

Walker County  
Planning Commission Meeting

May 21, 2026  
6:00 P.M.  
Walker County Civic Center

**AGENDA**

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR APRIL 16, 2026 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. REZONE:

1. **Renard Lanier:** Requests a rezone from A-1 (Agricultural) to C-1 (Commercial) for property located at 3066 S. Hwy 27 LaFayette, GA. 30728. Tax map & parcel number 0-482-055.

B. AMENDMENTS TO LAND DEVELOPMENT REGULATIONS:

1. Sec. 22-147 Specific Uses Allowed (4) Professional Services and Offices

VI. MOTION TO CLOSE PUBLIC HEARING:

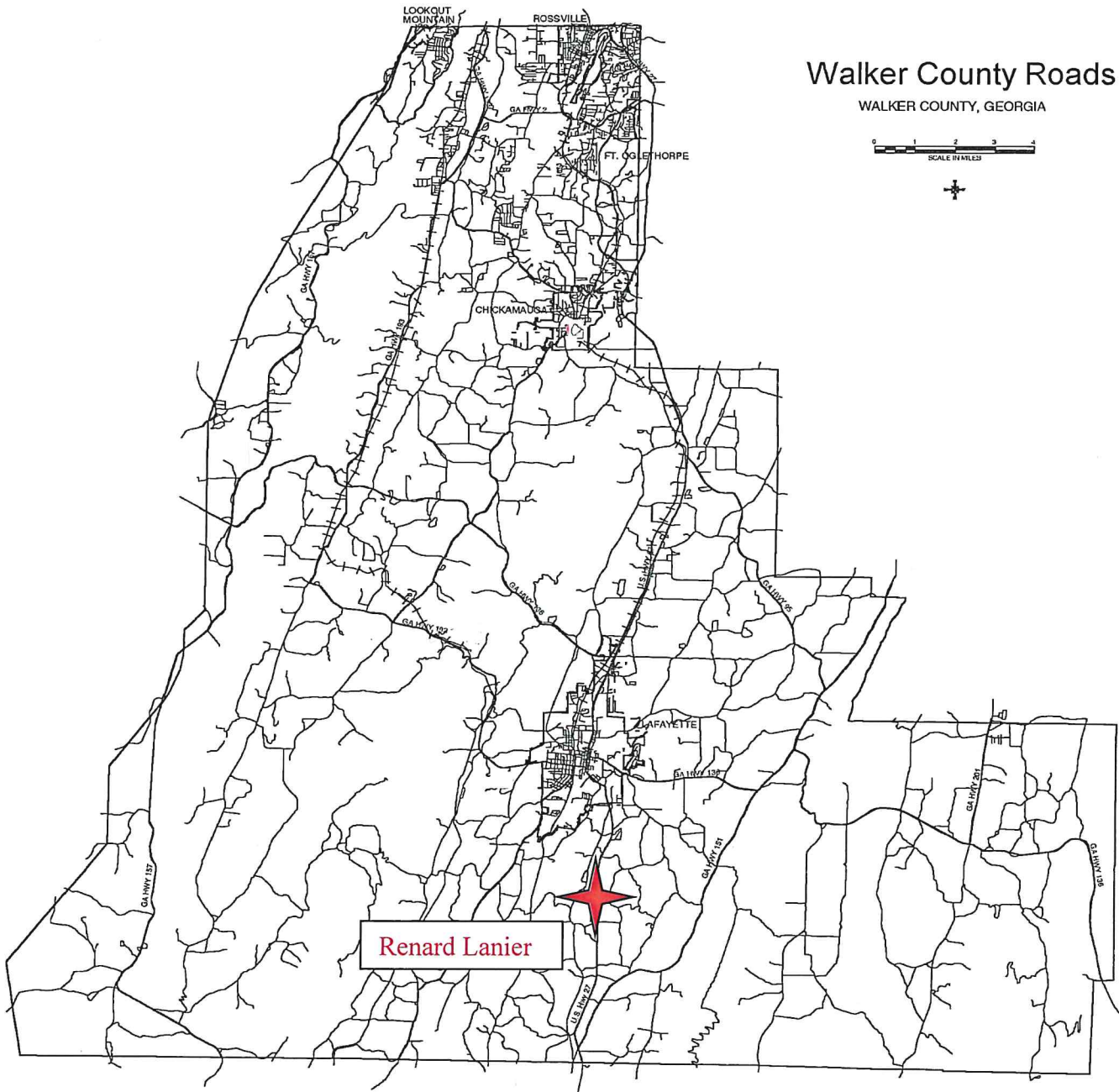
VII. MOTION TO GO INTO NEW BUSINESS:

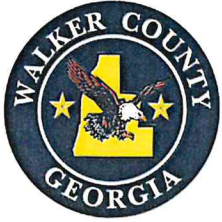
1. Renard Lanier
2. Sec.22-147 Specific Uses Allowed (4) Professional Services and Offices

VIII: ADJOURNMENT:

# Walker County Roads

WALKER COUNTY, GEORGIA





Walker County Planning Commission  
Minutes

April 16, 2026  
Walker County Civic Center  
6:00 PM

**ATTENDEES:**

**Planning Commission Members**

Rob Walthour  
Randy Pittman  
Stan Porter  
Cindy Askew  
John Morehouse  
Jon Hentz

**Walker County Planning Staff**

Jon Pursley, Planning Director  
Kristy Parker, Planning Commission Secretary

**I. CALL TO ORDER:**

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

**II. ROLL CALL:**

**III. READING & APPROVAL OF MARCH 19, 2026 MINUTES:**

Chairman Pittman asked if there was a motion to approve the March 19<sup>th</sup> minutes. John Morehouse made a motion to approve the minutes as is. Rob Walthour 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. Stan Porter made a motion to open the public hearing. Cindy Askew seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

## **V. PUBLIC HEARING:**

### **New Business:**

**1. Richard Mountz:** Chairman Pittman asked if Mr. Mountz was present and to please step forward and tell the board what he was requesting. Mr. Mountz stated that the existing building has a bathroom and kitchen and he would like to rezone it to R-3 for a new buyer to turn into a residential structure. Jon Pursley explained that the property used to be R-3 but was rezoned to C-1 years ago.

**2. Janet Roach:** Chairman Pittman asked if anyone was present for the Roach's. Janet Roach came forward and said they would like to rezone the property to RA in order to put a second home on their property for their daughter who currently lives with them. There was discussion on a utility easement that runs through the property. Stan Porter asked if the property would be divided off or would it be left as a whole and she said they were unsure right now. Danny Holland came forward and stated that he lives behind the Roach's and was concerned about what the setback would be. Heather Smith another neighbor came forward and said she was not in favor of the rezone because she loves the A-1 area and if rezoned would it allow them to just keep dividing off the property into smaller tracts.

**3. Krista Pharr:** Chairman Pittman asked if Ms. Pharr was present. Krista Pharr came forward and stated that her property was surrounded by twenty-four acres owned by someone else and that her mother's mobile home sits on that property. She stated that the previous owner had an agreement with her that her mother's home could be there, but the new owner is not upholding that agreement, and she would like to move the home over to her property which is only three acres. She said her mother is in her 80's and that the home would only be moving about 700 feet. Cindy Askew said so this will just be a relocation and she said yes. Jon Pursley stated that he went out to the property and the mobile home is in excellent condition.

## **VI: MOTION TO CLOSE PUBLIC HEARING:**

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

## **VII: MOTION TO OPEN NEW BUSINESS:**

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

## **VIII: NEW BUSINESS:**

**1. Richard Mountz:** Chairman Pittman asked if there was a motion to approve or deny the rezone request to R3. Jon Hentz made a motion to approve the rezone to R-3. John Morehouse seconded the motion to approve. The motion to approve the rezone was unanimous. The motion to approve carried.

**2. Janet Roach:** Chairman Pittman asked if there was a motion to approve or deny the rezone. Jon Hentz made a motion to deny due to the larger tracts around the property and there is no incentive to start a trend for that zoning change. Cindy Askew seconded the motion to deny. Jon Hentz, Rob Walthour, Stan Porter and Cindy Askew voted in favor of the motion to deny the rezone and John Morehouse vote against the motion. The vote to deny the rezone carried.

**3. Krista Pharr:** Chairman Pittman asked for a motion to deny or approve the variance request. John Morehouse made a motion to approve the request. Rob Walthour seconded the motion to approve. The motion 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. John Morehouse 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

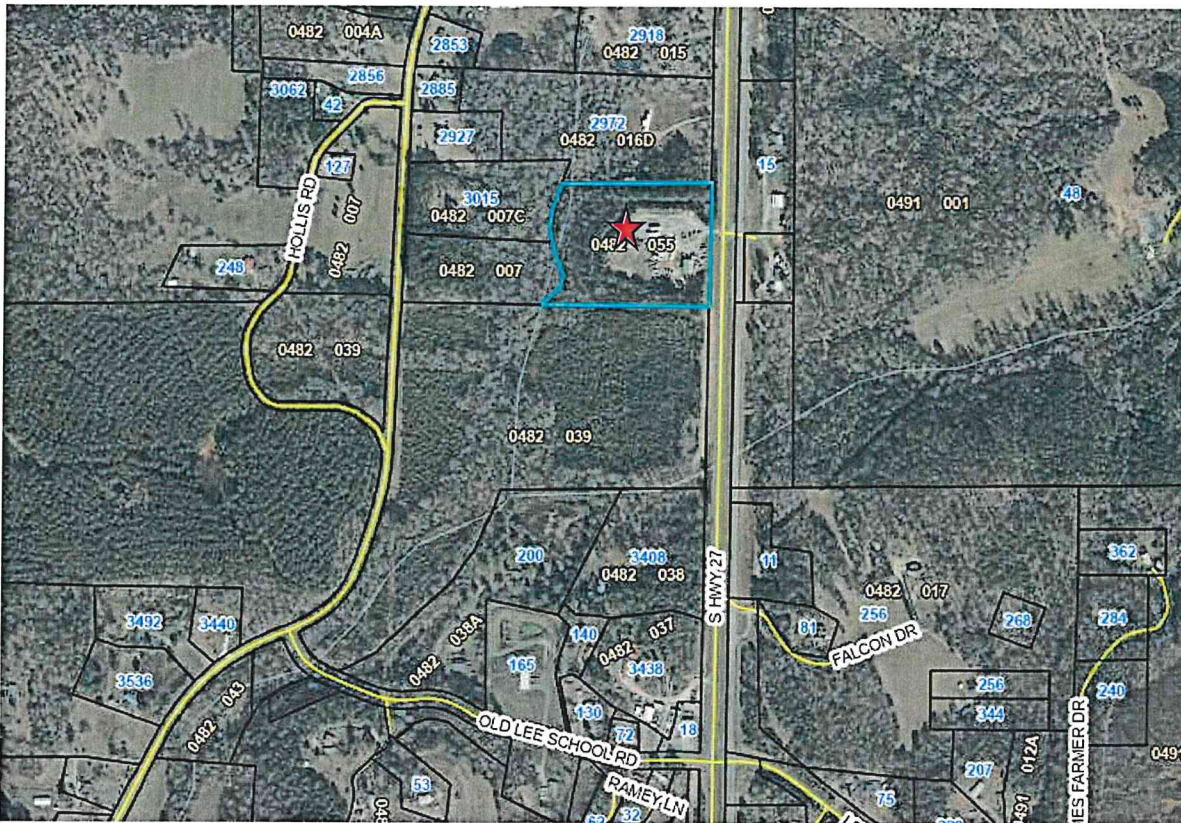
**WALKER COUNTY  
PLANNING & DEVELOPMENT  
AGENDA ITEM**

**Owner:** Renard Lanier  
**Petitioner:** same  
**Location of Property:** 3066 S. Hwy 27  
LaFayette, GA. 30728

**Tax map & parcel number 0-482-055**

	<b>PC Meeting Date:</b>	<b>5/21/2026</b>
	<b>Present Zoning:</b>	A-1 (Agricultural)
<b>APPLICANT'S INTENT:</b>	Requesting to rezone the parcel from A-1(Agricultural) to C-1(Commercial) in order to have a billboard sign placed on the property.	
<b>DETAILS OF REQUEST:</b>	The Comprehensive Plan shows Rural Residential. This allows for limited commercial activities. The property has a commercial garage on it that it is 2400 square feet and was built in 2008.	

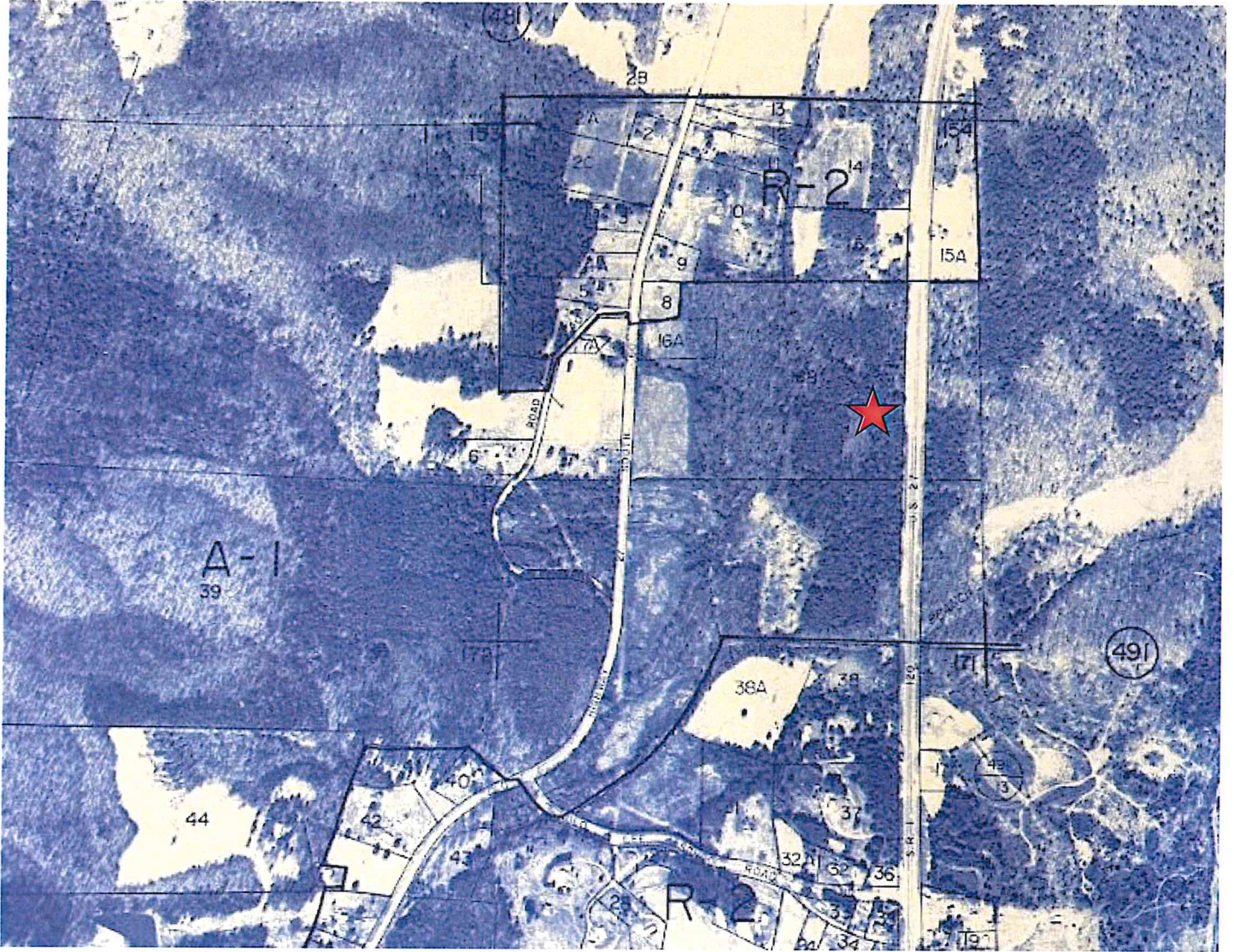
**Projected Area:**



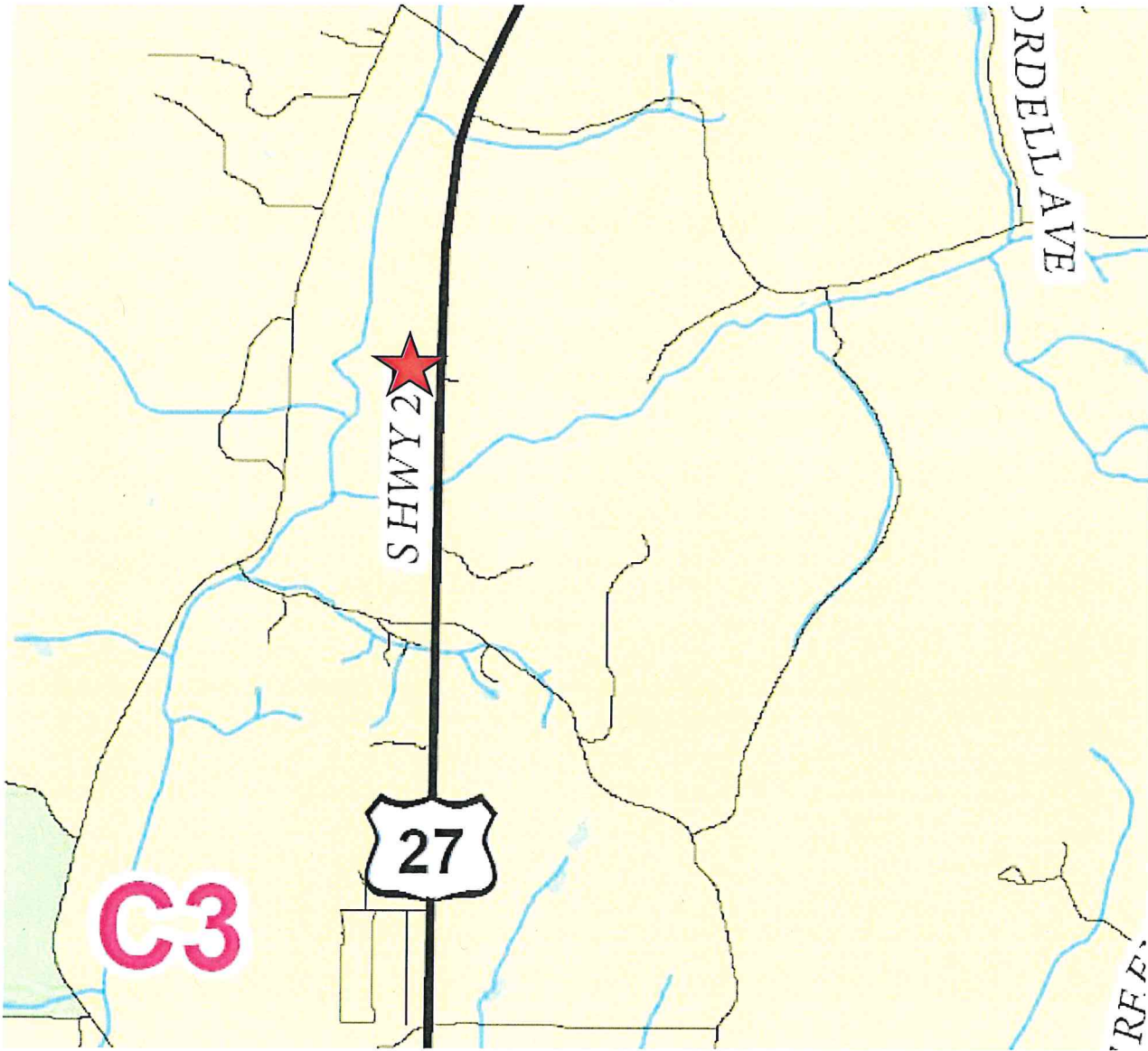




# Zoning Map:



# Future Land Use Map:



- Roads      +— Railroads      [Light Blue Box] Lakes & Ponds      [Red Dashed Box] Crossroad Community
- Highways      — Rivers & Streams      [Black Dashed Box] City Limits

**Character Areas**

- |   |  |   |  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li>[Blue Box] Activity Center</li> <li>[Light Blue Box] Activity Destination District</li> <li>[Light Green Box] Agriculture / Forestry</li> <li>[Black Box] Airport</li> <li>[Yellow Box] County Suburban</li> <li>[Red Box] Downtown Business District</li> </ul> | <ul style="list-style-type: none"> <li>[Brown Box] Downtown Mixed Use</li> <li>[Light Orange Box] Estate Residential</li> <li>[Orange Box] Fairyland Proper</li> <li>[Dark Blue Box] Gateway Corridor</li> <li>[Green Box] Greenspace / Conservation Area</li> <li>[Dark Brown Box] Historic Downtown</li> </ul> | <ul style="list-style-type: none"> <li>[Purple Box] Historic Mill Redevelopment Area</li> <li>[Grey Box] Industrial</li> <li>[Light Yellow Box] Lookput Mountain Neighborhood</li> <li>[Dark Purple Box] Mill Village</li> <li>[Orange Box] Missionary Ridge Residential</li> <li>[Light Orange Box] Mixed Use</li> </ul> | <ul style="list-style-type: none"> <li>[Light Blue Box] Residential Redevelopment Area</li> <li>[Yellow Box] Rural Residential</li> <li>[Purple Box] School</li> <li>[Red Box] Town Center</li> <li>[Yellow Box] Traditional Neighborhood</li> </ul> |
|---|--|---|--|



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 R-2 (Residential) & A-1 (Agricultural)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** Unknown
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** The rezone would put the current use in the correct zoning district.
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. Lanier since 2/2000.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** There was a bakery across the highway, but it has closed.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Rural Residential.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The property is 8.75+/- acres that currently has a commercial shop located on it.

## Current Ordinance:

### **Sec. 22-147. - Specific uses allowed**

(4). **Professional services and offices.** This group of uses includes business and professional offices, examples are medical offices or clinic's, but specifically excludes methadone clinics, and those types related to drug treatment facilities in the unincorporated areas of Walker County. Government offices, financial institutions without a drive-up facility, and personal service business where the service is performed on an individual-to-individual basis as opposed to services which are performed on objects or personal property. Examples of personal service business are barber shops, beauty shops, or photography studios. This group of uses may include a dispatching/communications/office center for the distribution of goods, but specifically excludes the warehousing or actual distribution of goods.

## Proposed Ordinance Change:

### Sec. 22-147 Specific Uses Allowed

#### (4) Professional Services, Offices, Online Sales, and Auto Brokerage

This category includes business and professional offices, such as medical offices or clinics; however, methadone clinics and similar drug treatment facilities are expressly prohibited within the unincorporated areas of Walker County.

Permitted uses also include government offices, financial institutions without drive-through facilities, and personal service businesses where services are performed directly for individuals rather than on objects or personal property. Examples include barber shops, beauty salons, and photography studios.

This category may further include dispatching, communications, or office centers used for the coordination of goods **and online sales, provided such uses comply with subsection (A)**. Warehousing and the physical distribution of goods are expressly prohibited.

#### **(A) Online Sales**

**Online sales businesses and auto brokerage service and sales shall be permitted within this category, subject to the following conditions:**

- 1. All sales transactions shall be conducted electronically. No on-site retail showroom shall be open to the general public.**
- 2. No on-site distribution of goods is permitted, except for incidental office-related materials.**
- 3. Customer visits shall be limited to administrative purposes only and shall not resemble traditional retail activity.**
- 4. No regular shipping, freight handling, or commercial delivery traffic exceeding that typical of normal office use shall be permitted.**
- 5. The business must maintain all required local, state, and federal licenses applicable to its operations.**
- 6. The business shall operate solely to facilitate transactions between buyers and licensed motor vehicle dealers or private sellers.**
- 7. No inventory of motor vehicles shall be stored, displayed, or offered for sale on-site.**
- 8. The premises shall not be used as a vehicle lot, dealership, or for the physical transfer of vehicles.**
- 9. All business activities shall be conducted within an office setting, with client meetings by appointment only.**
- 10. The dealer must comply with all applicable State of Georgia motor vehicle laws and licensing requirements.**