

**Walker County
Planning Commission Meeting**

August 20, 2026

6:00 P.M.

Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

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

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. REZONE:

- 1. Eugene Hester:** Requests a rezone from R-2 (Residential) to CN (Commercial Neighborhood) for property located at 5724 N. Hwy 27 LaFayette, GA. 30728. Tax map & parcel number 0-329-1-022.
- 2. Eugene Hester:** Requests a rezone from R-2 (Residential) to CN (Commercial Neighborhood) for property located at 5714 N. Hwy 27 LaFayette, GA. 30728. Tax map & parcel number 0-329-1-021.
- 3. Eugene Hester:** Requests a rezone from R-2 (Residential) to CN (Commercial Neighborhood) for property located at 19 Laminack Circle LaFayette, GA. 30728. Tax map & parcel number 0-329-2-050.

VI. MOTION TO CLOSE PUBLIC HEARING:

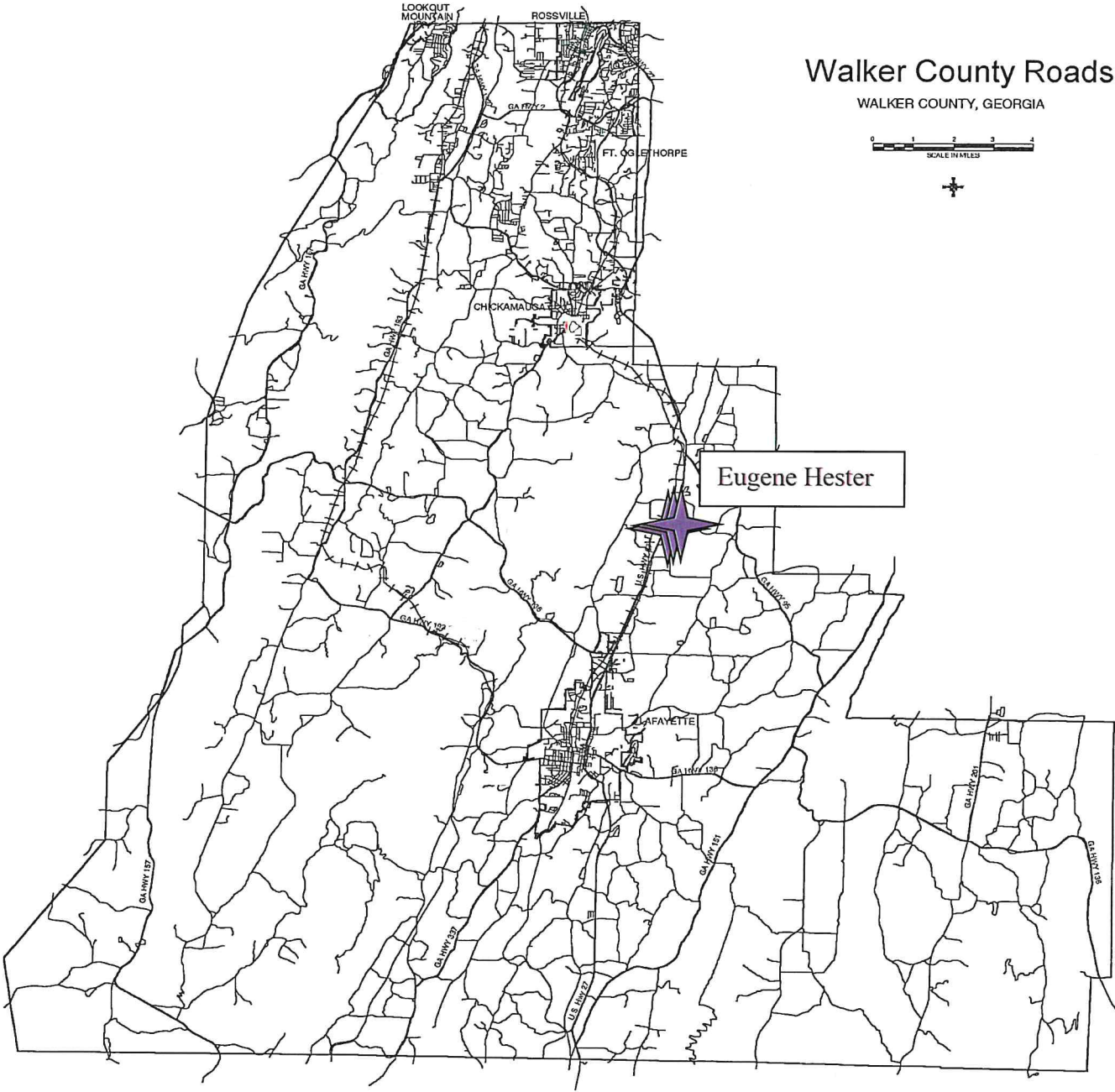
VII. MOTION TO GO INTO NEW BUSINESS:

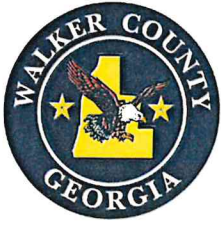
- 1. Eugene Hester**
- 2. Eugene Hester**
- 3. Eugene Hester**

VIII: ADJOURNMENT:

Walker County Roads

WALKER COUNTY, GEORGIA





Walker County Planning Commission
Minutes

July 16, 2026

6:00 PM
Walker County Civic Center

ATTENDEES:

Planning Commission Members

John Morehouse
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 JUNE 18, 2026 MINUTES:

Chairman Pittman asked if there was a motion to approve the minutes. Todd Holt made a motion to approve the 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. John Morehouse 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. Gary & Patricia Baker Variance Request: Chairman Pittman asked if there was anyone present for this request. Gary Baker came forward and stated that he lives at 794 Rock Creek Road in Flintstone and would like to build a second home on his property for his mother-in-law. He stated that there was an existing foundation where an old house used to be. Stan Porter asked how far back from the road he would be and Mr. Baker said 33'. Todd Holt asked if the property was on sewer or septic and Mr. Baker said septic. There were no other questions or comments.

2. LeAnn Roberts Variance Request: Chairman Pittman asked if anyone was present for Mrs. Roberts and if so to come forward. Mrs. Roberts came forward and said that her son would like to build a house on their property. She stated that her other son just built a house and she would like to have the other son there also. She said that it is all family that lives on Turner Lane and that they all do upkeep on the road. She said that there was an old uninhabitable house on the property along with her and her son's house. Cindy Askew asked if the uninhabitable house would be taken down and Mrs. Roberts said yes. She said that the new house would replace that old one. Kristy Parker stated that the uninhabited house was supposed to be torn down and replaced by the house that the other son had just built two years ago. There were no other comments or questions.

3. Battlefield Post 214 A L LTD Variance Request: Chairman Pittman asked if anyone was present for this request. Mr. Jack Staples came forward and stated that they would like to put four manufactured homes on the property for homeless vets. He stated that he had a handout that may provide information showing that he did not need the variance. The paperwork stated that a manufactured home which has not been issued a certificate of title from the commissioner and is sold on or after July 1, 2006 shall become real property. Jon Hentz asked if the homes would be placed on a permanent foundation and Mr. Staples said yes. Stan Porter spoke about how financing a manufactured home and having it become part of the property works. Kristy Parker stated that if the home had a title at the time of permitting the Planning Office has to permit it as a manufactured home and then they can relinquish the title and have it turned into the same as a site-built house through the Tax Office. There were no other comments or questions.

4. Paradise Trust Rezone Request: Chairman Pittman asked if anyone was present for Paradise Trust. Chris Heppenstall came forward and said he would like to rezone two tracts from A-1 to R-2. The six-acre tract would be on the north side of the property and eleven acres on the south side. He handed out floor plans and a picture of what they would like to build. He stated that the extra housing would benefit the county. Mr. Heppenstall asked if he could stop and use the rest of his time so he could address any concerns from the neighbors. He stated that the Planning Office had told him when he applied that some of the neighbors had been calling with concern. Chairman Pittman stated that would be up to the Board. He asked if there was a motion to allow Mr. Heppenstall to yield his time and come back after any other comments from the neighbors. Stan Porter made a motion to allow the yield in time. After some discussion. Chairman Pittman asked for a motion to take a five-minute break to look at the bylaws. Todd Holt made a motion to take a five-minute break. John Morehouse seconded the motion. The vote was unanimous. After the five-minute break Chairman Pittman stated that Mr. Heppenstall should go ahead with his presentation and then anyone with opposition would have twelve minutes then both sides would have an additional three minutes for extra comments. Todd Hold asked Mr. Heppenstall

how many units they would want to build, and he said he did not know at this time. He said they would not be low-income housing. Stan Porter asked about the square footage and size and Mr. Heppenstall said each unit would be about 900 square feet and be two bedrooms and two baths. He also said that they would run sewer from Hwy 27 and under Wheeler Road to the property. Austin Moris said that he talked to the city and they would allow them to connect to sewer. Blakley LeGrande came forward on behalf of the neighbors and stated they were not in favor of the rezone. They have concern about the already low water pressure in that area along with concern over the runoff all the new houses would cause. She also stated that the area shows to encourage conservation subdivisions which means to leave more green space and this number of housing units would not provide that. Mr. Bob Thomas came forward and stated that he was also not in favor of the rezone request and had talked to other neighbors that could not be present for the meeting and they were also against this. He said that the area has always been used for agricultural purposes. There were no other questions.

VI: MOTION TO CLOSE PUBLIC HEARING:

Chairman Pittman asked for 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, and the motion 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, and the motion carried.

VIII: NEW BUSINESS:

1. Gary Baker: Chairman Pittman asked if there was a motion to approve or deny the variance request. John Morehouse made a motion to approve. Stan Porter seconded the motion. The vote was unanimous. The motion to approve carried.

2. LeAnn Roberts: Chairman Pittman asked if there was a motion to approve or deny and if a deny a reason why. Stan Porter made a motion to deny due to the private drive already exceeding the limit. Todd Holt seconded the motion to deny. The vote was unanimous. The motion to deny carried.

3. Battlefield Post 214 A L LTD: Chairman Pittman asked if there was a motion to approve or deny and if deny a reason why. Todd Hold made a motion to approve. Rob Walthour seconded the motion to approve. The vote was unanimous. The motion to approve carried.

4. Paradise Trust: Chairman Pittman asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to deny because they have no plans and current infrastructure issues. John Morehouse seconded the motion. The vote was unanimous. The motion to deny carried.

IX: ADJOURNMENT:

Chairman Pittman asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. John Morehouse 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: Eugene Hester

Petitioner: same

Location 5724 N. Hwy 27
Property: LaFayette, GA. 30728

Tax map & parcel number 0-329-1-022

	PC Meeting Date:	8/20/2026
	Present Zoning:	R-2 (Residential)
APPLICANT'S INTENT:	Requesting to rezone the property from R-2 (Residential) to CN (Commercial Neighborhood) for multi-family and stores	
DETAILS OF REQUEST:	The Comprehensive Plan shows Crossroads Community.	

Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
R2	CN	
Map & Parcel	Date:	Fee:
03291 022 03291 021 03292 050	6-30-2026	900 ⁰⁰

Applicant/Owner & Phone: Gene Hester 423-838-2668

Street Name & Number: 19 Lam. Lock Circle / 5724 / 5714 N. Hwy 27

Mailing Address: Lafayette, GA. 30728

City, State, Zip Code: 190 Steele Hollow Rd - Lafayette, GA. 30728

Request: for C/N multi Family, stores

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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

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

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

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

Signature of Applicant/Owner:

Gene Hester
APPLICANT/OWNER

June 30, 2026
DATE

Sec. 22-148. Allowable and prohibited uses.

Allowable uses within each land use district are as follows:

Land Use	Land Use District									
	A-1	R-A	R-1	R-2	R-3	CBOD	C-1	CN	I	PUD
Residential	A	A	A	A	A	A	P	A	P	A
Institutional	A	A	P	A	A	A	A	A	A	A
Outdoor recreational	A	A	P	A	A	A	A	A	P	A
Professional service and office	P	A	P	A	A	A	A	A	P	A
Neighborhood commercial	P	P	P	P	P	A	A	A	P	A
General commercial	P	P	P	P	P	A	A	P	P	A
Public service	A	A	P	P	P	A	A	A	A	A
Utilities	A	A	A	A	A	A	A	A	A	A
Low intensity agriculture	A	A	P	A	A	A	P	P	P	P
General agriculture	A	A	P	P	P	A	P	P	P	P
Silvicultural	A	A	P	P	A	A	P	P	P	A
Industrial	P	P	P	P	P	P	P	P	A	P
Mining	A	P	P	P	P	P	P	P	A	P
Glamping	A	P	P	P	P	P	P	P	P	A

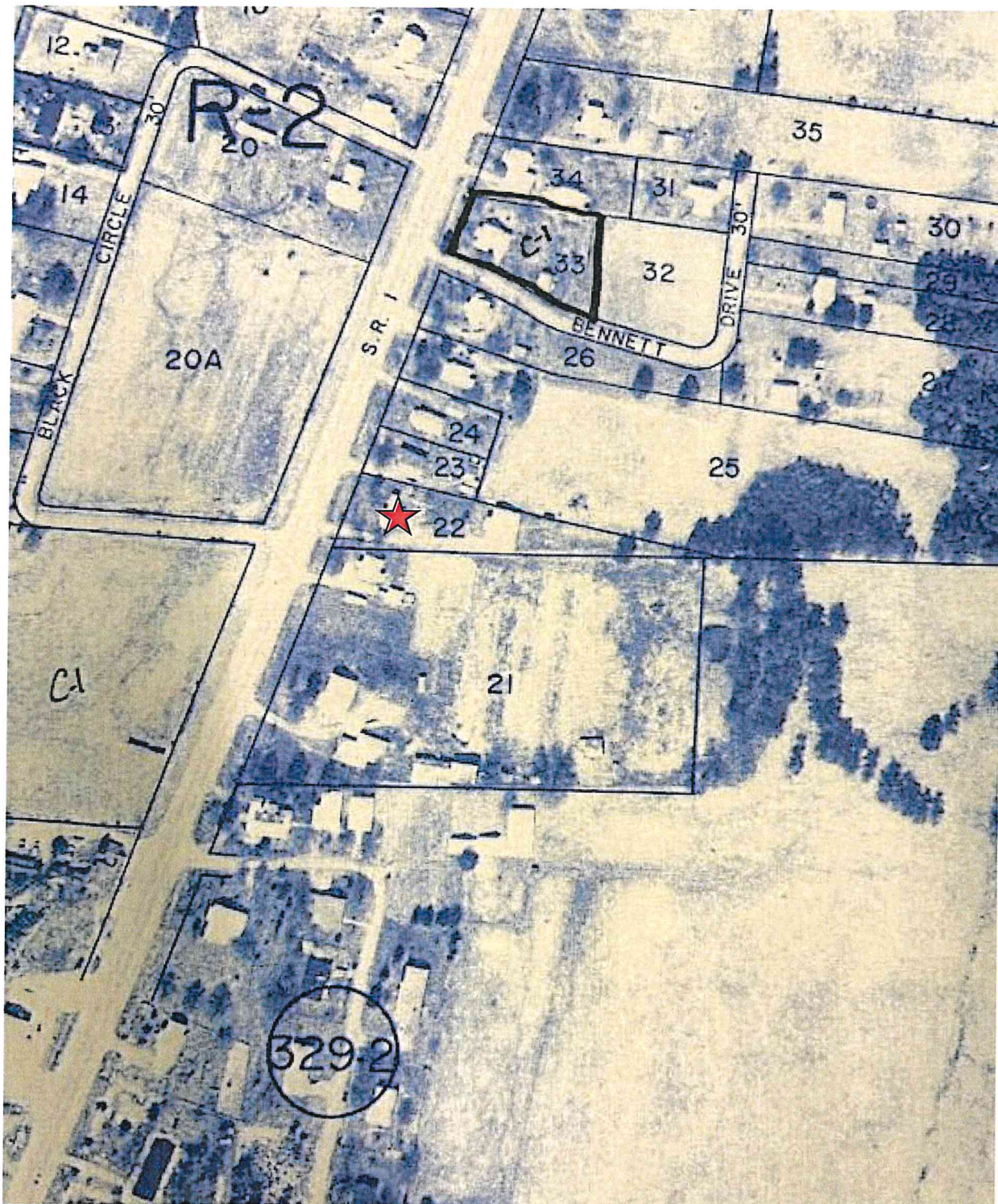
Notes:

A—Allowed use, must meet all applicable development and compatibility standards.

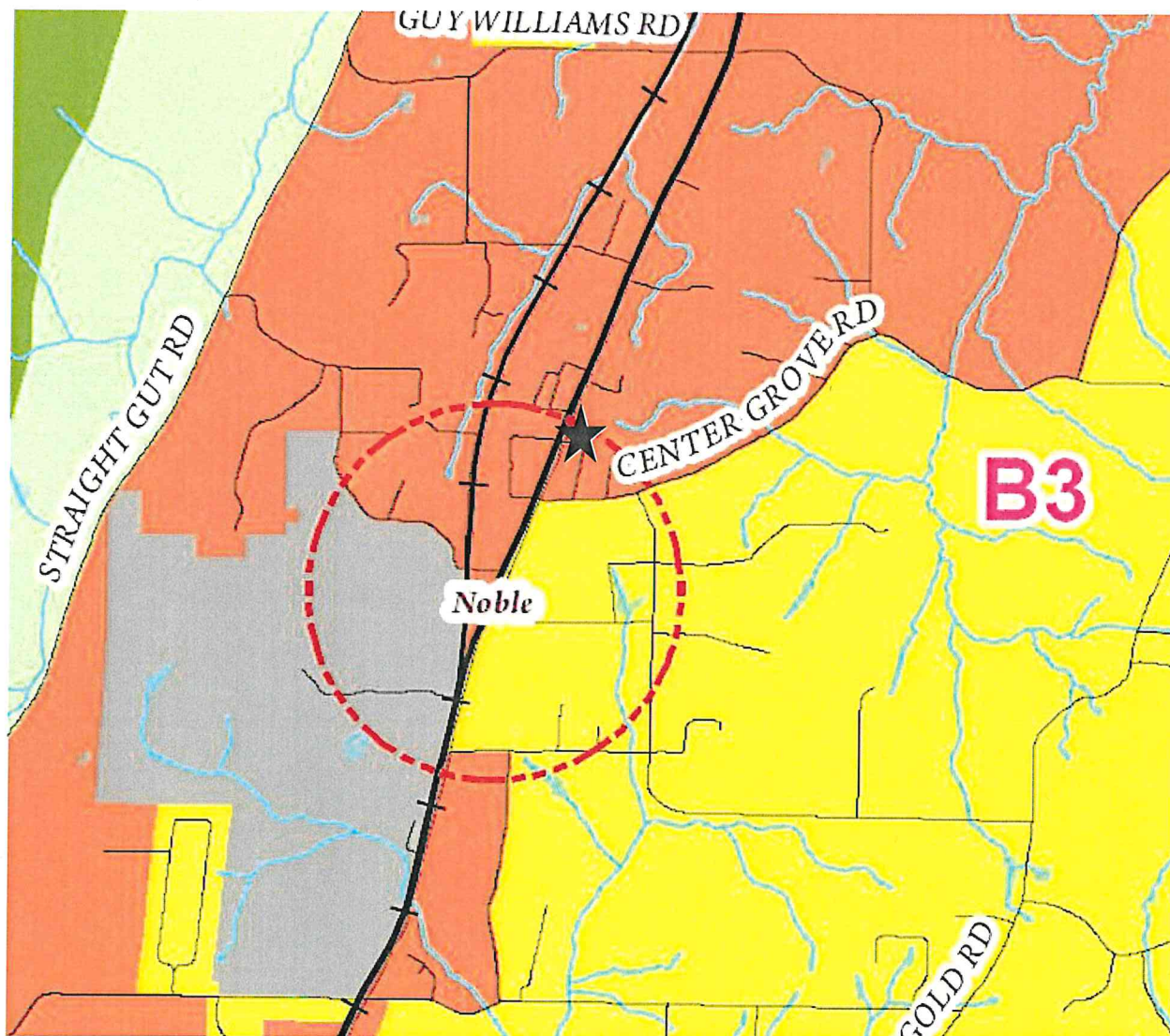
P—Prohibited use

(Code 2005, § 34-235; Ord. of 7-20-1994, § 3.04; Ord. of 1-29-2009(2), § 34-235; Ord. No. O-01-24, §§ 8, 9, 11-14-2024)

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



Figure 50. Villanow Community, Walker County Georgia

Crossroads Community: Chickamauga and Walker County

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

Suggested Development Strategy:

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

Land uses:

- Commercial
- Residential
- Public/Institutional

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & 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:** Better housing or more retail
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 Eugene Hester since June 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:** 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 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.** He has been working with GDOT on commercial driveways on Hwy 27.
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:** Commercial Neighborhood allows for residential and limited commercial use.

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Eugene Hester

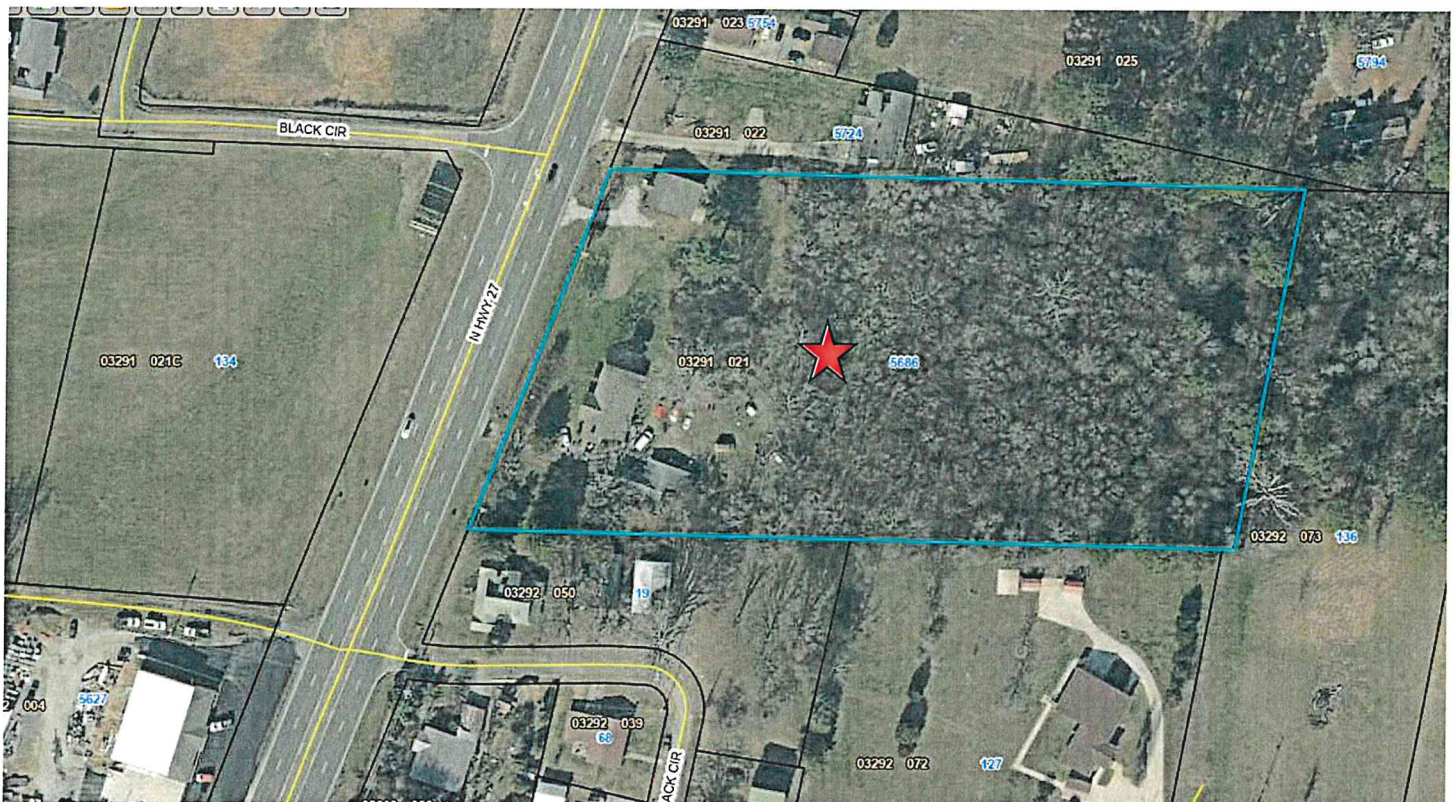
Petitioner: same

Location 5714 N. Hwy 27
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Tax map & parcel number 0-329-1-021

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Projected Area:





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

☒ Rezoning ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
R2	C/N	
Map & Parcel	Date:	Fee:
03291 022 03291 021 03292 050	6-30-2026	900 ⁰⁰

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Street Name & Number: 19 Lam. work circle / 5724 / 5714 N. Hwy 27

Mailing Address: Lafayette, GA. 30728

City, State, Zip Code: 190 Steele Hollow Rd - Lafayette, GA. 30728

Request: ☒ for C/N multi Family, stores

PLANNING COMMISSION RECOMMENDATION:

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

BOARD OF COMMISSIONERS FINAL DECISION:

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Sec. 22-148. Allowable and prohibited uses.

Allowable uses within each land use district are as follows:

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Outdoor recreational	A	A	P	A	A	A	A	A	P	A
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General commercial	P	P	P	P	P	A	A	P	P	A
Public service	A	A	P	P	P	A	A	A	A	A
Utilities	A	A	A	A	A	A	A	A	A	A
Low intensity agriculture	A	A	P	A	A	A	P	P	P	P
General agriculture	A	A	P	P	P	A	P	P	P	P
Silvicultural	A	A	P	P	A	A	P	P	P	A
Industrial	P	P	P	P	P	P	P	P	A	P
Mining	A	P	P	P	P	P	P	P	A	P
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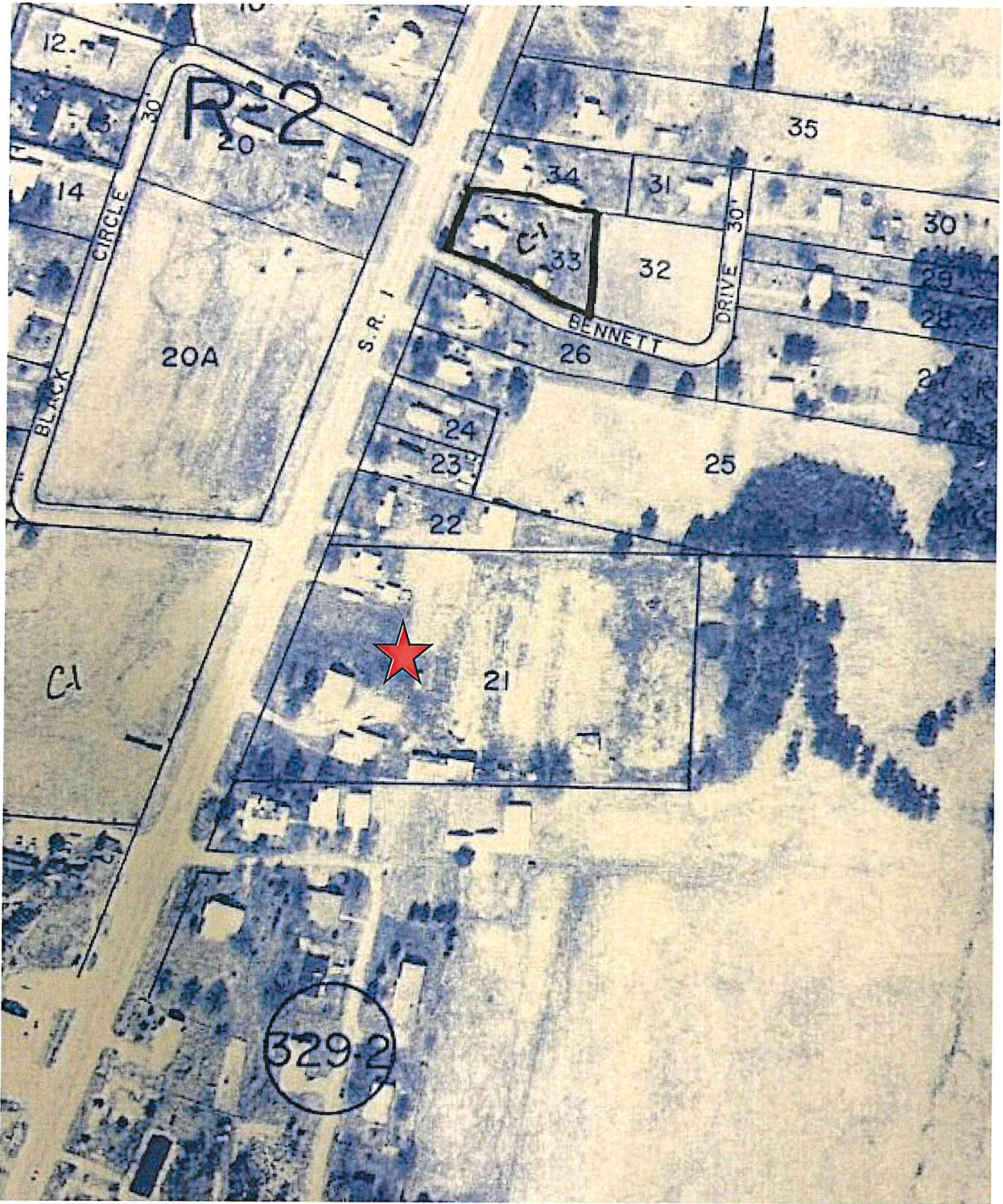
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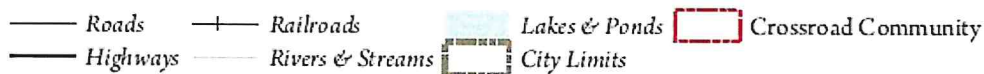
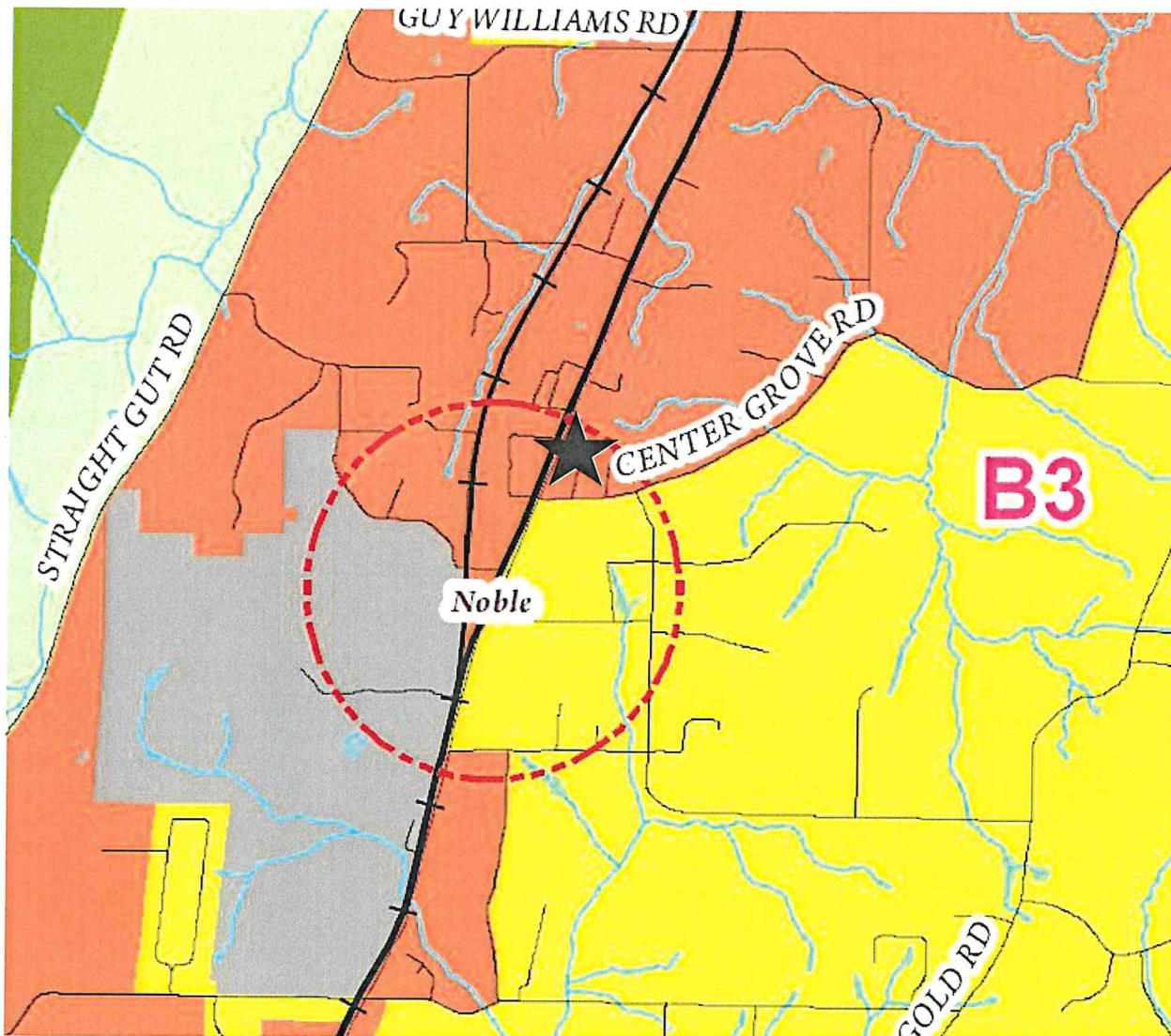
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Zoning Map:



Future Land Use Map:



Character Areas

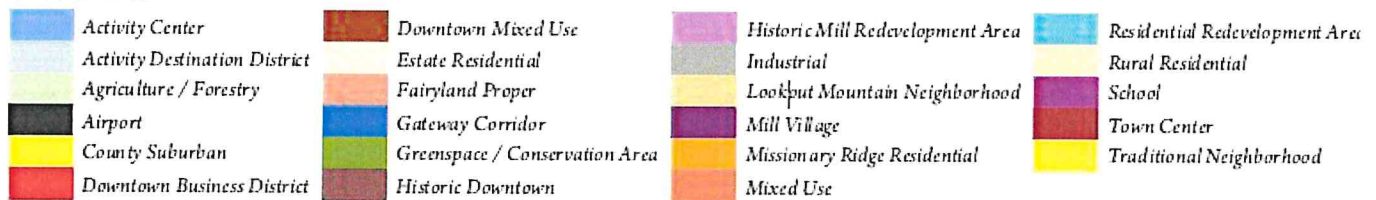




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4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** Better housing or more retail
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 Eugene Hester since June 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:** Yes
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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.** He has been working with GDOT on commercial driveways on Hwy 27.
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:** Commercial Neighborhood allows for residential and limited commercial use.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Eugene Hester

Petitioner: same

Location 19 Laminack Circle
Property: LaFayette, GA. 30728

Tax map & parcel number 0-329-2-050

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

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
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Map & Parcel	Date:	Fee:
03291 022 03291 021 03291 050	6-30-2026	900 ⁰⁰

Applicant/Owner & Phone: Gene Hester 423-838-2668

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Request: for C/W multi Family, stores

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☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

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Signature of Applicant/Owner:

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APPLICANT/OWNER

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Institutional	A	A	P	A	A	A	A	A	A	A
Outdoor recreational	A	A	P	A	A	A	A	A	P	A
Professional service and office	P	A	P	A	A	A	A	A	P	A
Neighborhood commercial	P	P	P	P	P	A	A	A	P	A
General commercial	P	P	P	P	P	A	A	P	P	A
Public service	A	A	P	P	P	A	A	A	A	A
Utilities	A	A	A	A	A	A	A	A	A	A
Low intensity agriculture	A	A	P	A	A	A	P	P	P	P
General agriculture	A	A	P	P	P	A	P	P	P	P
Silvicultural	A	A	P	P	A	A	P	P	P	A
Industrial	P	P	P	P	P	P	P	P	A	P
Mining	A	P	P	P	P	P	P	P	A	P
Glamping	A	P	P	P	P	P	P	P	P	A

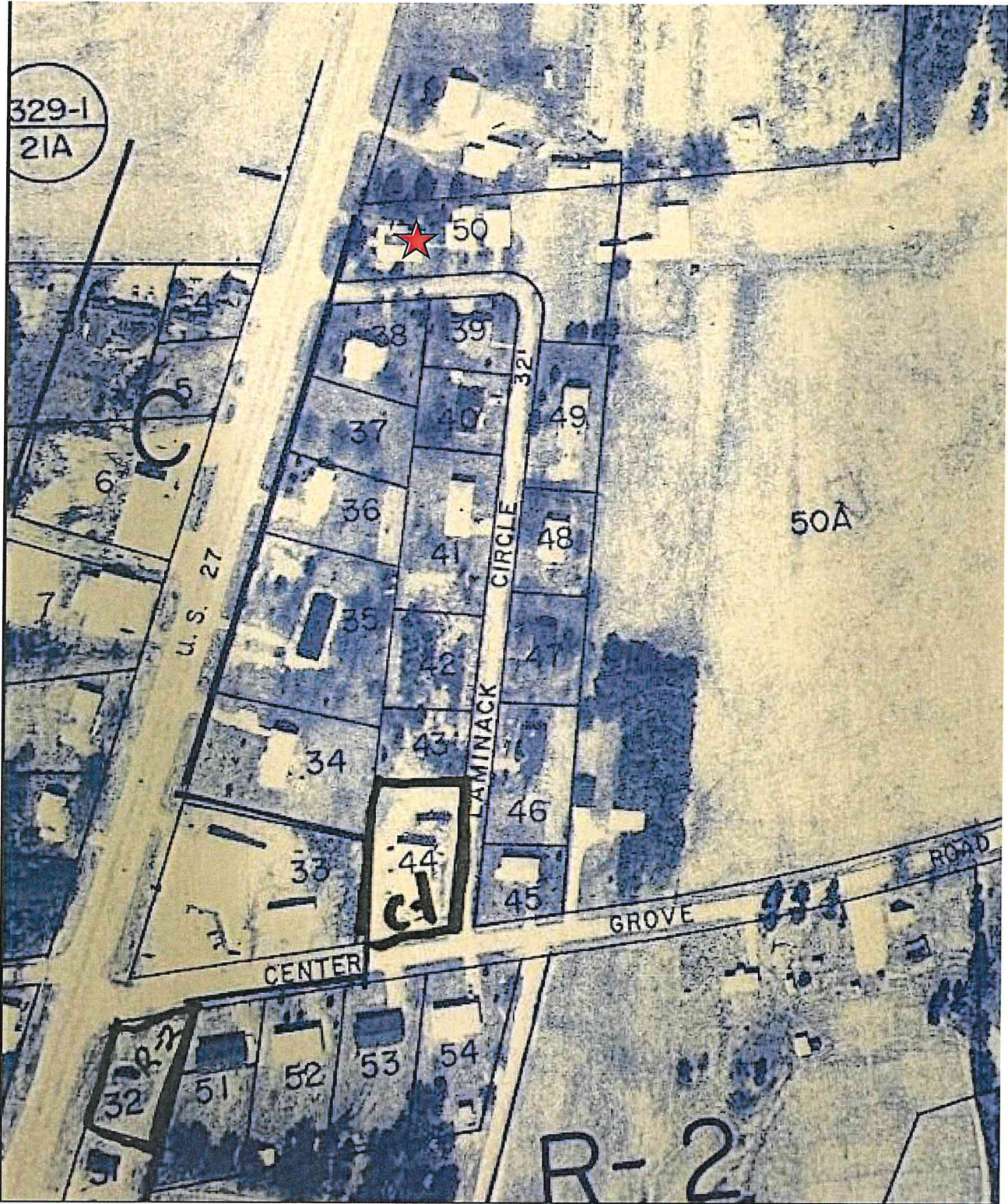
Notes:

A—Allowed use, must meet all applicable development and compatibility standards.

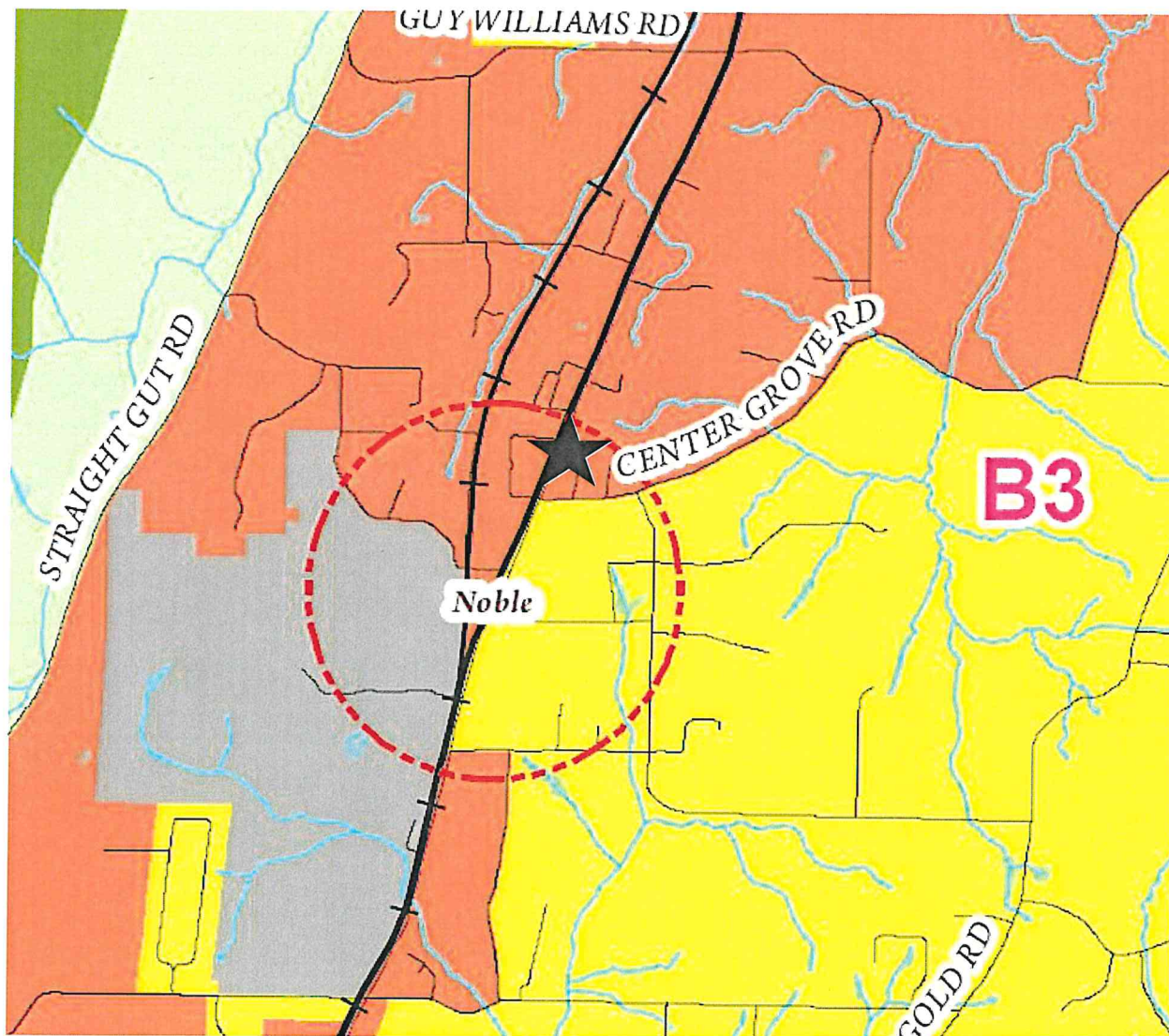
P—Prohibited use

(Code 2005, § 34-235; Ord. of 7-20-1994, § 3.04; Ord. of 1-29-2009(2), § 34-235; Ord. No. O-01-24, §§ 8, 9, 11-14-2024)

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & 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:** Better housing or more retail
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 Eugene Hester since June 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:** 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 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.** He has been working with GDOT on commercial driveways on Hwy 27.
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:** Commercial Neighborhood allows for residential and limited commercial use.