



## 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.

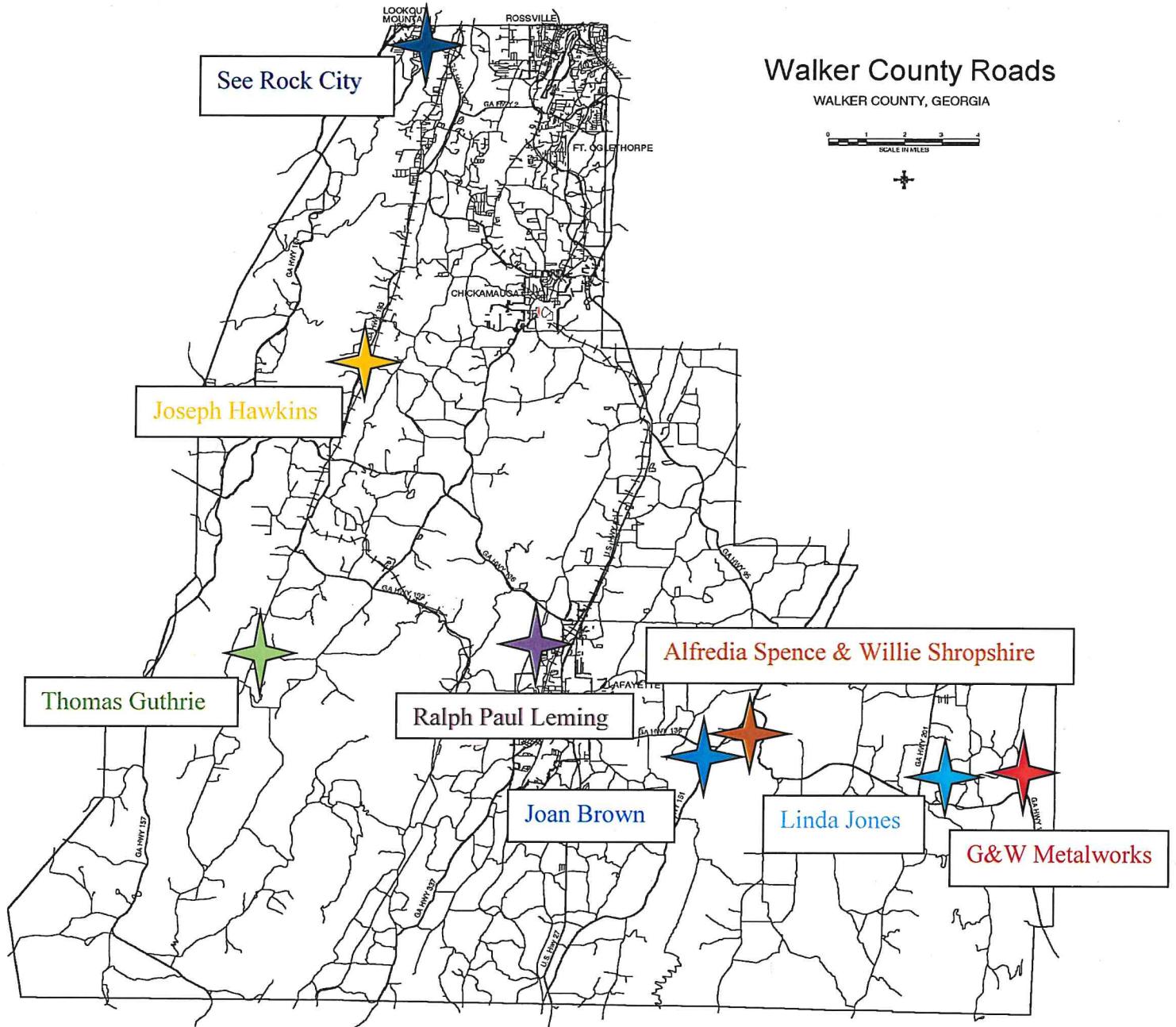
6. **Joseph Hawkins:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 1007 Kendrick Switch Road Chickamauga, GA. 30707. Tax map & parcel number 0-262-019.
7. **See Rock City:** Requests a rezone from R-1 (Residential) to C-1 (Commercial) for property 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 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.

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Date Submitted: Planning Commission Chairman

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Date Submitted: Planning Commission Secretary

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Date Submitted: Planning Commission Director

**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** G&W Metal Works LLC

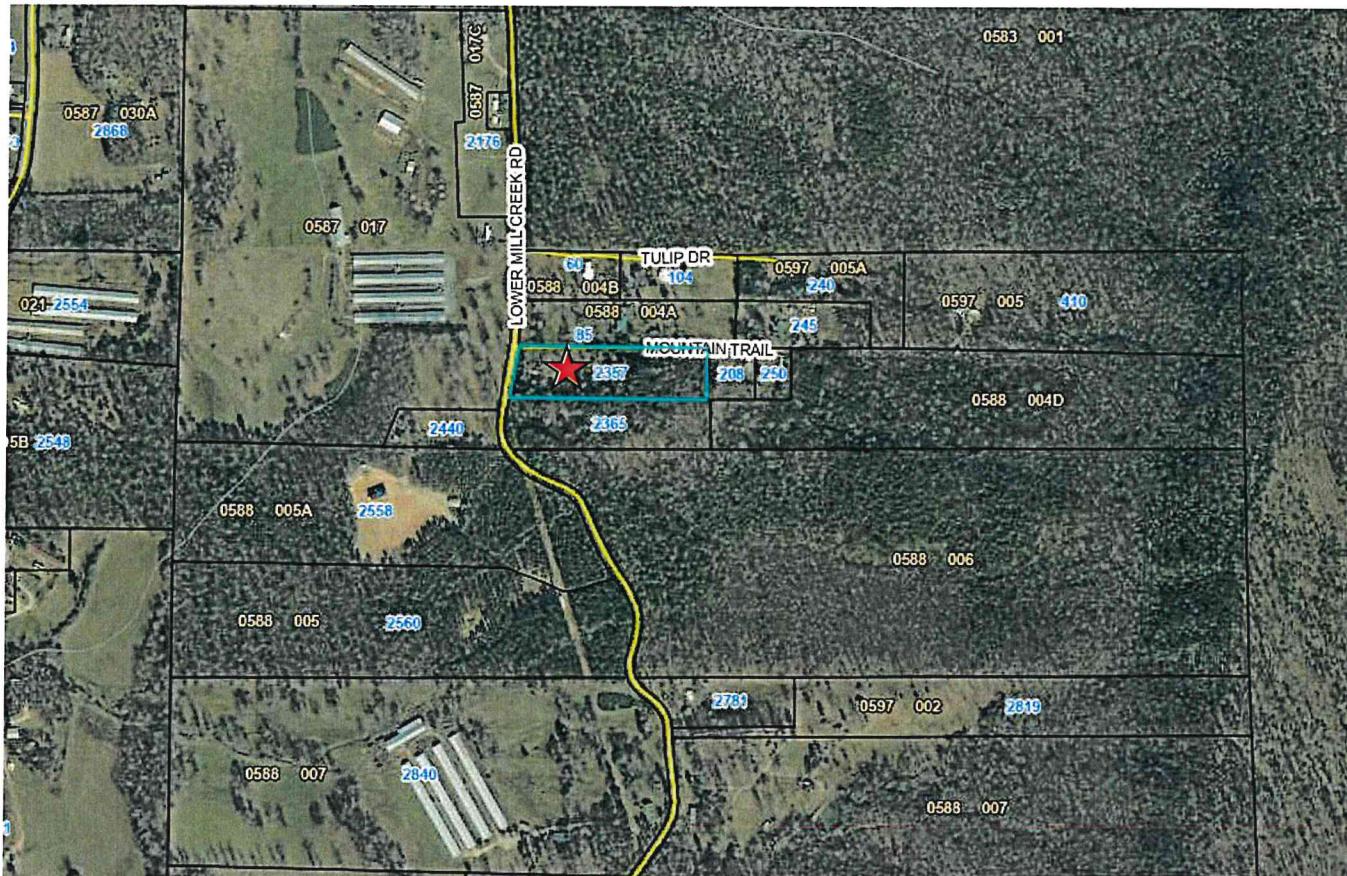
**Petitioner:** same

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

**Tax map & parcel number 0-588-004F**

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

**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:
0588 004F	10-30-2025	7500

Applicant/Owner & Phone: 6+N Metal Works 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 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:

Devin Bini    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**

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1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** No gain to the public
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

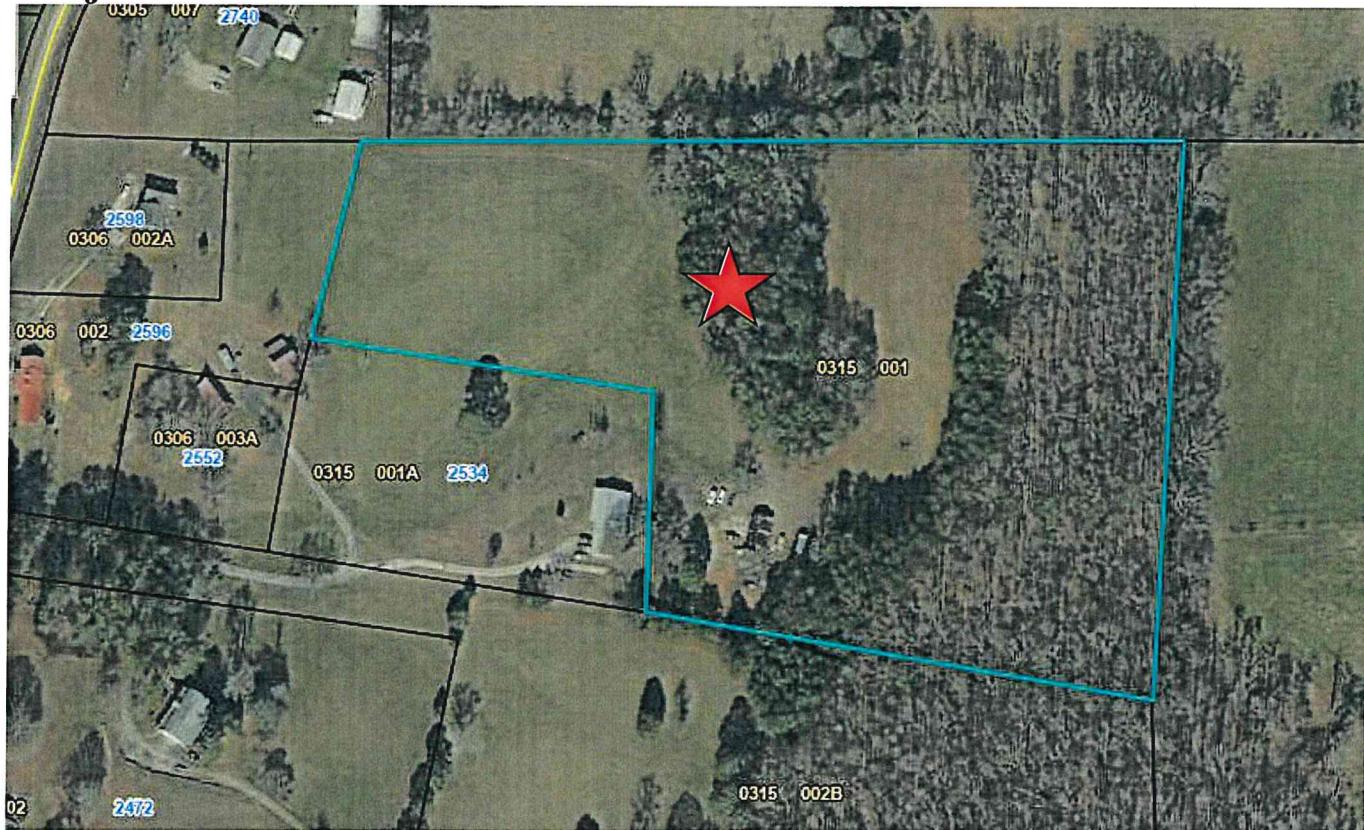
**Petitioner:** Same

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

**Tax map & parcel numbers 0-315-001**

	<b>PC Meeting Date:</b>	1/15/2026
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Requesting to rezone 2.96 acres from A-1 to RA	
<b>DETAILS OF REQUEST:</b>	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 Pavette Leming 206-964-2096  
Street Name & Number: 33 Mineral Springs Road  
Mailing Address: 240 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 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:

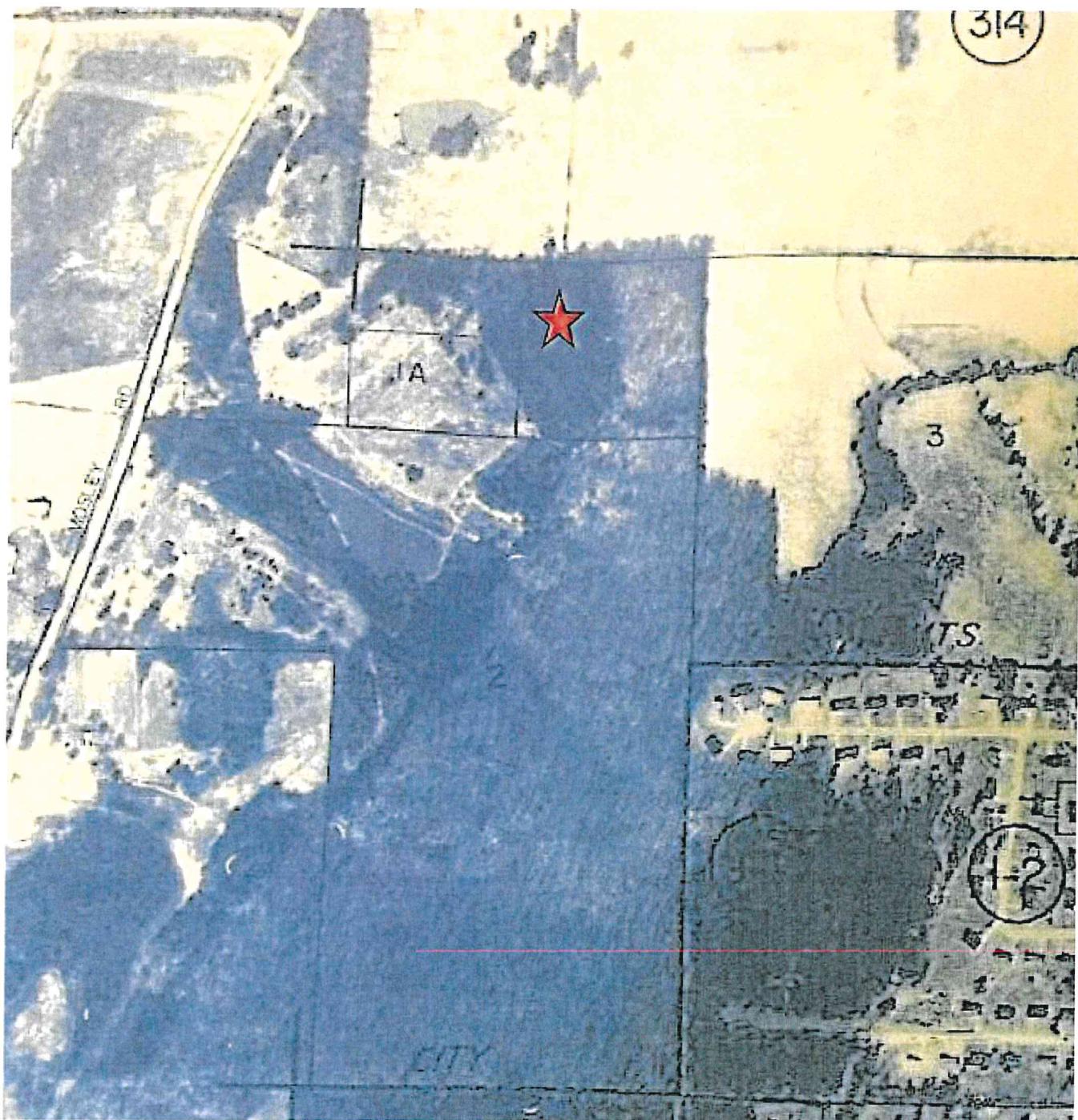
- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of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

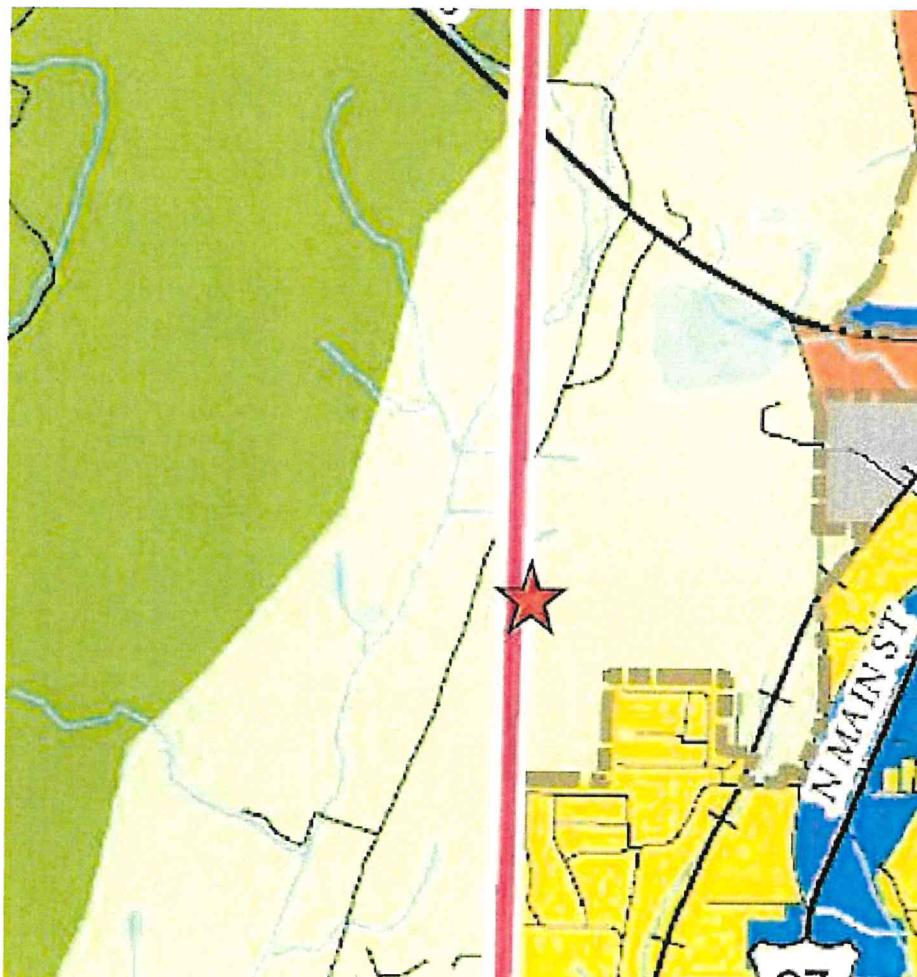
Ralph P. Leming  
APPLICANT/OWNER

DATE

## Zoning Map:



## Future Land Use Map:



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

### Character Areas

Activity Center	Downtown Mixed Use	Historic Mill Redevelopment Area	Residential Redevelopment Area
Activity Destination District	Estate Residential	Industrial	Rural Residential
Agriculture / Forestry	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
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

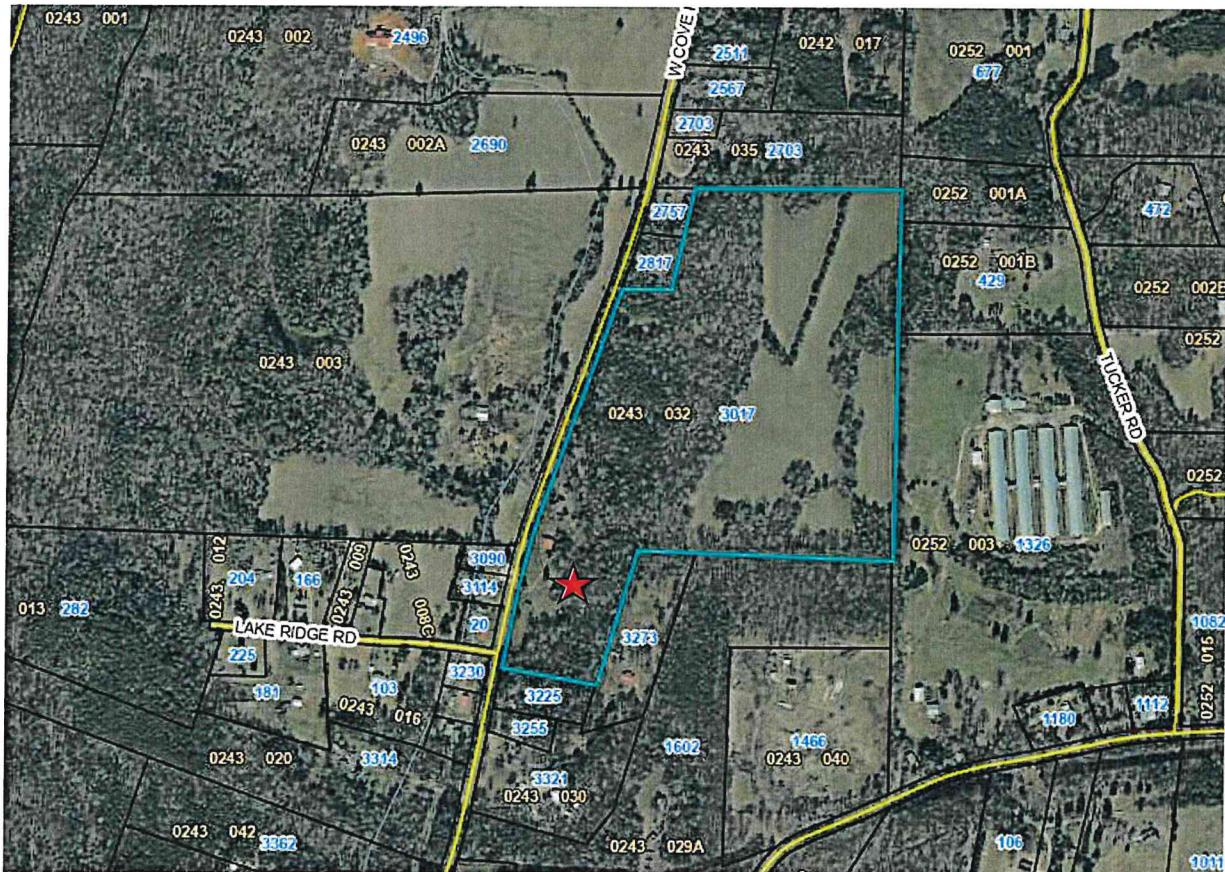
**Petitioner:** Same

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

**Tax map & parcel numbers 0-243-032**

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

**Projected Area:**





## Walker County Planning Office

Rezone       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-1A for 2,000 acres

PLANNING COMMISSION RECOMMENDATION-

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

The following disclosure is required of the applicant(s) by Section 3G-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

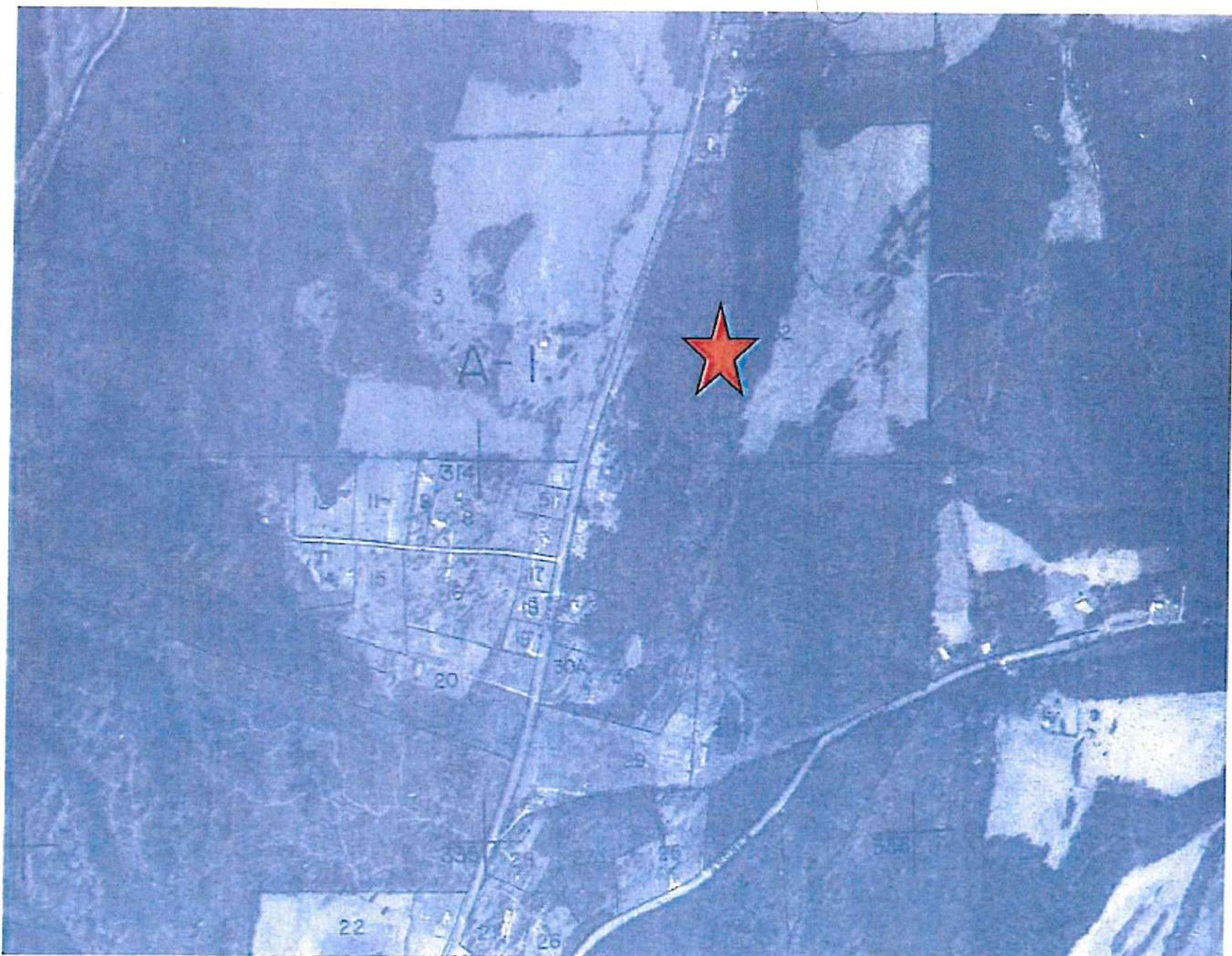
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page,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

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- C) An itemization 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.

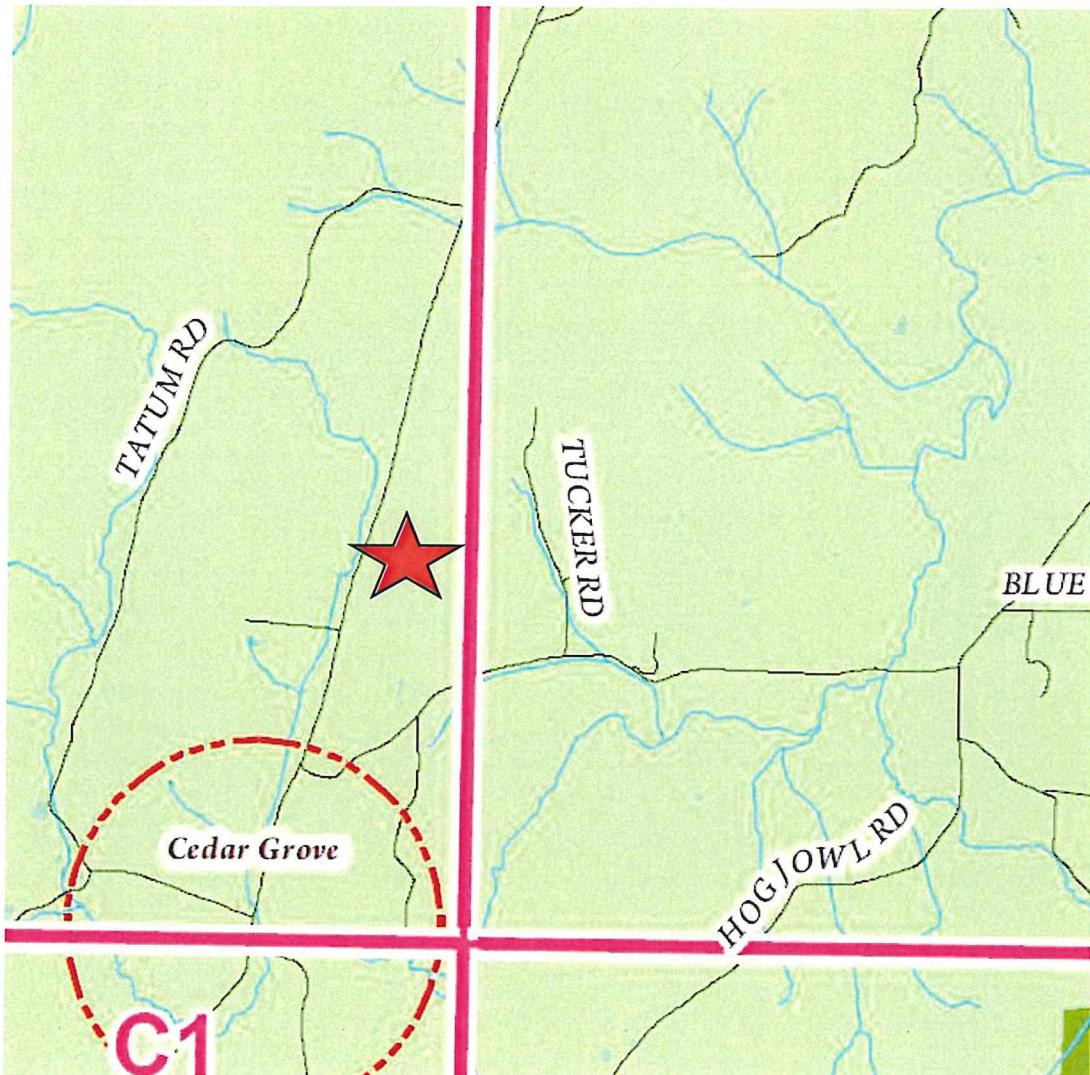
Signature of Applicant/Owner:

Thomas Guthrie 11-13-25  
**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
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### 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
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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
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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
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

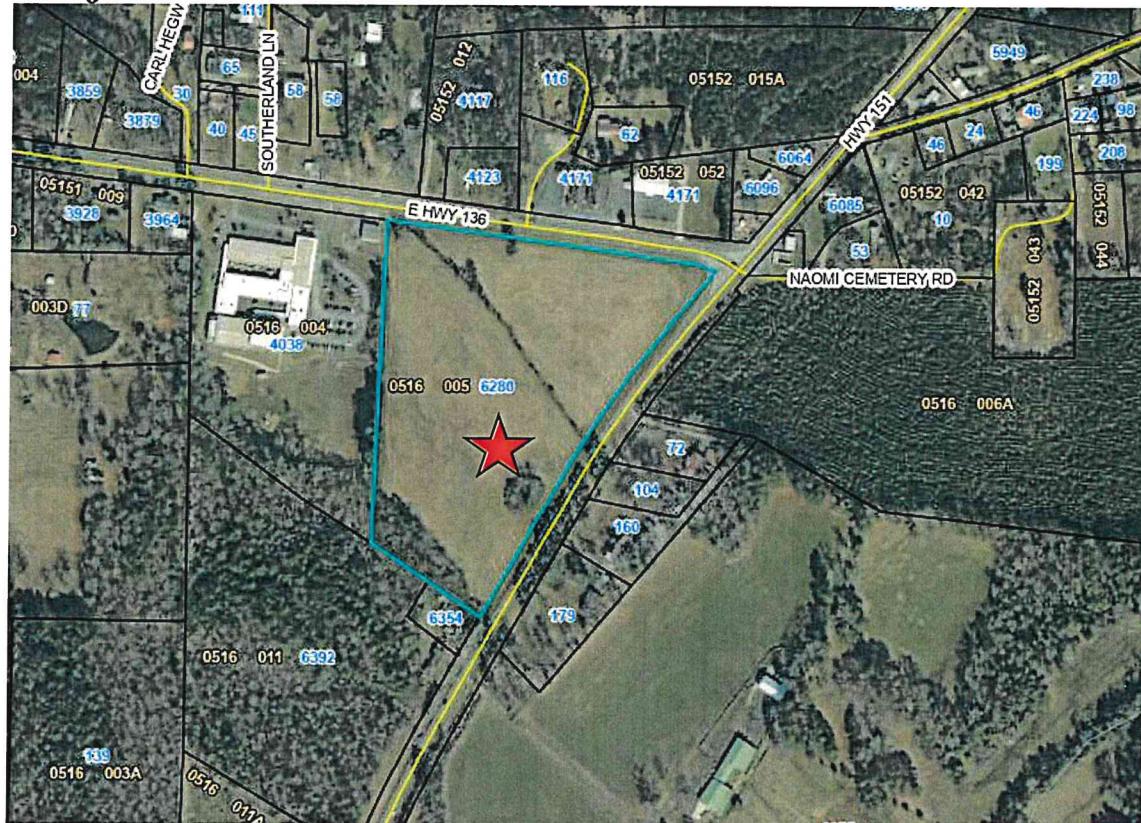
**Petitioner:** Terry Patel

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

**Tax map & parcel number 0-516-005**

	<b>PC Meeting Date:</b>	1/15/2025
	<b>Present Zoning:</b>	A-1 (Agricultural)
	<b>APPLICANT'S INTENT:</b>	
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		
<b>DETAILS OF REQUEST:</b>	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  
Rezone, Conditional Use Variance & Variance Application

Rezone       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 Willene 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: Rezone from A-1 to Neighborhood Commercial (CN) for the construction of a fuel

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

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 \$150.00 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:

Terry Patel      12-3-25  
APPLICANT/OWNER      DATE



# 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.

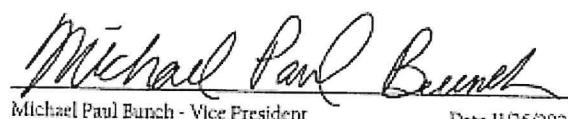
Based on my survey and verification of the distances depicted on the preliminary drawing, I certify the following:

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 - Vice President

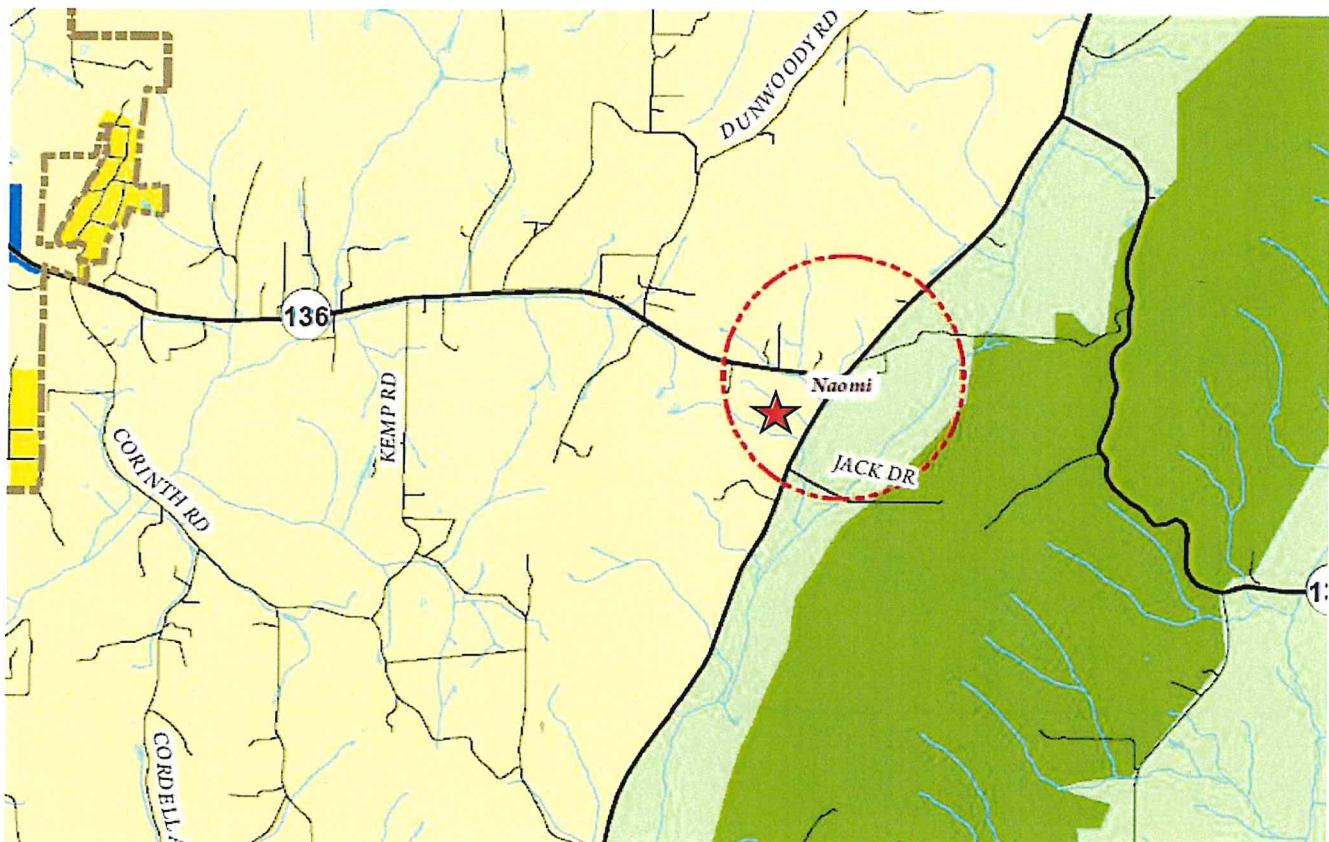
Date 11/26/2025



## 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	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 50. Villanow Community, Walker County Georgia

## Crossroads Community: Chickamauga and Walker County

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

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

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

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

- Commercial
- Residential
- Public/Institutional

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

## **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 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 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

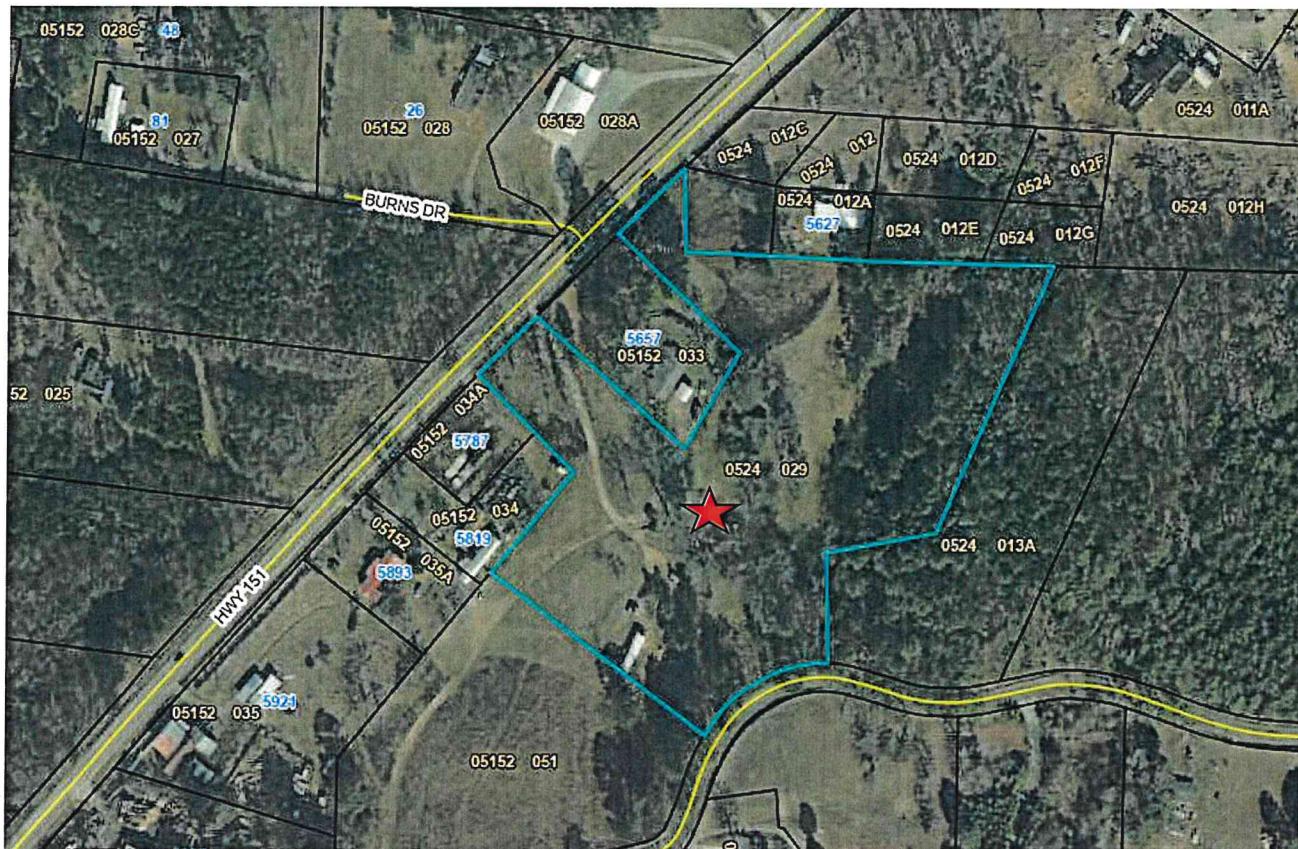
**Petitioner:** Christie Shelton

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

**Tax map & parcel number 0-524-029**

	<b>PC Meeting Date:</b>	1/15/2025
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	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	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Crossroad Community.	

**Projected Area:**





Walker County Planning Office  
Review, Consideration and Variance & Variance Application

Review  Consideration and Variance  Variance

Current Zoning	Requested Change
Agricultural	Residential
100% Farmland	100% Residential

0524-029

75.00

R2

Applicant/Owner & Phone: Alfred A. Spence & Willie E. Shropshire  
Street Name & Number: 0 Old Village Rd - LaFayette  
Building Address: 627 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 ZONING APPEALS FINAL DECISION:

APPROVED AS SUBMITTED  
 APPROVED WITH CONDITIONS  
 TABLED  
 DENIAL

The following disclosure is required of the applicant(s) by section 30-57A 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 for an order 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 contribution 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:

Alfred A. Spence 9-30-25

Willie E. Shropshire 9-30-25

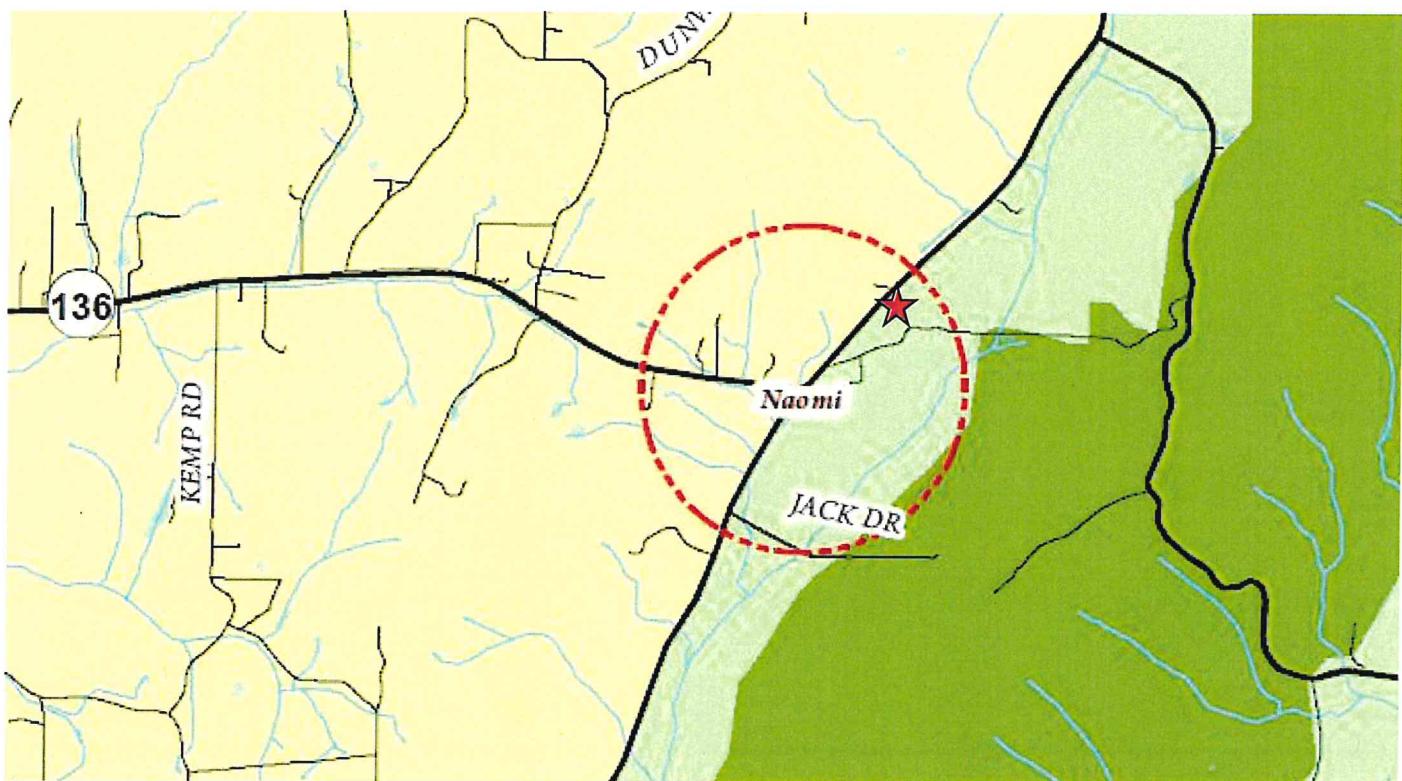
APPLICANT/OWNER

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	 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 50. Villanow Community, Walker County Georgia

### **Crossroads Community: Chickamauga and Walker County**

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

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

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

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

- Commercial
- Residential
- Public/Institutional

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

## **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

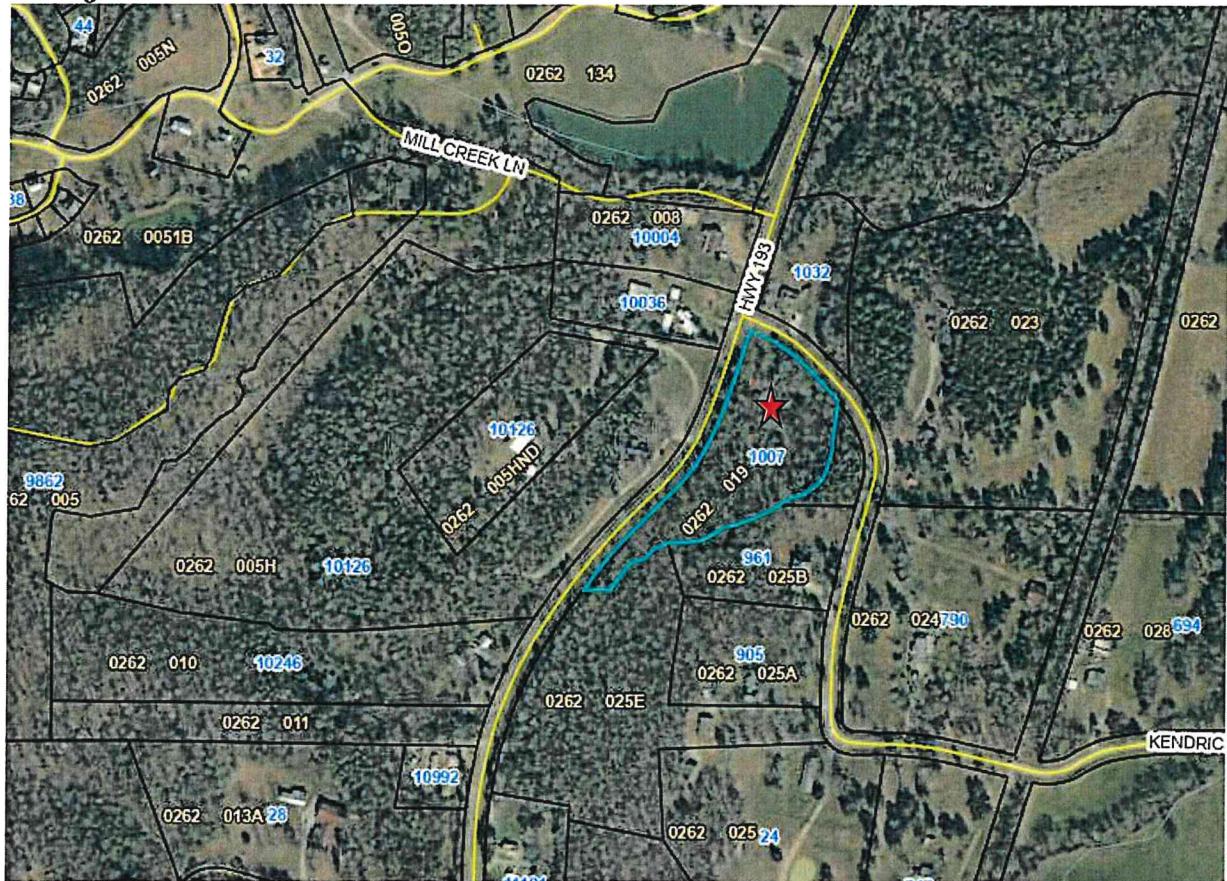
**Petitioner:** same

**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)
<b>APPLICANT'S INTENT:</b>	Requesting to rezone the property from A-1(Agricultural) to RA(Residential/Agricultural) so the property can be divided. Property is 3 acres.	
<b>DETAILS OF REQUEST:</b>	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:
02602 019	12-10-25	75.00

Applicant/Owner & Phone: Joseph Hawkins

Street Name & Number: 1005 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;

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

Signature of Applicant/Owner:

Joseph S. Hawkins 12-10-25

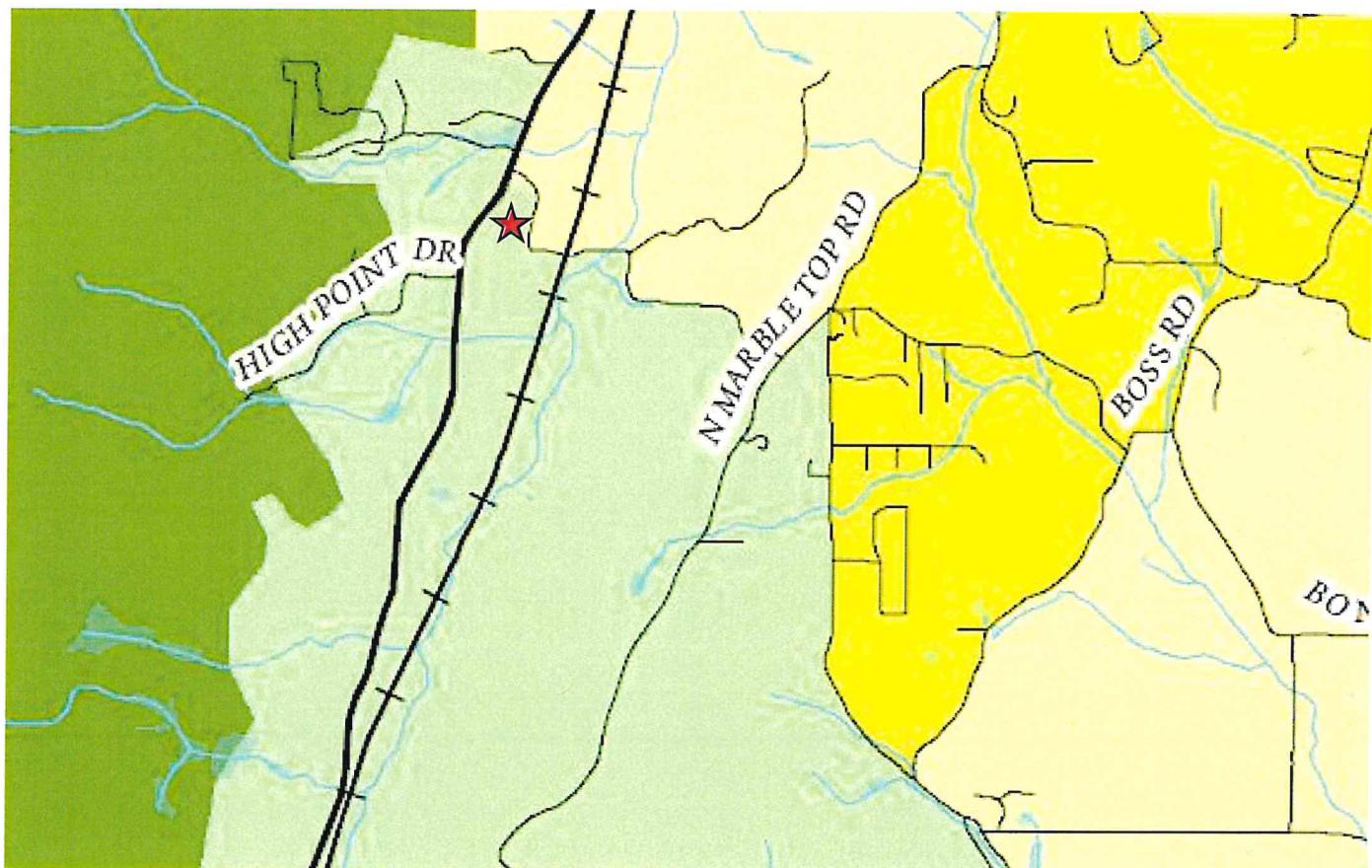
APPLICANT/OWNER

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	

## 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) & 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

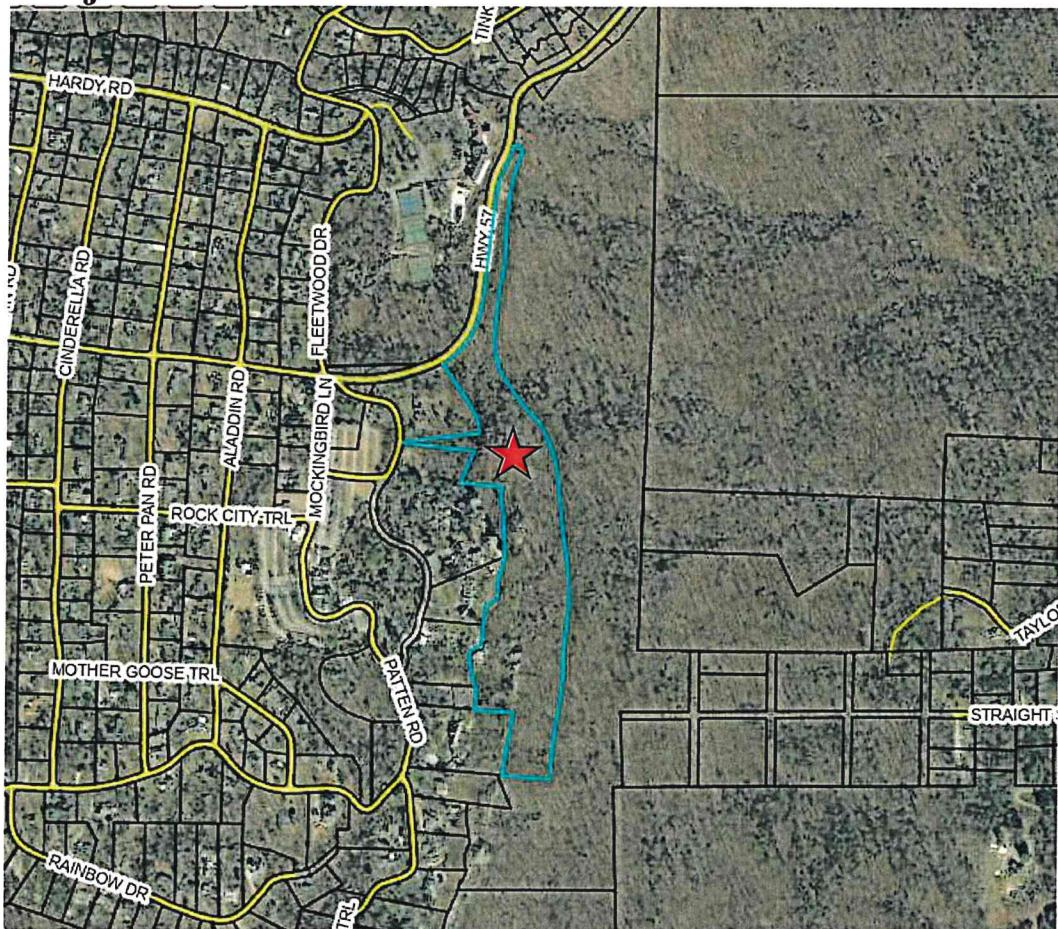
**Petitioner:** same

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

**Tax map & parcel number 0-044-001**

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

**Projected Area:**





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

Rezone       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: Rezone 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.

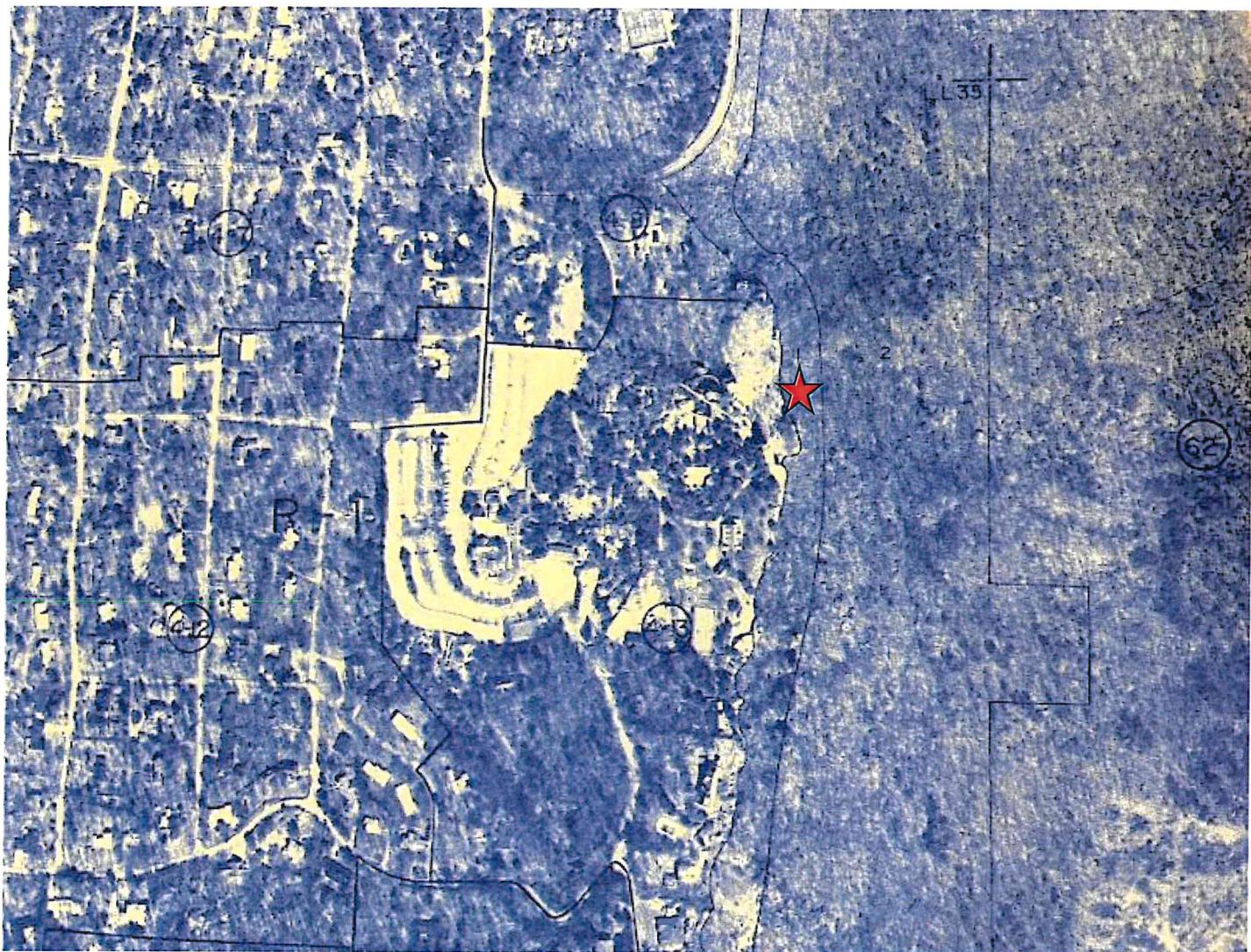
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES  NO  If YES, then on a separate page,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

- 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.

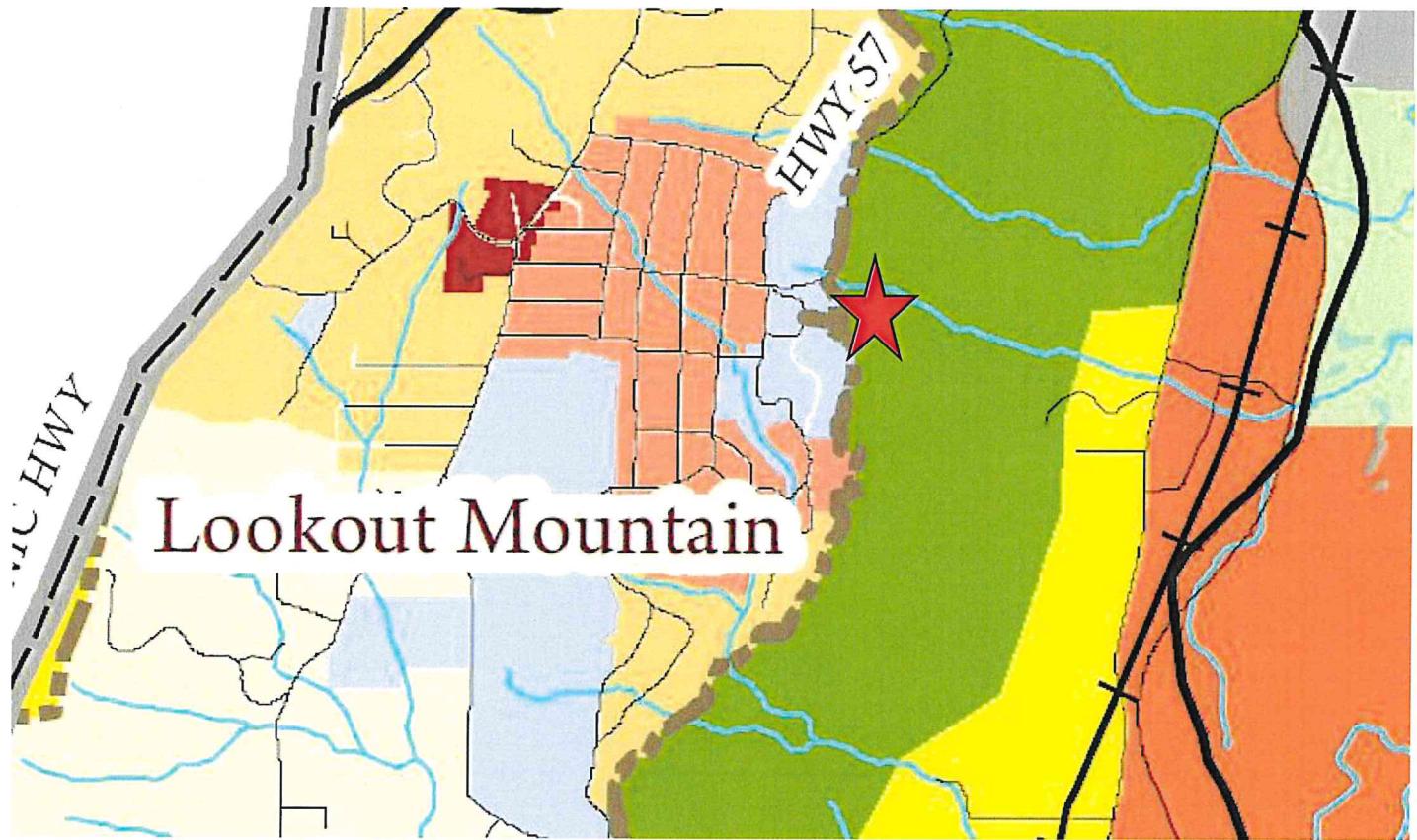
Signature of Applicant/Owner:

 12117125  
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 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

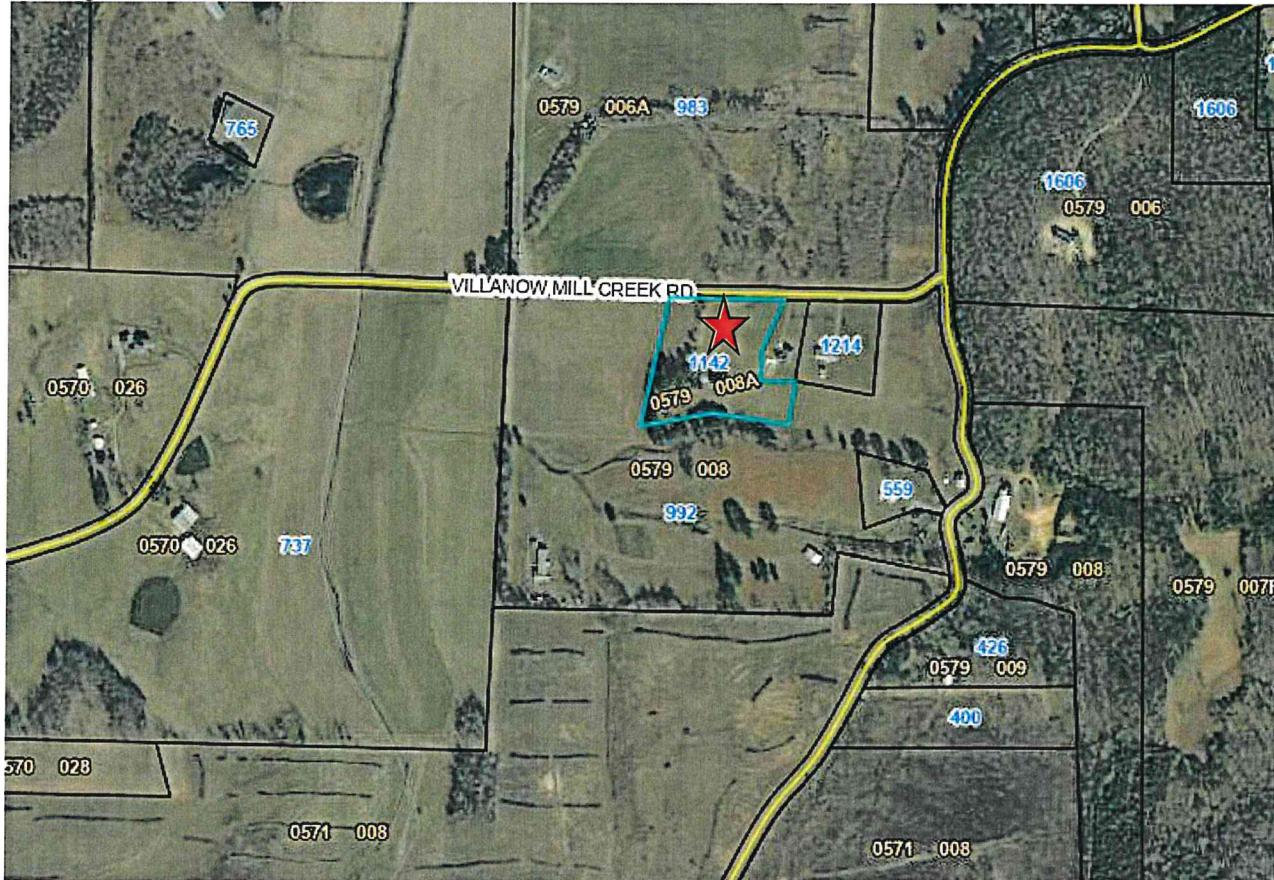
**Petitioner:** same

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

**Tax map & parcel number 0-579-008A**

	<b>PC Meeting Date:</b>	1/15/2025
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Requesting to rezone the property from A-1(Agricultural) to RA(Residential/Agricultural) so the property can be divided. Property is 5.24 acres.	
<b>DETAILS OF REQUEST:</b>	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 / \_\_\_\_\_

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:

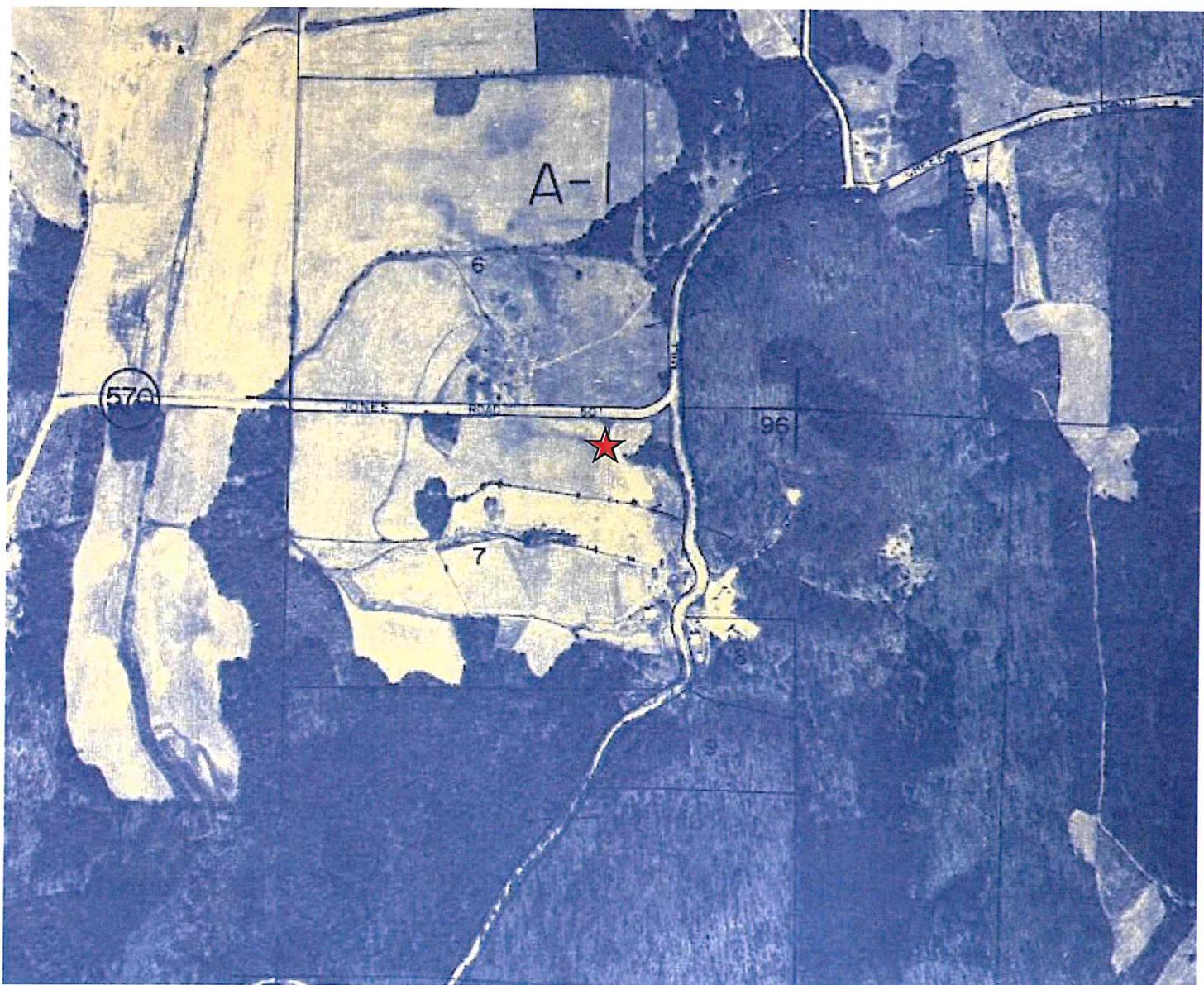
- A) The name of the local government official(s) to whom cash contribution or gift was made.
- B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- C) An enumeration and description of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

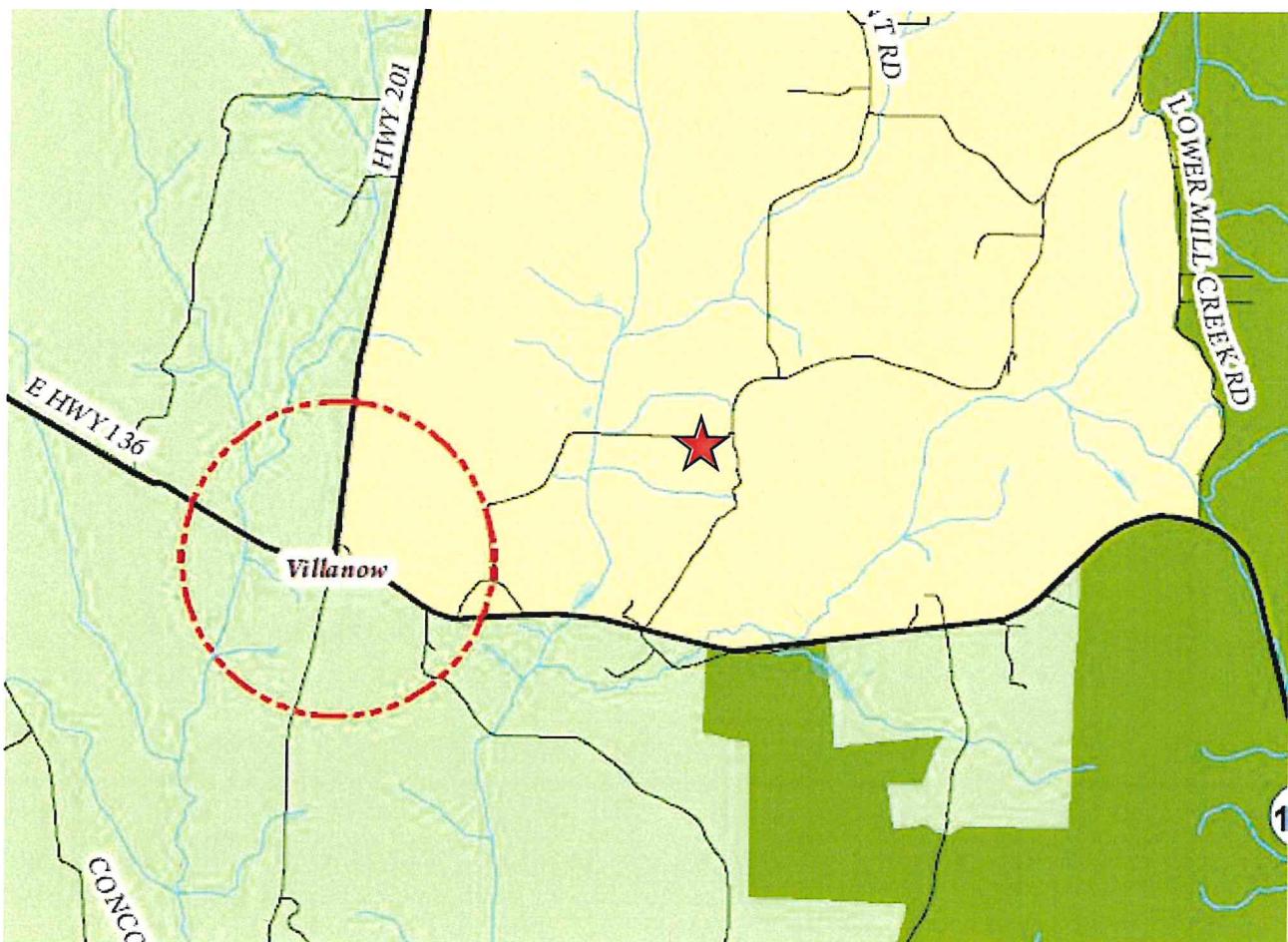
  
\_\_\_\_\_  
APPLICANT/OWNER

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**

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1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** 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