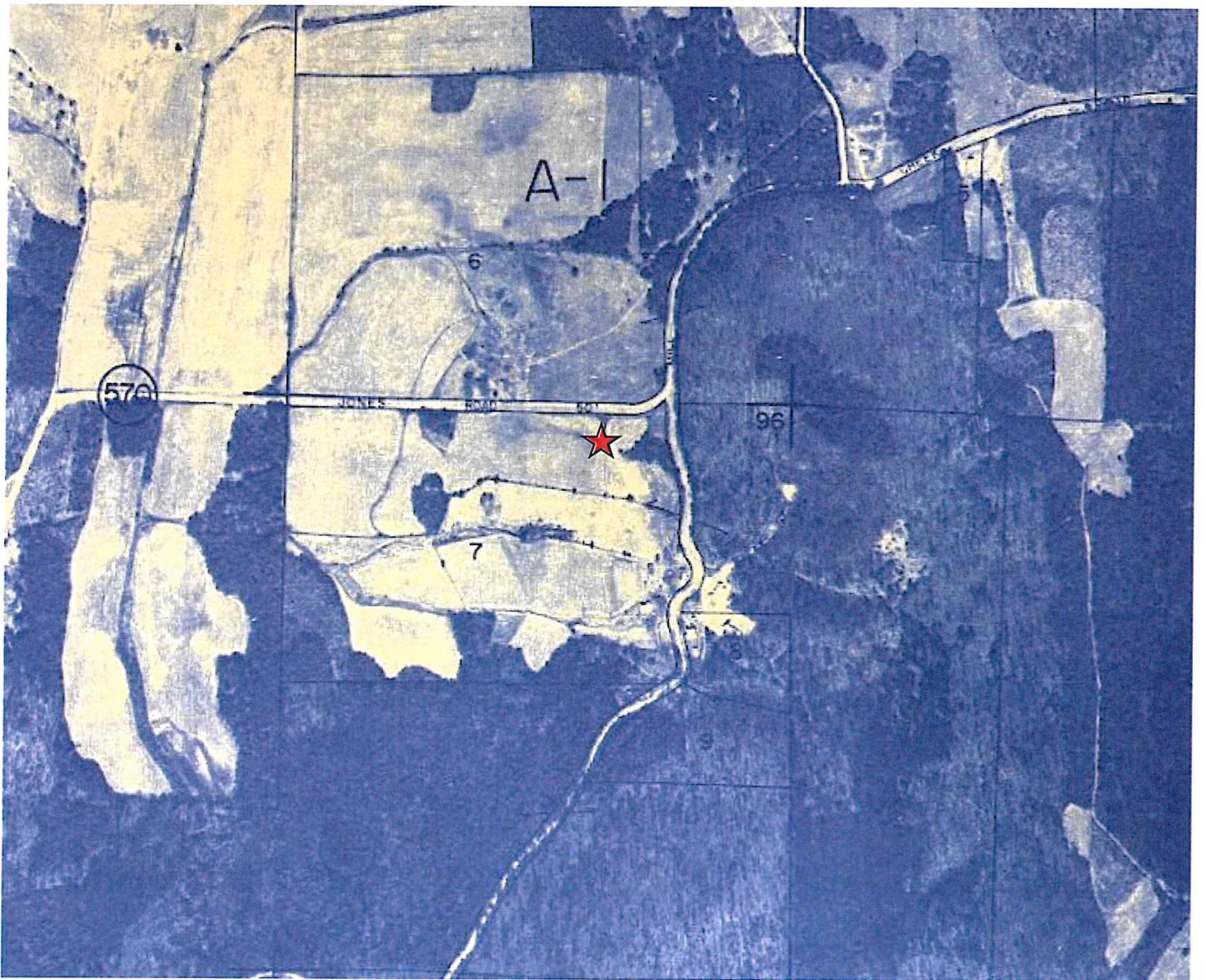
- A) The name of the local government official(s) to whom cash contribution or gift was made.
B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
C) An enumeration and description of each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

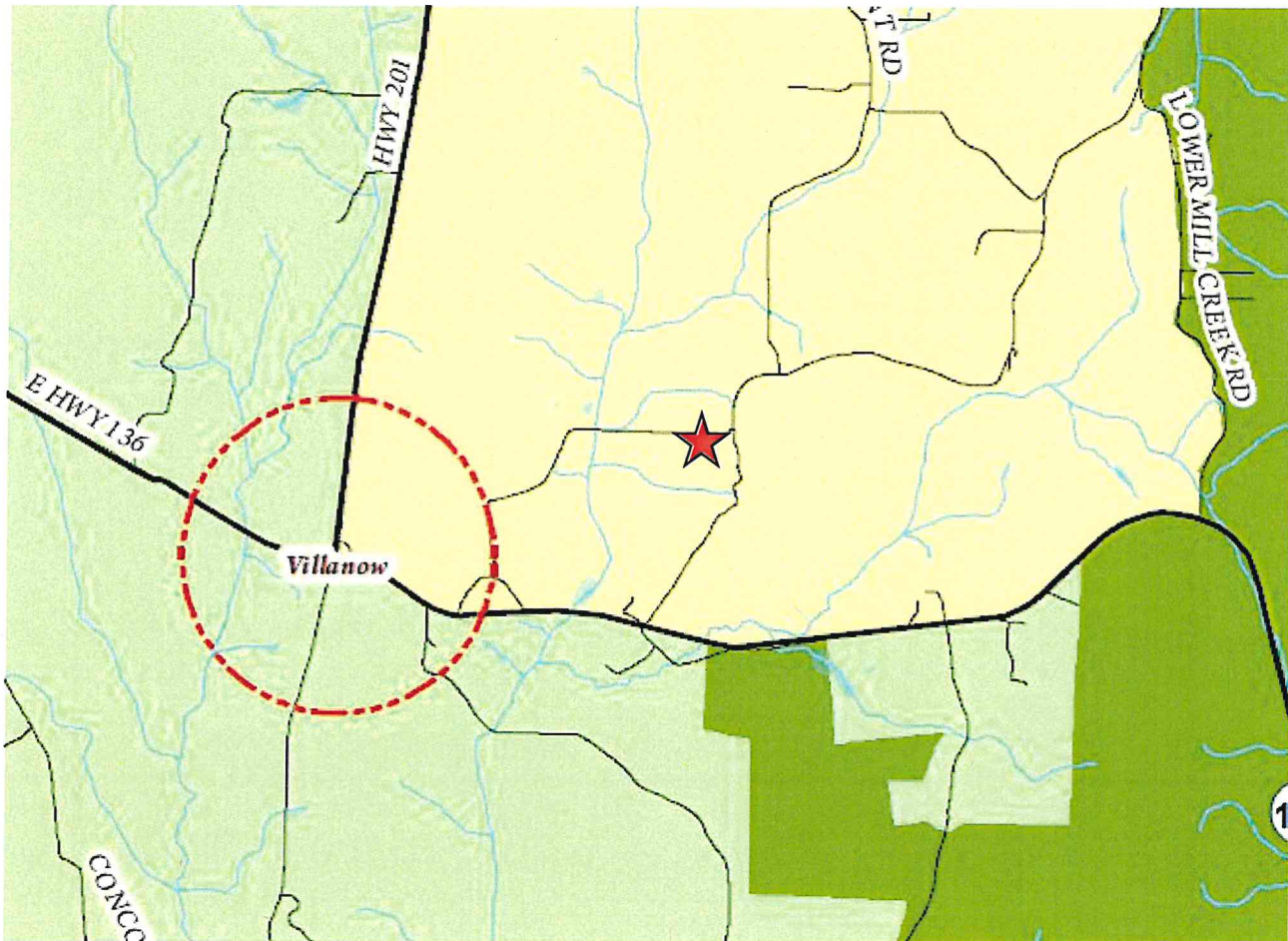
Linda Jones
APPLICANT/OWNER

12/16/2025
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 matter.
6. Resurface and repair roads when needed.

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural)
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:** Unknown
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 her to live by her children.
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 Ms. Jones since 2015.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** Yes.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Unknown
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:** Future Land Use map shows Rural Residential which suggests lots 1-5 acres