

**Walker County
Planning Commission Meeting**

July 16, 2026

6:00 P.M.

Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR JUNE 18, 2026 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. VARIANCE:

- 1. Gary & Patricia Baker:** Requests a setback variance for property located at 794 Rock Creek Road Flintstone, GA. 30725. Tax map & parcel number 0-047-027.
- 2. LeAnn Roberts:** Requests a variance for more than six on a private drive for property located at 282 Turner Lane Rossville, GA. 30741. Tax map & parcel number 0-121-011.
- 3. Battlefield Post 214 A L LTD:** Requests a variance to place four manufactured homes in the Chickamauga Battlefield Overlay District for property located at 540 Park City Road/314 Memorial Drive Rossville, GA. 30741. Tax map & parcel number 0-209-003A.

B. REZONE:

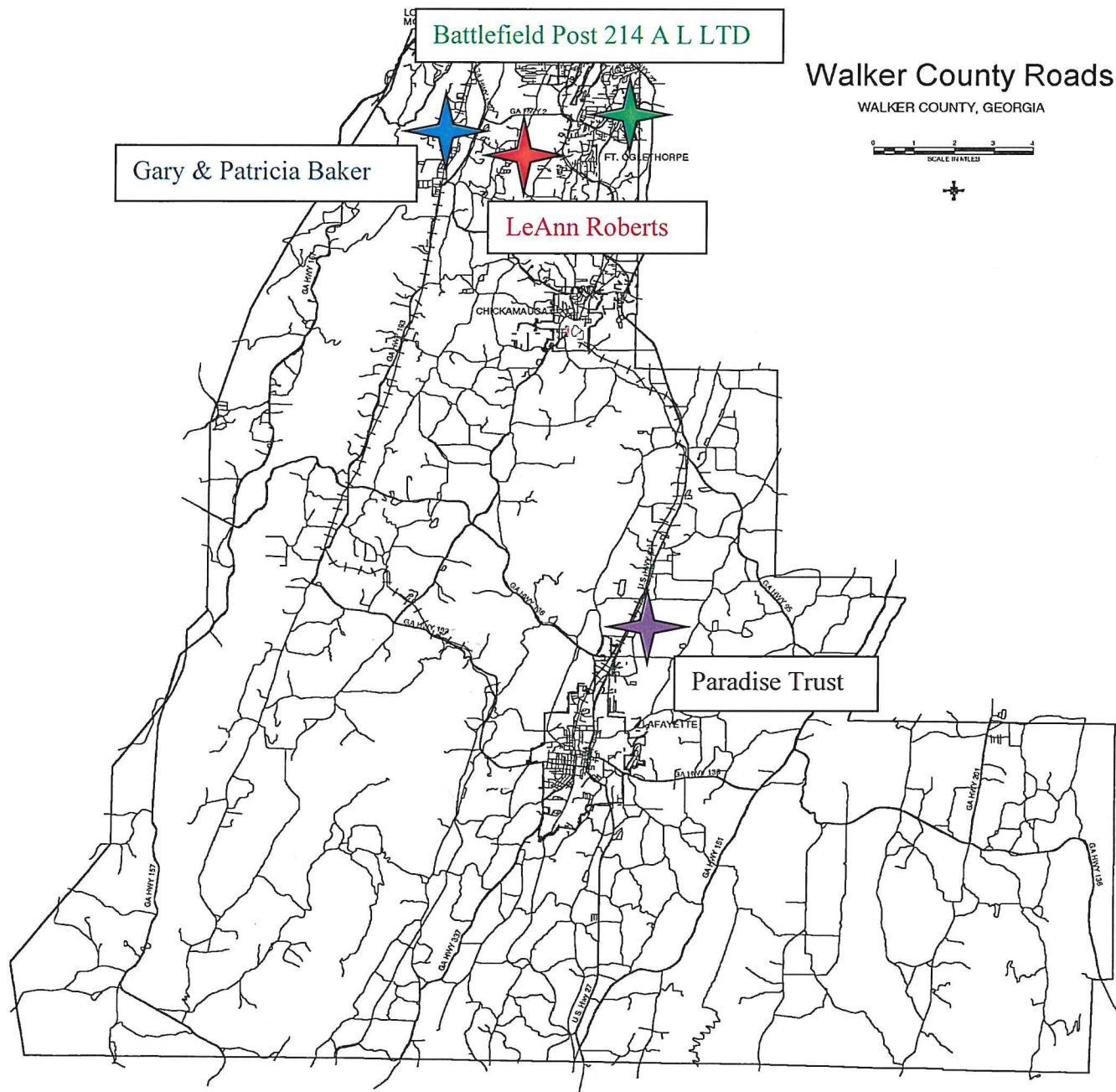
- 1. Paradise Trust:** Requests a partial rezone from A-1 (Agricultural) to R-2 (Residential) for property located at 195 Ed's Lake Road LaFayette, GA. 30728. Tax map & parcel number 0-331-043A.

VI. MOTION TO CLOSE PUBLIC HEARING:

VII. MOTION TO GO INTO NEW BUSINESS:

- 1. Gary & Patricia Baker**
- 2. LeAnn Roberts**
- 3. Battlefield Post 214 A L LTD**
- 4. Paradise Trust**

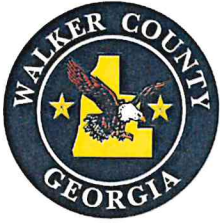
VIII: ADJOURNMENT:



Walker County Roads

WALKER COUNTY, GEORGIA





Walker County Planning Commission
Minutes

June 19, 2026

6:00 PM
Walker County Civic Center

ATTENDEES:

Planning Commission Members

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

Walker County Planning Staff

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 MAY 21, 2026 MINUTES:

Chairman Pittman asked if there was a motion to amend the May 21st minutes to reflect that the meeting was actually called to order by Vice Chairman Ingram and not Chairman Pittman and a motion to approve with the amendment. Will Ingram made a motion to approve the amended minutes. Stan Porter 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. Dorothy Hagan Variance Request: Chairman Pittman asked if Ms. Hagan was present and if so to please come forward. Dorothy Hagan came forward and gave some background on the property and Sourwood Lane and explained that they would like to divide their property. Chairman Pittman asked if the road circled through and Ms. Hagan said no it did not. Kristy Parker explained a previous survey and that there could possibly be thirteen lots/houses on Sourwood Lane. Stan Porter asked the reason why she wanted to divide the property. She gave some background to the previous owners and said that their family would like to move back to the property and build where the original house used to sit and to divide off 11 acres for them. Jon Hentz asked how long she has owned the property and she said since 2021. Chairman Pittman asked if anyone in the audience was against the request. Jon Afman came forward and gave a handout of the reasons why he was against this request. He stated that he has an Airbnb right beside this property and it would ruin the privacy. Kim Millican also stood up and stated that he is against the variance request. Jenny Stinus came forward and stated that she was the previous owner's granddaughter, and they would like to buy some of the property and build back to raise their family and have a farm.

2. Hannah Angland Variance Request: Chairman Pittman asked if anyone was present for Ms. Angland and if so to come forward. David Gottlieb came forward and stated that he would be representing Hannah Angland. He stated that Ms. Angland's parents have passed away and that both children, Hannah and Sherry have a settlement agreement that would allow Hannah to serve as administrator of the estate. Sherry has a mobile home that sits on the property that she lives in. He said that the mobile home sits on a permanent foundation and is older and would probably not hold up if it had to be relocated. They would like to cut out one acre where her home sits and Hannah keep the remaining property and continues to use it as a farm. Cindy Askew asked if there were any other homes on the property and Mr. Gottlieb said yes that the original home of their parents was still there. Hannah Angland came forward and gave some background to the will and stated that if her sister were to have to sell the property at any time she would have first rights to it. There was no one in the audience for or against this request.

3. Riely & Morgan Brande Rezone Request: Chairman Pittman asked if anyone was present for this request. Riely Brande came forward and stated that they had bought the property and had built their house there but would also like to use it as a farm. Stan Porter asked what type of animals they would have, and Mr. Brande stated some sheep, chickens and one or two hogs a year. Jon Hentz asked if this sat up behind the new duplexes and Mr. Brande said yes. There was no one in the audience for or against this request.

VI: MOTION TO OPEN OLD BUSINESS:

Chairman Pittman asked if there was a motion to open the old business. Todd Holt made a motion to open old business. Stan Porter seconded the motion. The vote was unanimous, and the motion carried.

1. Sec. 22-147 Specific Uses Allowed (4) Professional Service and Offices: Chairman Pittman read over the proposed section changes. No one had any questions or comments.

VII: MOTION TO CLOSE PUBLIC HEARING:

Chairman Pittman asked for a motion to close the public hearing. Will Ingram made a motion to close the public hearing. Cindy Askew seconded the motion. The vote was unanimous, and the motion carried.

VIII: MOTION TO OPEN NEW BUSINESS:

Chairman Pittman asked if there was a motion to open the new business. Todd Holt made a motion to open new business. Stan Porter seconded the motion. The vote was unanimous, and the motion carried.

XI: NEW BUSINESS:

1. Dorthy Hagan: Chairman Pittman asked if there was a motion to approve or deny the variance request. Jon Hentz made a motion to deny the variance request and stated that the reason why is that in 2019 the same request was denied for a reason. He stated that private drives are private for a reason and that this drive is already over loaded. Rob Walthour seconded the motion to deny. The vote was unanimous. The motion to deny carried.

2. Hannah Angland: Chairman Pittman asked if there was a motion to approve or deny and if a deny a reason why. Jon Hentz made a motion to deny the request because it is not this boards duty to satisfy finance concerns and that the smalled adjoining parcel is eleven acres and that it would not meet the guidelines. Rob Walthour seconded the motion to deny. Todd Holt, Cindy Askew, Rob Walthour and Jon Hentz voted in favor to deny the request with Will Ingram & Stan Porter not in favor of the denial. The motion to deny carried.

3. Riely & Morgan Brande: Chairman Pittman asked if there was a motion to approve or deny the rezone request and if deny a readon why. Jon Hentz made a motion to approve. Todd Holt seconded the motion to approve. The vote was unanimous. The motion to approve carried.

4. Sec. 22-147 Specific Uses Allowed (4) Professional Service and Offices: Chairman Pittman asked if there was a motion. Stan Porter made a motion to approve the changes. Todd Holt seconded the motion to approve. The vote was unanimous. The motion to approve carried.

X: ADJOURNMENT:

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

Date Submitted: Planning Commission Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Gary & Patricia Baker

Petitioner: same

Location 794 Rock Creek Road
Property: Flintstone, GA. 30725

Tax map & parcel number 0-047-027

	PC Meeting Date:	7/16/2026
	Present Zoning:	R-2 (Residential)
APPLICANT'S INTENT:	Requesting to be closer than 60 feet on the front and 15 feet on rear property line.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Crossroads Community	

Projected Area:





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

☐ Rezone ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
K-2	Setback - variances	
Map & Parcel	Date:	Fee:
0-047-027	6-3-26	150.00

Applicant/Owner & Phone: Gary & Patricia Baker -

Street Name & Number: 794 Rock Creek Road

Mailing Address: 794 Rock Creek Road

City, State, Zip code: Flintstone GA 30725

Request: Set back variance

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 35-67A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

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

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

Signature of Applicant/Owner:

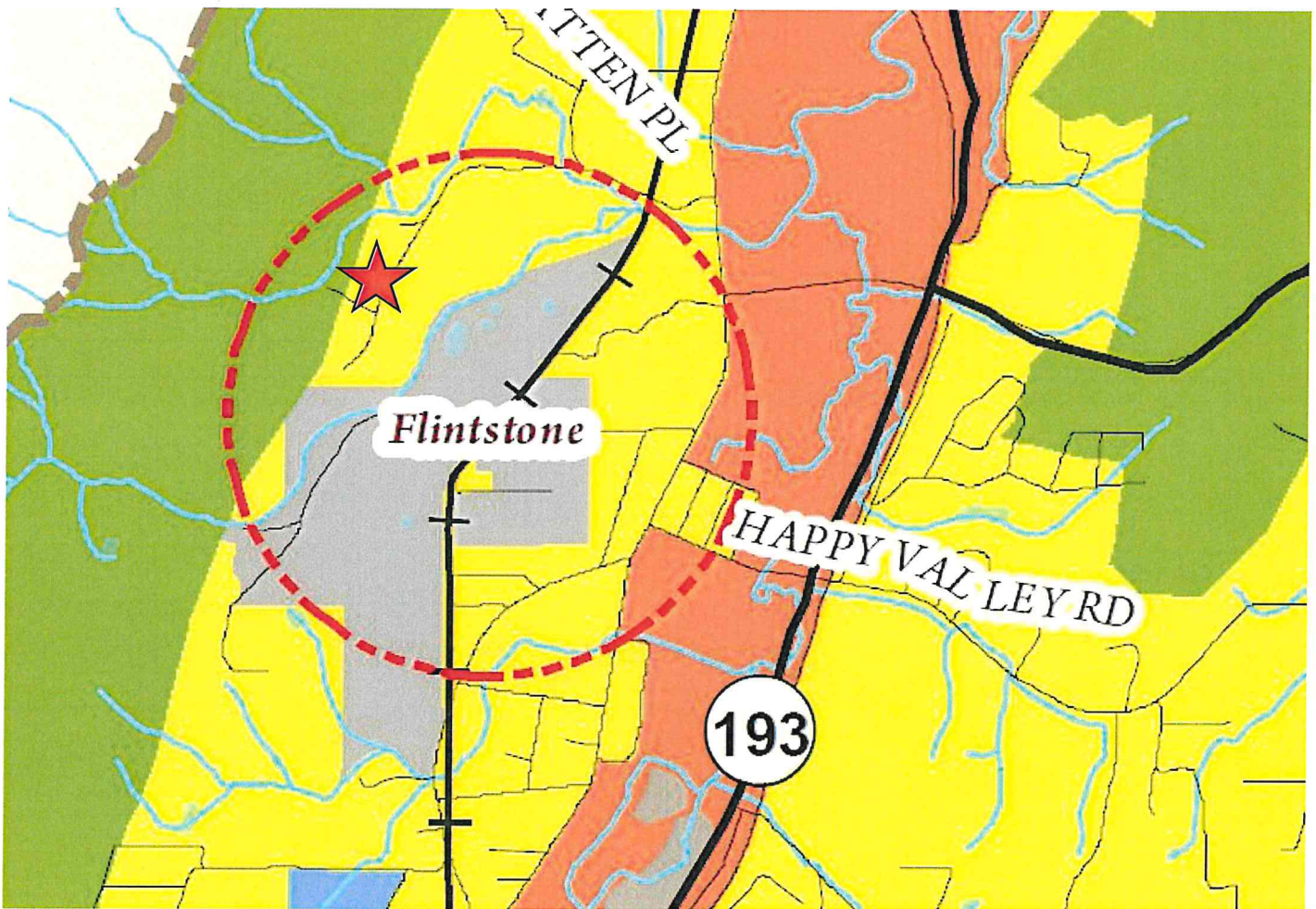
Gary Baker
APPLICANT/OWNER

6/3/2026
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 50. Villanow Community, Walker County Georgia

Crossroads Community: Chickamauga and Walker County

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

Suggested Development Strategy:

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

Land uses:

- Commercial
- Residential
- Public/Institutional

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

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: LeAnn Roberts

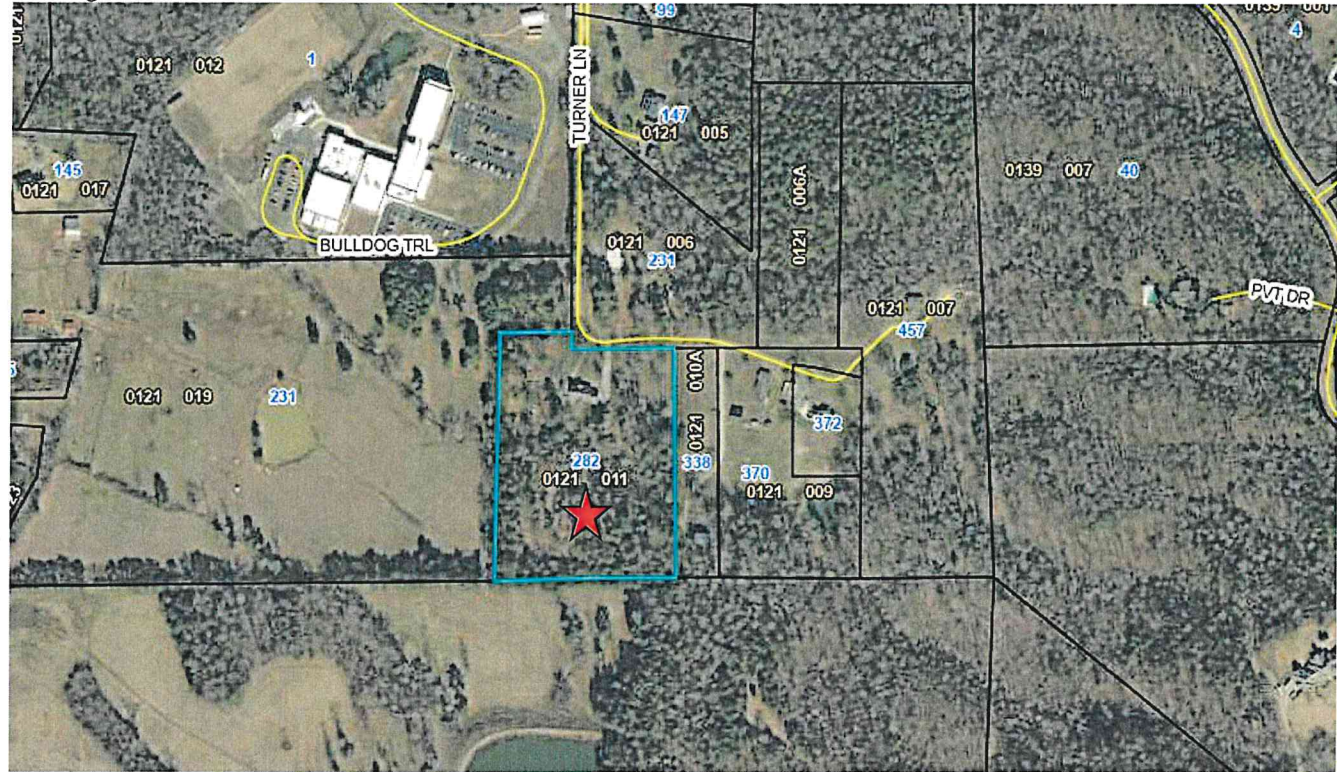
Petitioner: same

Location of Property: 282 Turner Lane
Rossville, GA. 30741

Tax map & parcel number 0-121-011

	PC Meeting Date:	7/16/2026
	Present Zoning:	R-2 (Residential)
APPLICANT'S INTENT:	Requesting to have more than six lots/houses on a private drive. Their parcel was originally two lots, but they had them combined and one son has just built a new home on the property that was to replace the older home that is uninhabitable (not the one they live in). She is now requesting to divide the property so the other son can now build a house on. Total of nine houses/lots including the structure that is uninhabitable already exists.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban	

Projected Area:





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

☐ Rezone ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
R-2		
Map & Parcel	Date:	Fee:
0-121-011	6-8-26	150.00

Applicant/Owner & Phone: LeAnn Roberts
Street Name & Number: 282 Turner Lane
Mailing Address: 282 Turner Lane
City, State, Zip Code: Rossville GA 30741
Request: more than 6 homes on
a private drive.

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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

Signature of Applicant/Owner:

LeAnn Roberts 6/8/26
APPLICANT/OWNER DATE

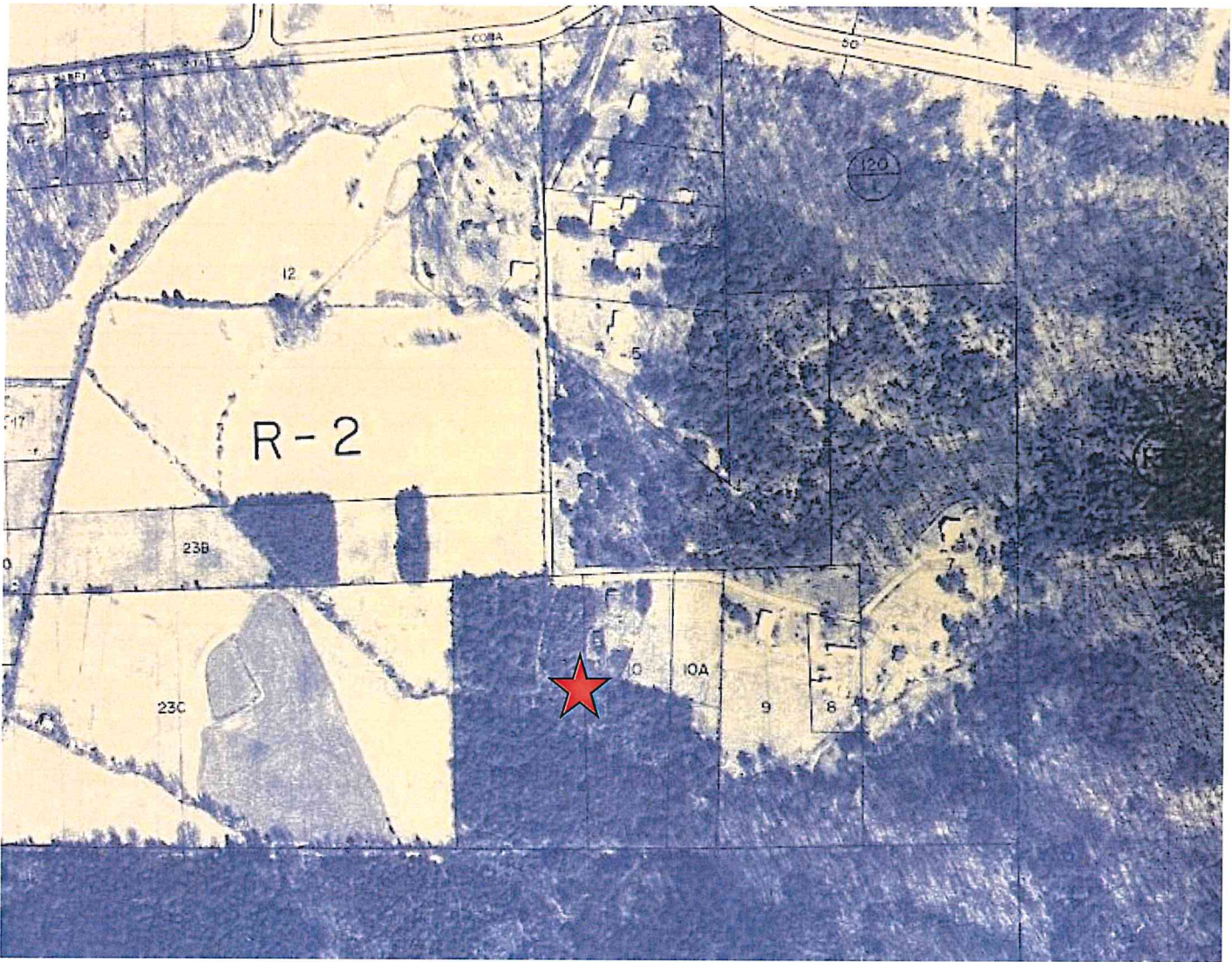
Sec. 22-401. No permit for structures without publicly accepted and maintained access.

No building permit shall be issued for a building or use on a lot which does not:

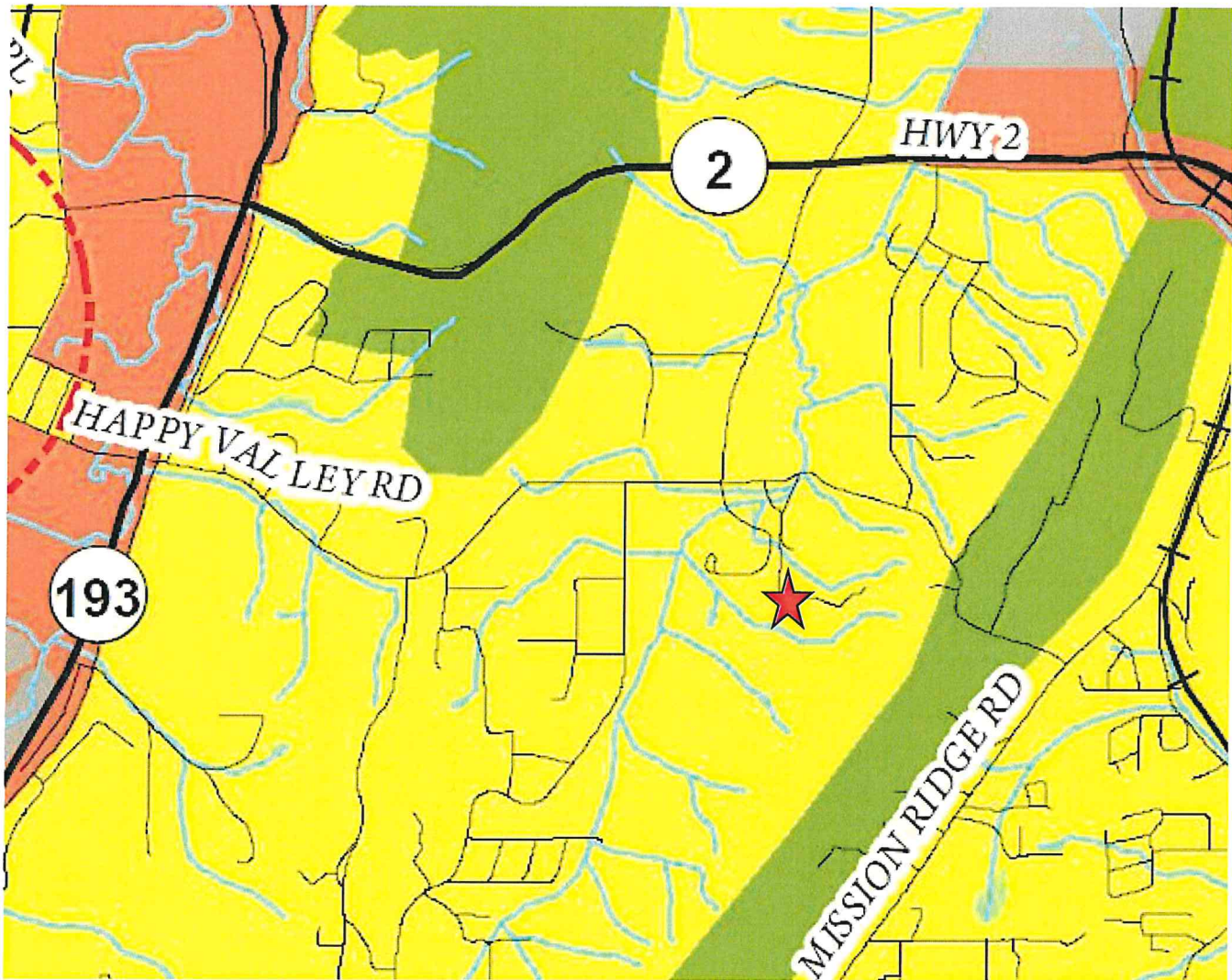
- (1) Abut on an already constructed, dedicated and publicly accepted and maintained State, municipal or County street or road;
- (2) Abut on a street in a subdivision which has received final approval, but is not yet recorded, and for which proper bond has been posted; or
- (3) Abut on a private drive, or a permanent recorded easement or right-of-way which serves no more than 6 separate residential dwellings, lots or tracts and provides access to a publicly accepted and maintained road, provided that the following criteria are met:
 - a. A private drive, easement or right-of-way utilized for access must be at least 50 feet in width. Each parcel of property that accesses the private drive, easement or right-of-way must be a minimum of 1 acre, except all property that is zoned A-1 requires a minimum of 5 acres. A maximum of 6 parcels may access the private drive, easement or right-of-way. No additional private drive, easement or right-of-way may be created from the original private drive, easement or right-of-way or any parcel that has access thereto. Each private drive, easement or right-of-way must satisfy the County: (1) Fire Department dead end road requirements; (2) setback requirements; and (3) storm water and soil erosion plan requirements. All deeds and plats are required to set forth the private drive, easement or right-of-way. All deeds and permits that provide a private drive, easement or right-of-way to be utilized for access shall include a provision that each property owner shall be responsible for the property owner's share of the cost of the maintenance of the private drive, easement or right-of-way. For example, if 4 property owners access a private drive, easement or right-of-way, then each property owner shall be responsible for $\frac{1}{4}$ of the cost of the maintenance of the private drive, easement or right-of-way.

(Code 2005, § 34-488; Ord. of 7-20-1994, § 9.18; Ord. of 4-2-1997, § 9.18; Ord. of 7-15-2004(3); Ord. No. O-02-21, § 4, 10-28-2021)

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 52. Residential development in the Mountain View area

County Suburban: Walker County

Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.

Suggested Development Strategy:

1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

Land uses:

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Battlefield Post 214 A L LTD

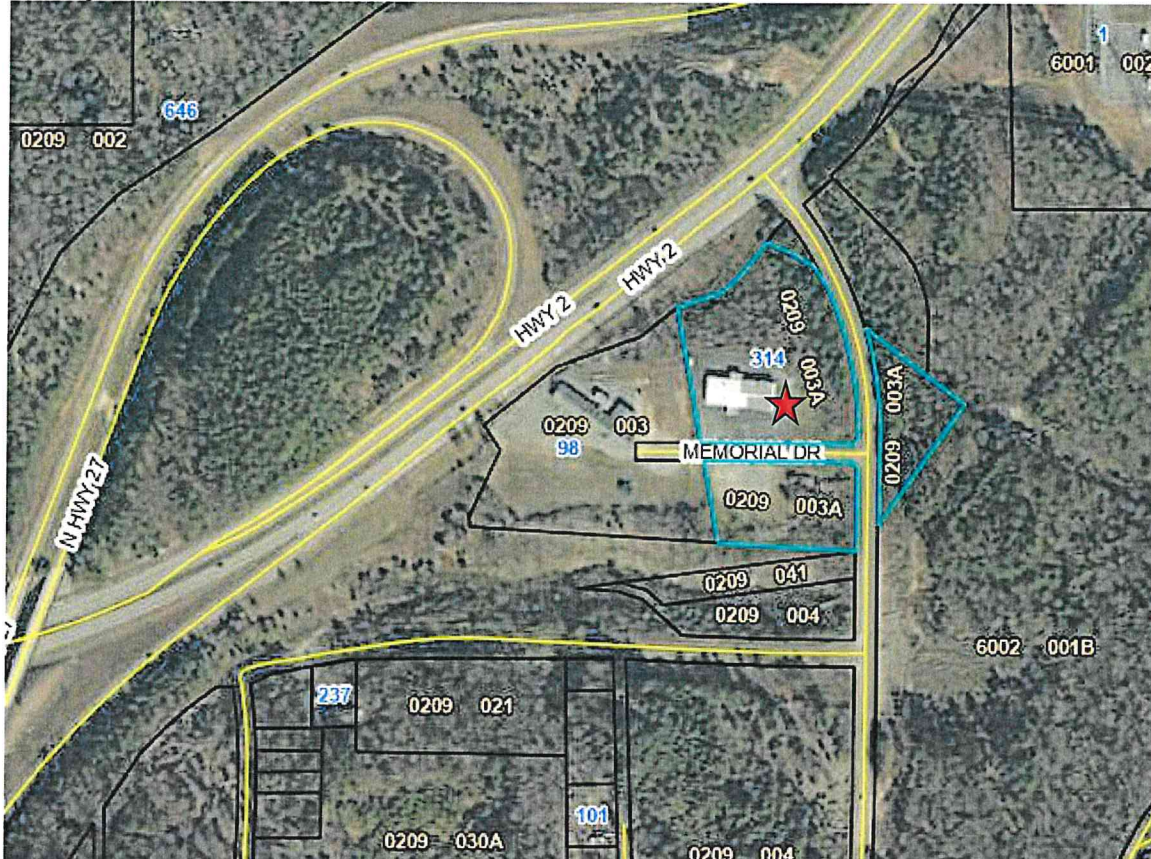
**Petitioner: Battlefield Veterans Village
Foundation INC.**

Location of Property: 540 Park City Road/
314 Memorial Drive
Rossville, GA. 30741

Tax map & parcel number 0-209-003A

	PC Meeting Date:	7/16/2026
	Present Zoning:	R-3 (Residential) within the CBOD (Chickamauga Battlefield Overlay District)
APPLICANT'S INTENT:	Requesting to place four manufactured homes within the CBOD.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Mixed Use	

Projected Area:





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

☐ Rezone ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
R3		
Map & Parcel	Date:	Fee:
# 0269 003A	10 JUN 26	\$150.00

Applicant/Owner & Phone: BATTLEFIELD VETERANS VILLAGE FOUNDATION, INC.

Street Name & Number: 550 PARK CITY RD ROSSVILLE GA 30741

Mailing Address: P.O. BOX 2221 FT OGLETHORPE, GA 30742

City, State, Zip Code: _____

Request: VARIANCE DEEMED TO ALLOW A

SMALL MFG. PLANT TO BE PLACED ON PERMANENT
RESIDENTIALS WITHIN THE CBOB

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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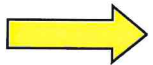
- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift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

Signature of Applicant/Owner:

[Signature]
APPLICANT/OWNER

10 JUN 26
DATE

APPENDIX B. UNACCEPTED CORRIDOR DISTRICT RESIDENTIAL USES



Mobile homes or mobile home parks.

District Boundary.

To find the point of beginning, start at the intersection of the centerline of Red Belt Road with the Walker County line; thence north along the County line to the southern boundary of Chickamauga National Military Park; thence along the southern, western, and northern park boundaries to the intersection of the northern park boundary with the Walker County line; thence north along the County line, to its intersection with the southern right-of-way line of State Route 2 (SR2); thence west along the southern right-of-way line of SR2 to its intersection with the southern right-of-way line of McFarland Gap Road; thence east along a line representing a 400-foot setback from the south right-of-way line of McFarland Gap Road to its intersection with the western line of Jenkins Road; thence south along a line representing a 400-foot setback from the western line of Jenkins Road to its intersection with Bell Court Road; thence continuing south on old Jenkins Road but only to the east right-of-way line of Jenkins Road from Bell Court to the intersection of the east line of Jenkins Road with the north right-of-way line of Davis Road; thence east along the north line of Davis Road to its intersection with Paula Lane; thence along a line representing a 400-foot setback along the western right-of-way line of Polly Lane, and Chandler Road to its intersection with Rutledge Street; thence along a 400-foot setback from the southern right-of-way boundary of Rutledge Street to its intersection with Osburn Road; thence on a line representing a 400-foot setback from the western line of Osburn Road to its intersection with the centerline of Lee and Gordon Mill Road; thence east along the centerline of Lee and Gordon Mill Road to its intersection with the centerline of Red Belt Road; thence east along the centerline of Red Belt Road to the point of the beginning.

Any properties located within the above boundary which lie within either the City of Chickamauga or the City of Fort Oglethorpe are excluded from the overlay zoning district unless and until any such parcel or [tract] shall be de annexed or otherwise cease to be part of either city, at which time such parcel or [tract] will automatically become part of this special district.

The 400-foot setback shall be approximate in that the actual line as shown on the zoning map by parcel shall match the tax parcel lines. There will be no split zoning districts within any single parcel unless requested by the owner and approved by the Planning Commission as a variance. Unless a variance is granted as a split for the portion beyond 400 feet, all road frontage parcels will be included in the overlay district.

If a variance is granted, the assessor's office will then show the split parcel as a separate tax parcel on the tax parcel maps. All parcels without road frontage that have any portion lying within the established 400-foot setbacks from the road right-of-way line will be included within the district unless greater than 75 percent of the square footage area of the parcel prior to the effective date of adopted change lies beyond the 400-foot setback line, in which case the parcel (without the owners' written request to be included or split) will retain its then existing zoning classification.

Sec. 22-149. Dwelling unit types for residential use.

Dwelling unit types for residential use are as follows:

Land Use	Land Use Districts									
	A-1	R-A	R-1	R-2	R-3	CBOD	C-1	CN	I	PUD
Residential (SF)	A	A	A	A	A	A	P	A	P	A
Residential (Dup.)	P	A	P	A	A	A	P	A	P	A
Residential (MF)	P	A	P	A	A	A	P	A	P	A
Residential (Mfg. housing)	A	A	P	A	A	P	P	A	P	A
Manufactured housing parks	P	P	P	P	A	P	P	A	P	A
Recreational vehicle parks	A	A	P	P	P	A	A	P	P	A

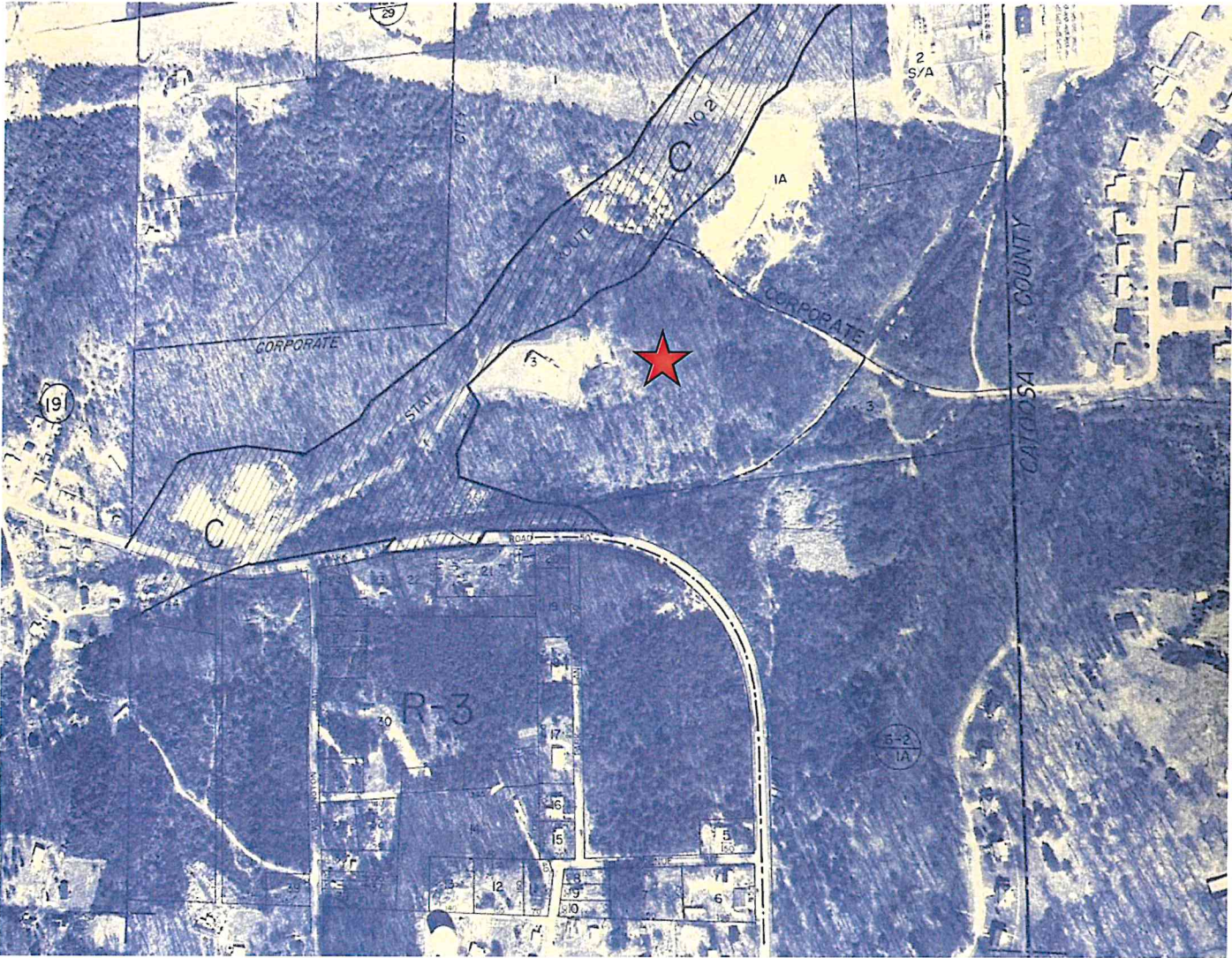
Notes: This table indicates where certain housing types are allowed. The abbreviations for and certain requirements relating to those housing types are as follows: "SF" means single-family dwelling; "Dup" means duplex; "MF" means multifamily dwelling; "Mfg. housing" means manufactured housing. A modular home is classified as a single-family residential structure. Compatibility standards for manufactured homes are listed in section 22-388(a). Other (non-compatible) manufactured homes and mobile homes built before June 15, 1976, are listed in section 22-388(b).

(Code 2005, § 34-236; Ord. of 7-20-1994, § 3.05; Ord. of 1-29-2009(2), § 34-236; Ord. No. O-01-24, § 10, 11-14-2024)

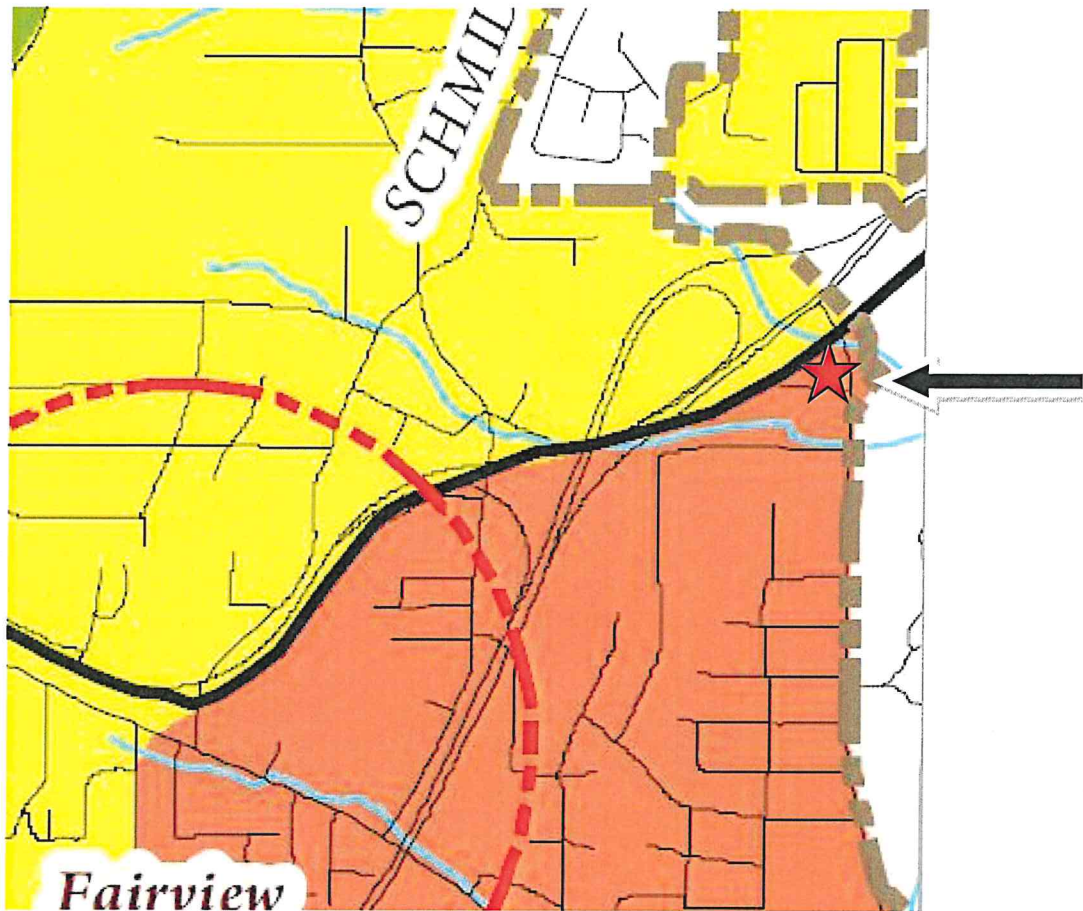
Type of housing they would like to place on the property



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 63. Fieldstone Farms Mixed Use Planned Unit Development – Phase I

Mixed use: LaFayette and Walker County

Description: A location containing mix of offices, housing, and commercial uses. This mix of uses may consist of single and/or multi story buildings. Often multi story buildings contains retail or office space on the first story. Additional floors of any building often contain a separate use to that of the first floor.

Suggested Development Strategy:

1. Provide design guidelines for stores and offices. These guidelines may be for building design, landscaping, regulatory setbacks, parking, stormwater, and etc.
2. Create a plan for the vision, upkeep, growth, and development of the mixed-use area. Creating a plan will help provide an identity to the area and attract appropriate businesses.
3. Improve water and sewer services to attract new growth and to meet future needs.
4. Improve broadband availability, including upload and download speed.
5. Infill vacant lots or underutilized property, improving overall aesthetics of the area.
6. Provide environmental protections to nearby streams and other waterbodies.
7. Provide protections to historic and cultural resources of the area so they will not be lost
8. Provide public investments into storm water management, community recreational spaces and facilities, public transit, bike and pedestrian facilities.
9. Make available pocket parks with seating.
10. Wherever possible, connect to regional network of greenspace and trails that are available to pedestrians, bicyclists, and other non-vehicular means of transportation.
11. Cluster new buildings so to improve pedestrian access and walkability to different surrounding uses.
12. Invest in infrastructure improvements to roads and sidewalks, increasing pedestrian mobility and safety.

Land uses:

- Residential
- Commercial
- Park/Recreation/Conservation
- Office
- Public/institutional

Key Word Objectives: Office space, Commercial retail, Local retail, Residential, Parks, Infill development, Design guidelines, Infrastructure investments, Sewer and Water infrastructure, Road and Sidewalk improvements, walkability, Broadband availability

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Paradise Trust

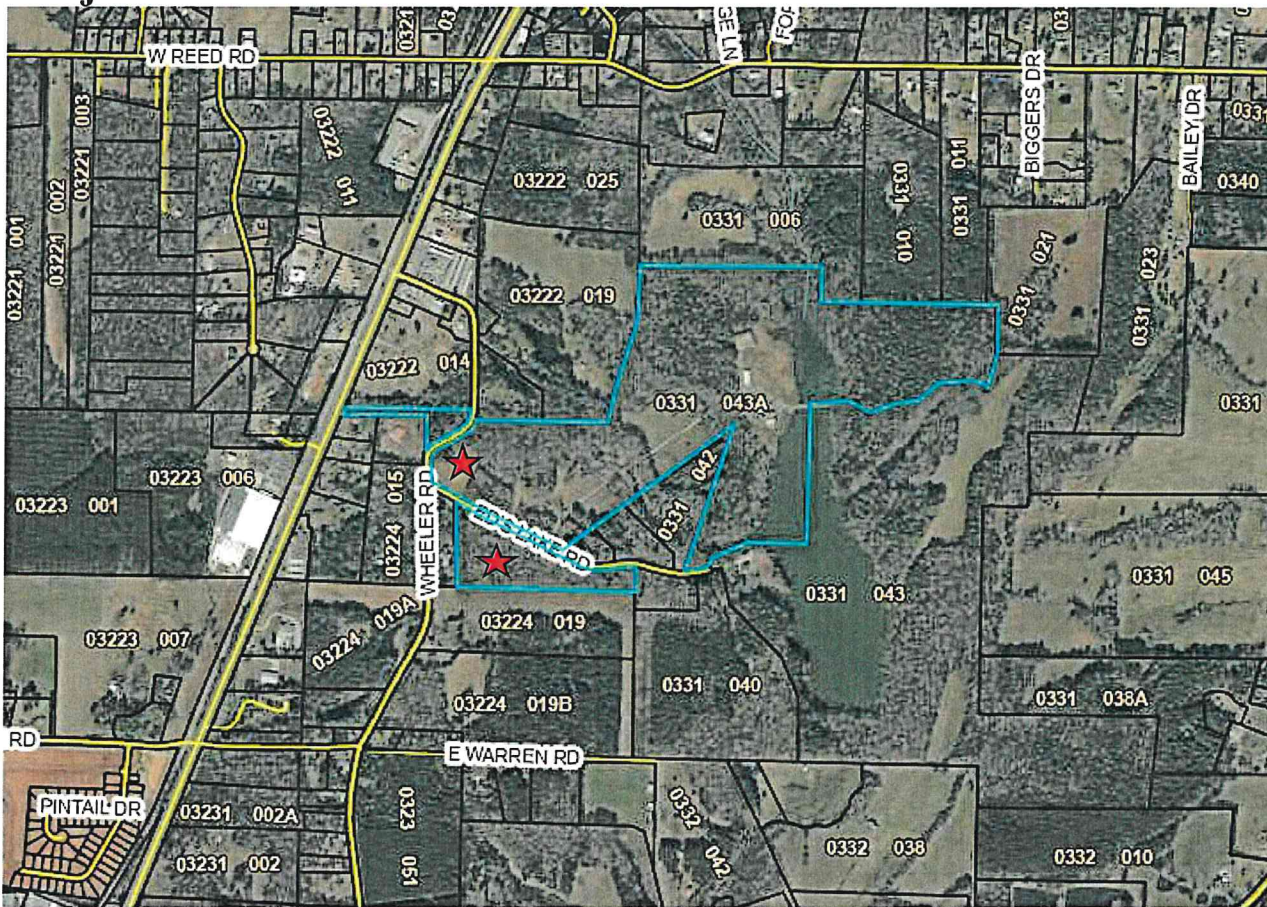
Petitioner: same

**Location
Property:** 195 Ed's Lake Road
LaFayette, GA. 30728

Tax map & parcel number 0-331-043A

	PC Meeting Date:	7/16/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a partial rezone from A-1 (Agricultural) to R-2 (Residential) of six acres on the north side and eleven acres on the south side of Ed's Lake Road.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban	

Projected Area:





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

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
<u>A1</u>	<u>R2</u>	
Map & Parcel	Date:	Fee:
<u>0331043A</u>	<u>6/15/26</u>	<u>\$150.00</u>

Applicant/Owner & Phone: PARADISE TRUST 423-903-5966

Street Name & Number: 195 ED'S LAKE ROAD

Mailing Address: 306 JOY STREET

City, State, Zip Code: FORT OGLETHORPE, GA. 30742

Request: REZONE 6 ACRES FROM A1 TO R2 & 11 ACRES
MAP ATTACHED A-1 to R-2

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 35-67A 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:

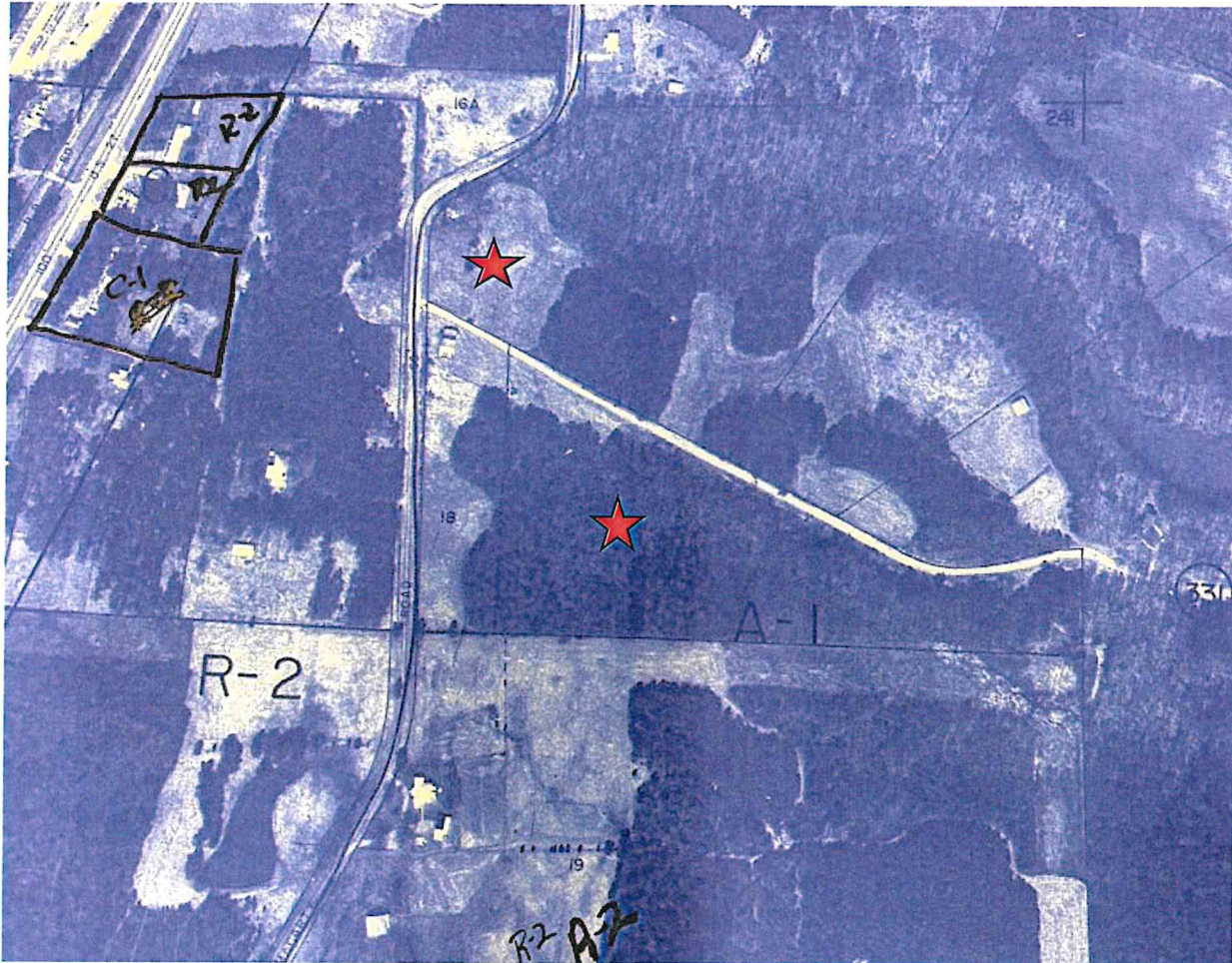
- A) The name of the local government official(s) to whom cash contribution or gift was made.
B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
C) An enumeration and description of each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

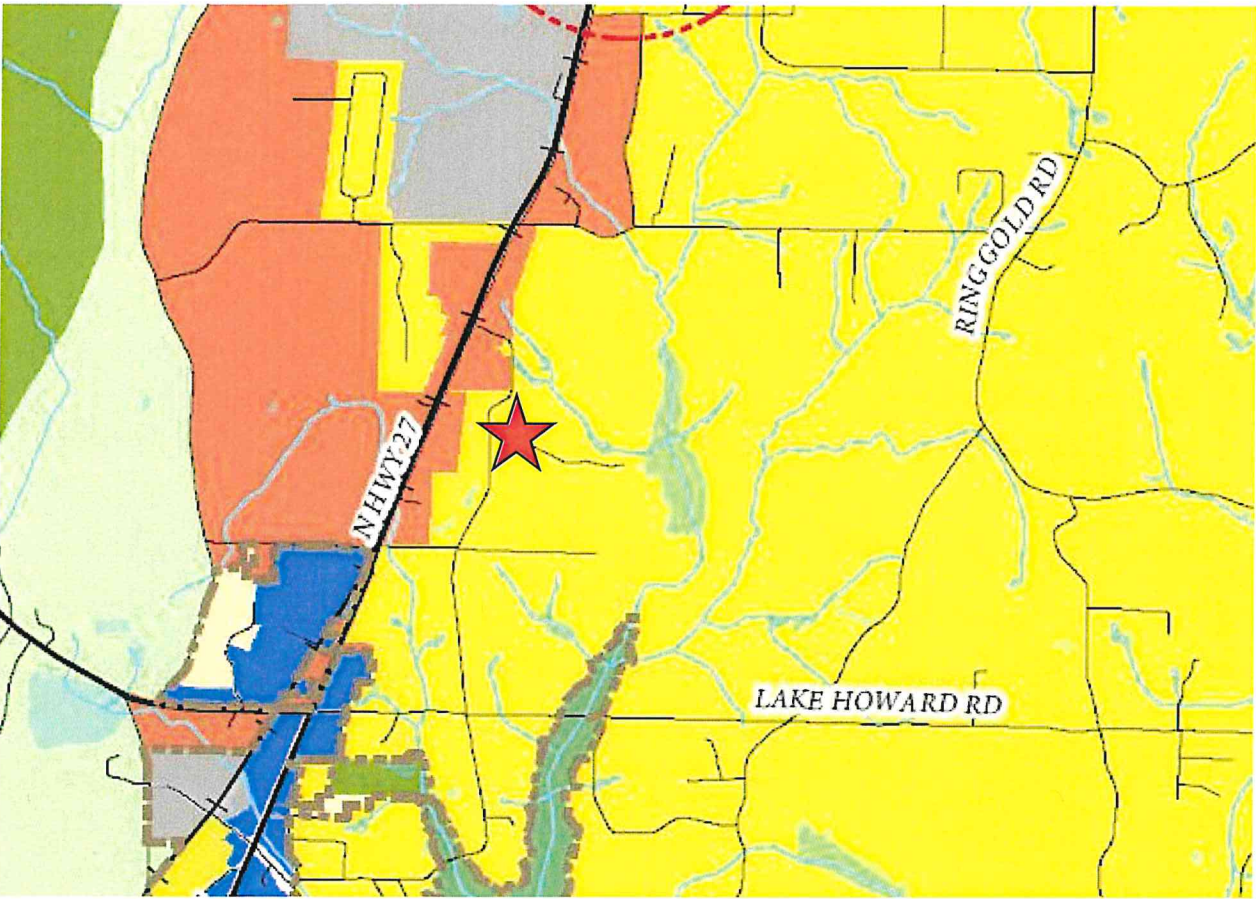
[Signature]
APPLICANT/OWNER

6/15/26
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 52. Residential development in the Mountain View area

County Suburban: Walker County

Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.

Suggested Development Strategy:

1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

Land uses:

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection

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:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** It would provide more housing for the area.
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 Paradise Trust since May 2017.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** All property on the west side of Wheeler Road is agricultural.
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 country suburban.
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.** Depending on how many structures would be built it could impact all of these.
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:** This property is on septic so depending on how many homes they are wanting to build would have to be approved by Environmental Health. Also, Ed's Lake Road is a narrow county road that is listed as being eighteen feet wide.