

**Walker County  
Planning Commission Meeting**

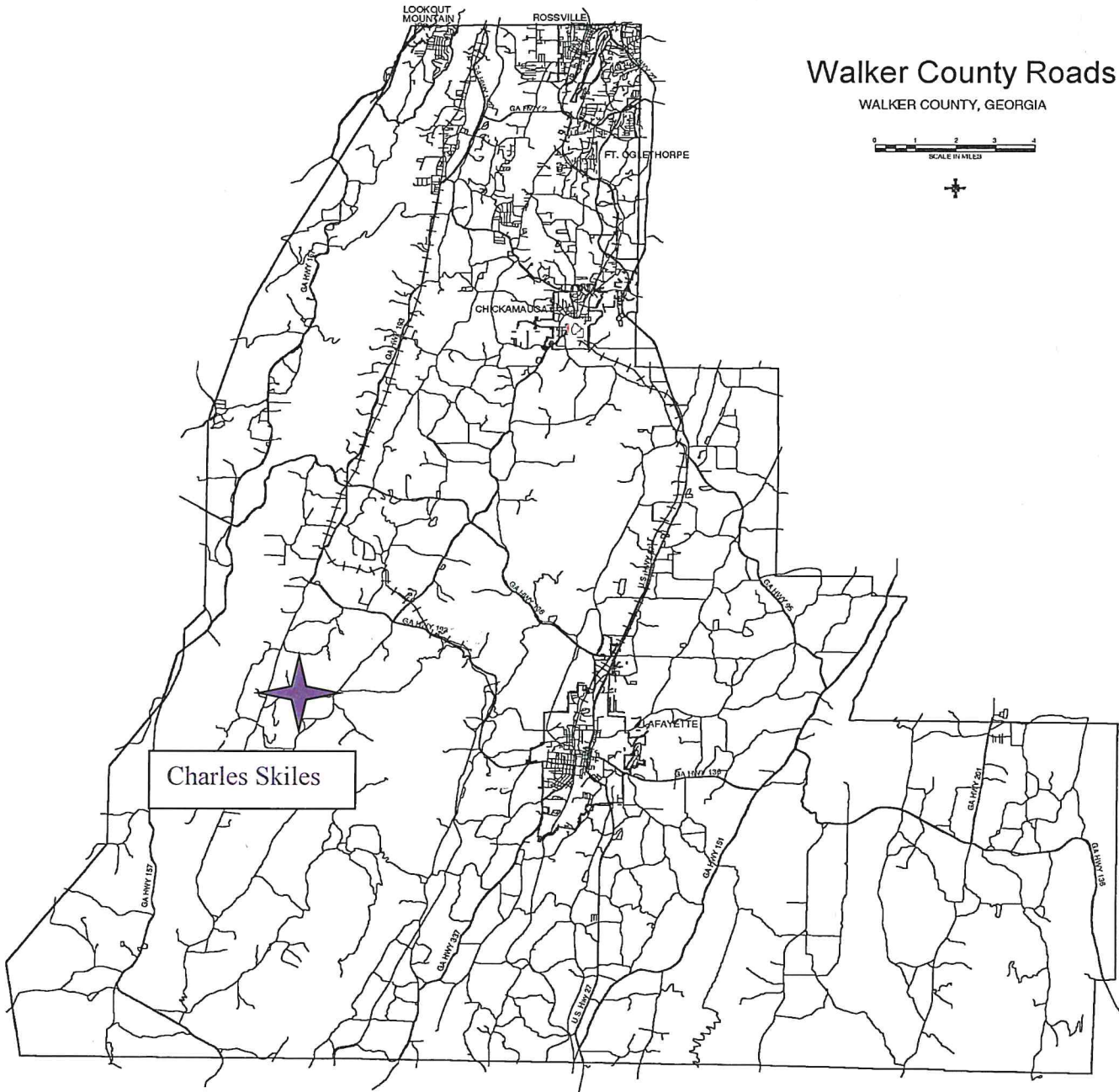
**March 19, 2026  
6:00 P.M.  
Walker County Civic Center**

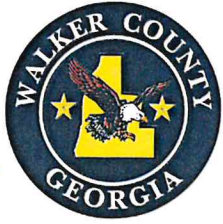
**AGENDA**

- I. CALL TO ORDER
- II. ROLL CALL
- III. READING AND APPROVAL OF MINUTES FOR FEBRUARY 19, 2026 MEETING
- IV. MOTION TO OPEN PUBLIC HEARING:
- V. NEW BUSINESS:
  - A. REZONE:
    1. **Charles Skiles**: Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 938 Andrews Lane Chickamauga, GA. 30707. Tax map & parcel number 0-252-006E.
- VI. MOTION TO CLOSE PUBLIC HEARING:
- VII. MOTION TO GO INTO NEW BUSINESS:
  1. **Charles Skiles**
- VIII. ADJOURNMENT:

# Walker County Roads

WALKER COUNTY, GEORGIA





Walker County Planning Commission  
Minutes

February 19, 2026  
Walker County Civic Center  
6:00 PM

**ATTENDEES:**

**Planning Commission Members**

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

**Walker County Planning Staff**

Jon Pursley, Planning Director  
Kristy Parker, Planning Commission Secretary

**I. CALL TO ORDER:**

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

**II. ROLL CALL:**

**III. READING & APPROVAL OF JANUARY 15, 2026 MINUTES:**

Chairman Pittman asked if there was a motion to approve the January 15<sup>th</sup> minutes. Rob Walthour made a motion to approve the minutes as is. Todd Holt seconded the motion to approve. The vote was unanimous. The motion to approve carried.

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

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

## **V. PUBLIC HEARING:**

### **New Business:**

**1. Walker County Joint Comprehensive Plan:** Chairman Pittman introduced Ms. Grethen Lockhart with the Northwest Georgia Regional Commission. She provided a handout and explained that we were halfway through the timeline on things that were scheduled for the current plan and the direction the cities and county were going. There were no questions from the audience.

**2. William & Christy White:** Chairman Pittman asked if anyone was present for the White's. Christy White came forward and stated that they wanted to rezone 8.86 acres to RA so they could build a house. Stan Porter asked what the total acreage of the property was and Mrs. White stated it was about 60 acres. Jon Pursley brought up about the gas line that runs through the property. Mrs. White stated that it is currently zoned commercial, but they use it to get hay off of. Chairman Pittman asked if anyone in the audience was for or against this rezone. Eric Crisp came forward and stated he lives next to the property and was in favor of the rezone.

**3. Cora Sue Burse:** Chairman Pittman asked if anyone was present for Ms. Burse. Cora Burse came forward and stated that she would like to rezone her property so that her daughter could put a house on the property and that later if other children or grandchildren wanted to build they could. She stated that one daughter already lives on the property behind this and she herself has a house on the front lot. The Board talked about the property being in close proximity to some poultry houses and the driveway going through the property. Ms. Burse said that the drive is only used by her family. Chairman Pittman asked if anyone in the audience was for or against this request and one person raised their hand in favor of the rezone.

**4. Joel Nix:** Chairman Pittman asked if Mr. Nix was present. Joel Nix came forward and said that he would like to rezone one acre to RA so his daughter could build a house on. He said it would be one acre in the southeast corner of the property. Todd Holt asked if there was a house already on the property and Mr. Nix said yes that he had built a new house at the back of the property a few years ago. Jon Hentz asked if the house would be for family and Mr. Nix said yes. Jon Hentz stated that he did not think this would be good for future real estate. Cindy Askew stated that there were several large agricultural properties in the area. Jon Hentz stated that he could build another house on the property without dividing it off now. Jon Pursley brought up the fact that his request did meet the Future Comprehensive Plan and Jon Hentz stated that he did not care about the Comprehensive Plan. Jon Pursley then advised Mr. Hentz that he currently would not be allowed to build a second house with the current zoning because he did not have ten acres total. Chairman Pittman asked if anyone in the audience was in favor or not in favor of the request. Lamar Hall came forward and said he was Mr. Nix's neighbor, and he was in favor of the rezone request. He said he understands rules for if you were wanting to put in a junkyard or something but if you own your property and want to give some to your family that you should be allowed to do so.

**5. Jay Brooks:** Chairman Pittman asked if anyone was present on behalf of Mr. Brooks. Jay Brooks came forward and stated that he was requesting a variance in order to divide off two one-acre tracks for his daughters to build on. He said they all want to live close together and the property is very rocky and has a large drop-off so it would be more efficient for them to build toward the front of the property. Stan Porter asked if one of the daughters' homes was under construction now and Mr. Brooks said yes. There was no one in the audience for or against the request.

## **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. Stan Porter made a motion to open new business. Todd Holt seconded the motion. The vote was unanimous. The motion to open new business carried.

## **VIII: NEW BUSINESS:**

**1. William & Christy White:** Chairman Pittman asked if there was a motion to approve or deny the partial rezone request to RA. Todd Holt made a motion to approve the rezone to RA. Stan Porter seconded the motion to approve. The vote was unanimous. The motion to approve the 8.86 acres to RA carried.

**2. Cora Sue Burse:** Chairman Pittman asked if there was a motion to approve or deny this rezone to RA. Stan Porter made a motion to approve the rezone to RA. Todd Holt seconded the motion to approve. The vote was four (Todd Holt, Stan Porter, Rob Walthour and Jon Hentz) in favor of the motion to approve and one (Cindy Askew) against the motion to approve. The motion to approve the rezone to RA passed.

**3. Joel Nix:** Chairman Pittman asked if there was a motion to approve or deny this rezone. Todd Holt made a motion to approve the one acre rezone to RA. Stan Porter seconded the motion to approve. The vote to approve was unanimous. The motion to approve carried.

**4. Jay Brooks:** Chairman Pittman asked if there was a motion to approve or deny the variance request. Rob Walthour made a motion to approve the variance request. 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. Stan Porter made a motion to adjourn. Todd Holt 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

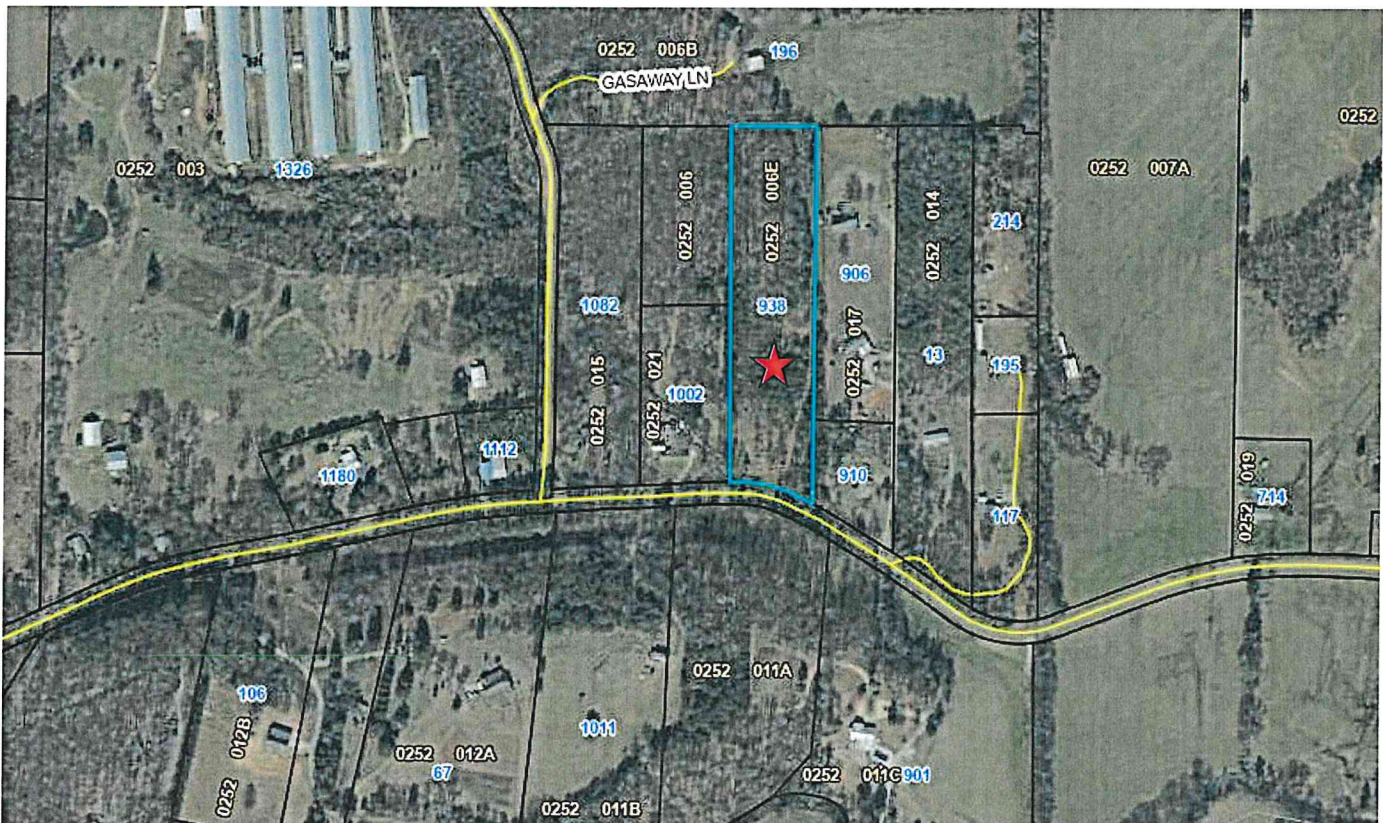
**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** Charles Skiles  
**Petitioner:** same  
**Location of Property:** 938 Andrews Lane  
Chickamauga, GA, 30707

**Tax map & parcel number 0-252-006E**

	<b>PC Meeting Date:</b>	<b>3/19/2026</b>
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Requesting to rezone 5.35 acres from A-1(Agricultural) to RA (Residential/Agricultural) in order to divide the property.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Agricultural/Forestry. This allows residential but to limit new developments.	

**Projected Area:**





Walker County Planning Office

Rezone Conditional Use Variance & Variance Application

Rezone  Conditional Use Variance  Variance

Current Zoning:	Requested Change:	
A-1	RA	
Map & Parcel	Date:	Fee:
0-252-006 E	1-15-26	75.00

Applicant/Owner & Phone: 706-639-7038 Charles Skiles

Street Name & Number: 938 Andrews Ln

Mailing Address: 938 Andrews Ln

City, State, Zip Code: Chickamauga GA

Request: Rezone so can divide property

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

The following disclosure is required of the applicant(s) by Section 38-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

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

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

Signature of Applicant/Owner:

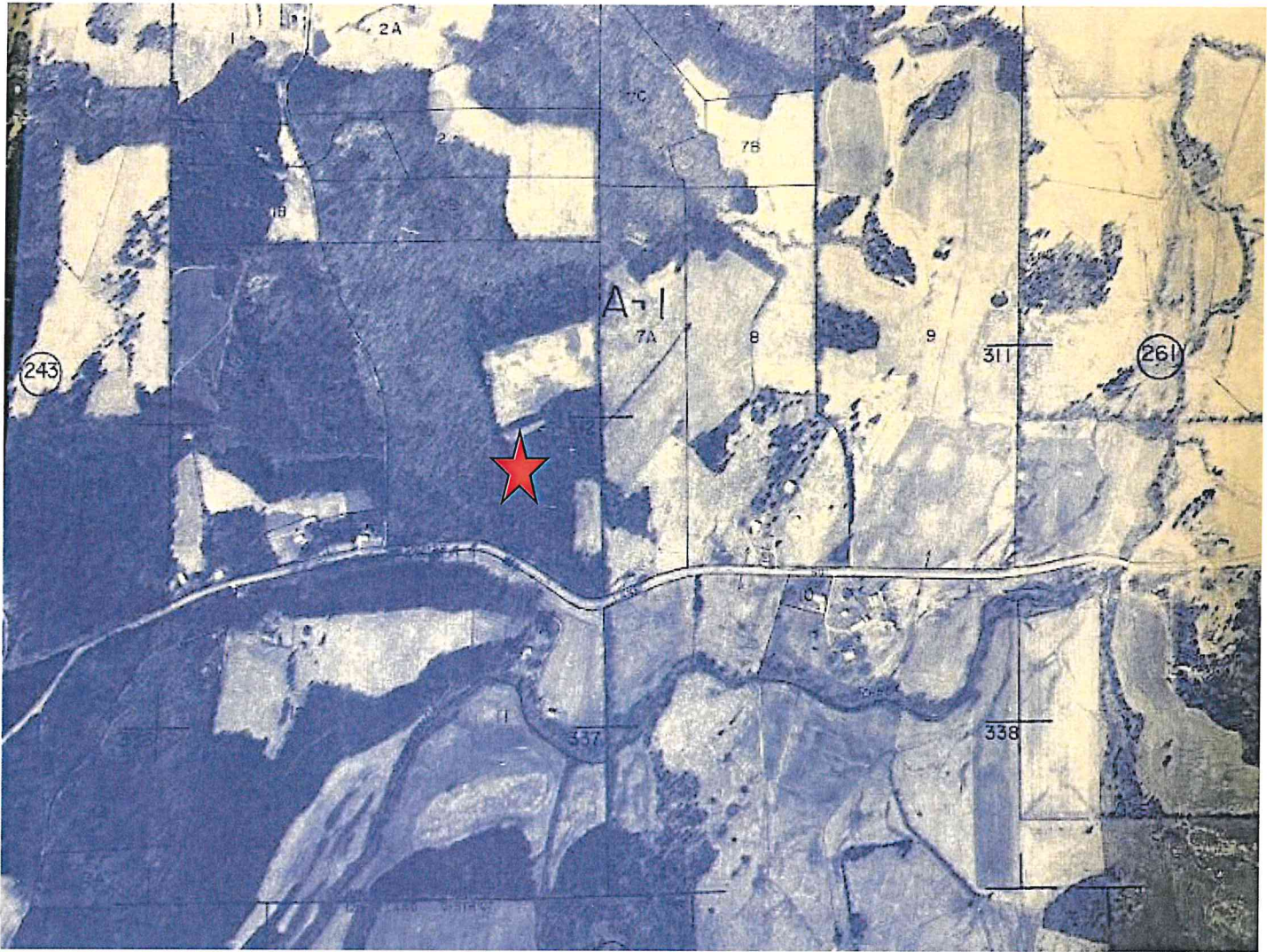
*Charles Skiles*

1-15-26

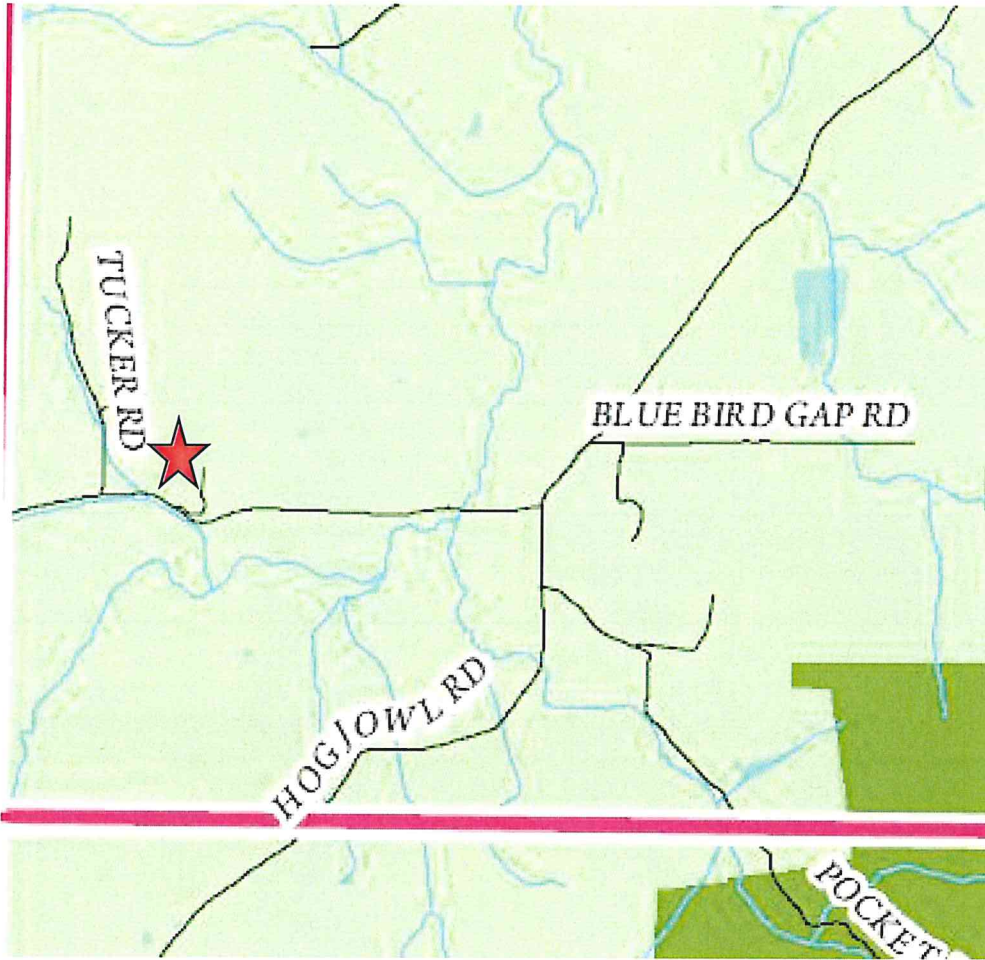
APPLICANT/OWNER

DATE

# Zoning Map:



# Future Land Use Map:



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

**Character Areas**

- |                                 |                                  |                                    |                                  |
|---------------------------------|----------------------------------|------------------------------------|----------------------------------|
| [Activity Center]               | [Downtown Mixed Use]             | [Historic Mill Redevelopment Area] | [Residential Redevelopment Area] |
| [Activity Destination District] | [Estate Residential]             | [Industrial]                       | [Rural Residential]              |
| [Agriculture / Forestry]        | [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 48. Hwy 193 near Nickajack Rd.

## Agricultural/Forestry: Walker County

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

### *Suggested Development Strategy:*

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

### *Land uses:*

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

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

## **CONSIDERATION OF ZONING CRITERIA**

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1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural)
2. **Suitability of the subject property for the zone proposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** No gain to the public
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Mr. Skiles since 12/9/2020.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be. Surrounding parcels used as residential
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:** The total property is 5.35 acres