

**Walker County
Planning Commission Meeting**

**September 17, 2026
6:00 P.M.
Walker County Civic Center**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR AUGUST 20, 2026 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. VARIANCE:

1. **Robert Wallin:** Requests a variance for less than five acres in an A-1 (Agricultural) zone for property located at 807 Camp Road Chickamauga, GA. 30707. Tax map & parcel number 0-293-019.

B. REZONE:

1. **Michael Camp:** Requests a rezone from A-1 (Agricultural) to R-2 (Residential) for property located at 3561 Hwy 337 LaFayette, GA. 30728. Tax map & parcel number 0-466-027F.

VI. MOTION TO CLOSE PUBLIC HEARING:

VII. MOTION TO GO INTO NEW BUSINESS:

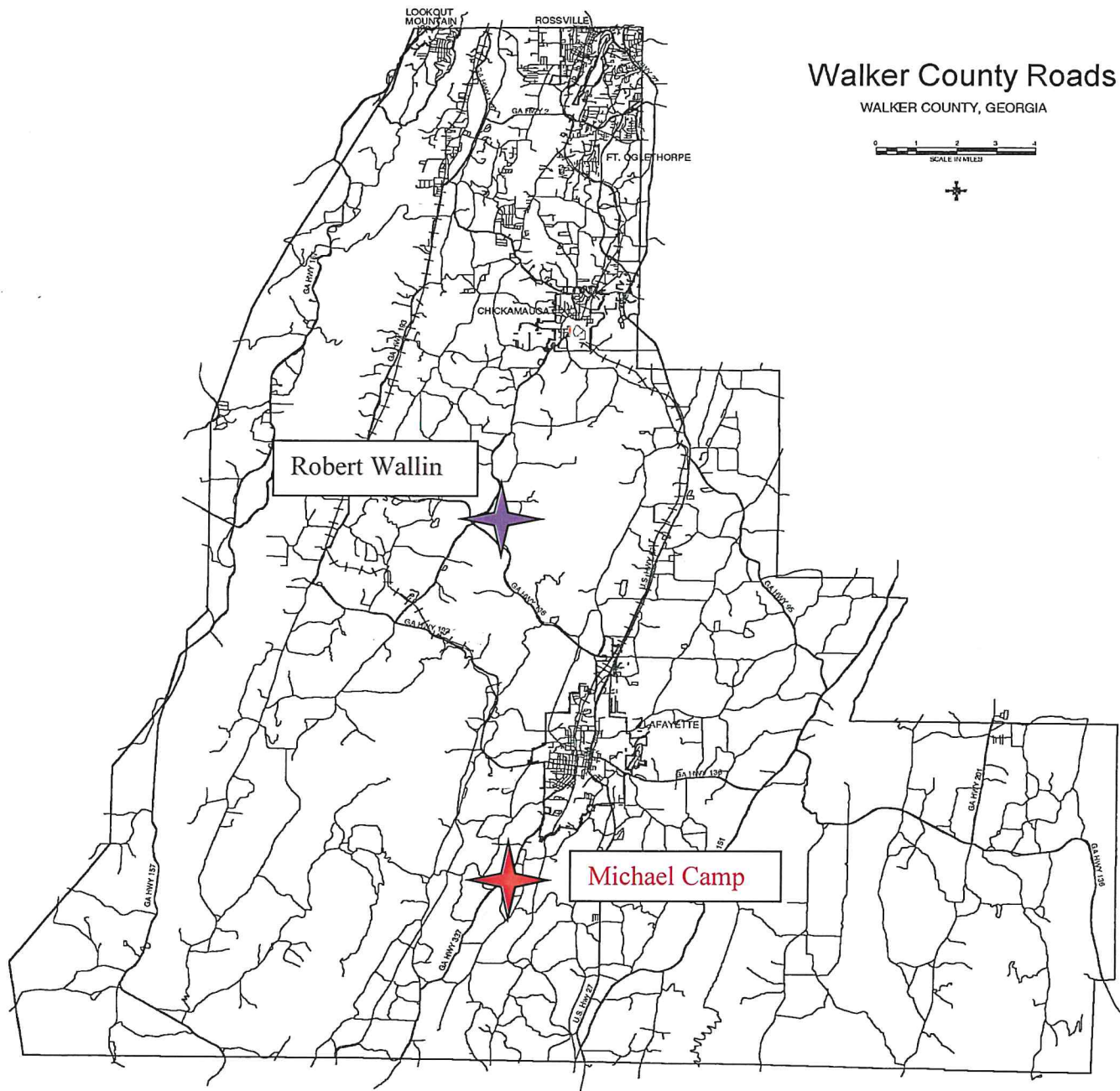
1. Robert Wallin
2. Michael Camp

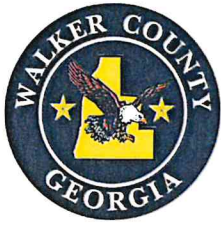
VIII. ADJOURNMENT:

Walker County Roads

WALKER COUNTY, GEORGIA

0 1 2 3 4
SCALE IN MILES





Walker County Planning Commission
Minutes

August 20, 2026

6:00 PM
Walker County Civic Center

ATTENDEES:

Planning Commission Members

John Morehouse
Stan Porter
Cindy Askew
Todd Holt
Jon Hentz
Will Ingram
Randy Pittman

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 JULY 16, 2026 MINUTES:

Chairman Pittman asked if there was a motion to approve the minutes. John Morehouse made a motion to approve the minutes. Todd Holt seconded the motion to approve. Six members voted to approve the minutes with Will Ingram abstaining. 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. Will Ingram seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

V. PUBLIC HEARING:

New Business:

1. Eugene Hester: Chairman Pittman stated that all three-rezone request would be heard at the same time since they were all side-by-side parcels. Chairman Pittman asked Mr. Heaster to please come forward and tell the Board what his request was. Gene Hester came forward and stated that he had purchased these three properties in hope to save and restore the houses but after starting the remodels they were too damaged so he would like to rezone them to commercial neighborhood so they could be used as light commercial or office space. He said that the green house on Laminack he still hopes to save. He also had paperwork from GDOT on how the driveways would have to be constructed. Will Ingram asked what type of business he would be looking at putting in and Mr. Hester said something like a convenient store or office space. Chairman Pittman asked if anyone in the audience was for or against the requests. William R. Stephens came forward and said he preferred the lot on Laminack stay residential because he was afraid of the extra traffic. Stan Porter asked Mr. Stephens if he would be ok with the rezone on that parcel if a buffer were to be put in along Laminack and the drive came off Hwy 27 and he said yes. Cindy Askew asked Mr. Hester if something could be worked out to block if off so Laminack would not be used and Mr. Hester stated that he would have to get the buyer to agree. No one else came forward with any 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. Will Ingram 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. Eugene Hester: Chairman Pittman asked if there was a motion to approve or deny the rezone request. Todd Holt made a motion to approve. Stan Porter seconded the motion. The vote was unanimous. The motion to approve carried.

IX: ADJOURNMENT:

Chairman Pittman asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. Cindy Askew 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: Robert Wallin

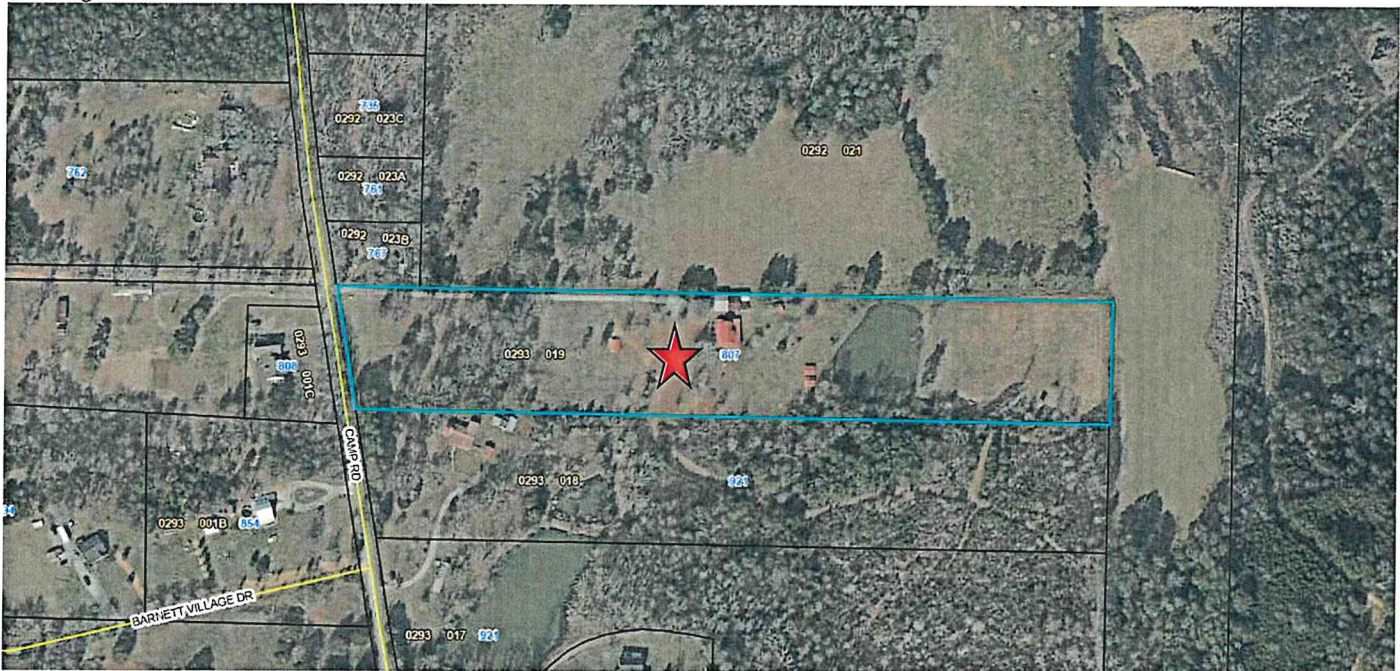
Petitioner: same

**Location
Property:** 807 Camp Road
Chickamauga, GA. 30707

Tax map & parcel number 0-293-019

	PC Meeting Date:	9/17/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a second home on his property for his granddaughter. The property is zoned A-1 (Agricultural) and there are 8.64+/- acres.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Agricultural/Forestry. This states to limit new development.	

Projected Area:





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

☐ Rezoning ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
A1		
Map & Parcel	Date:	Fee:
0-293-019	7-23-26	150.00

Applicant/Owner & Phone: Robert Wallin 423-443-8605

Street Name & Number: 807 Camp Rd Chickamauga Ga

Mailing Address: 30707

City, State, Zip Code: _____

Request: want to let granddaughter POT
Home on Property

PLANNING COMMISSION RECOMMENDATION:

- _____

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

BOARD OF COMMISSIONERS FINAL DECISION:

- _____

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

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

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

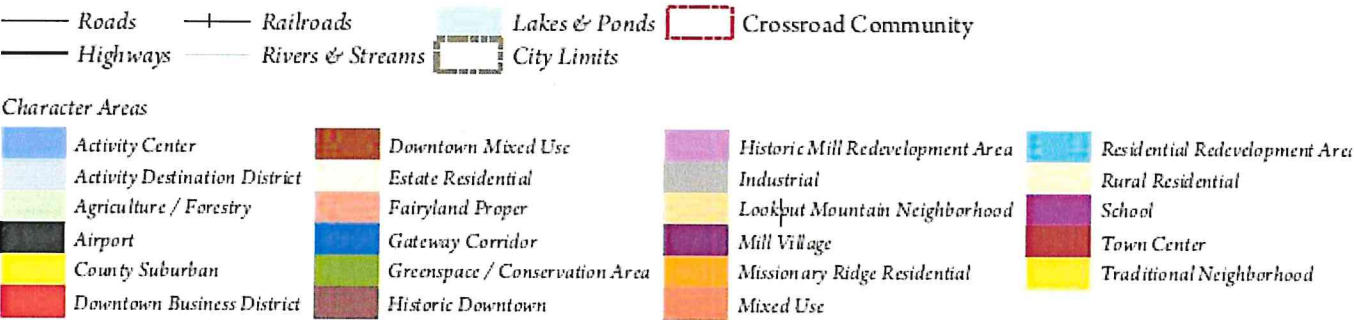
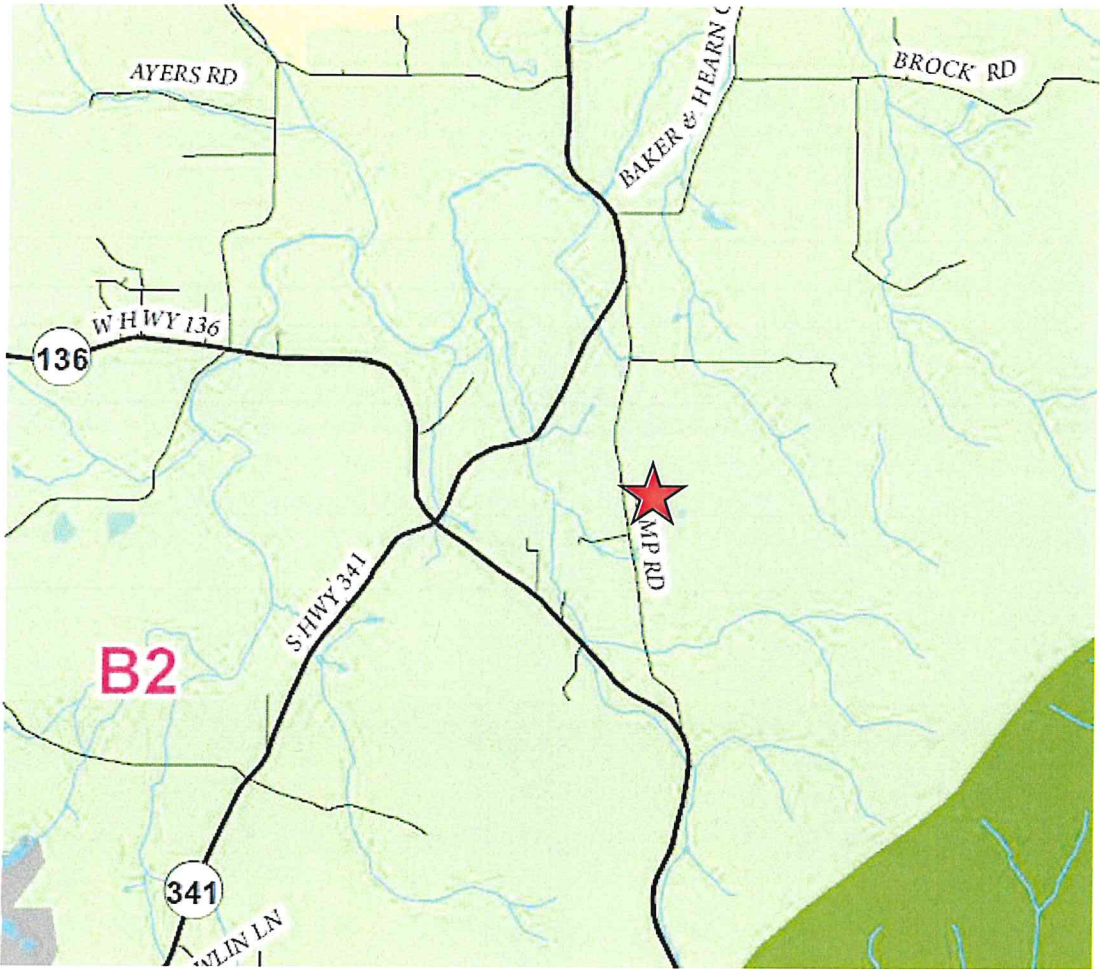
- The name of the local government official(s) to whom cash contribution or gift was made.
- The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filing of the application.
- An enumeration and description of each gift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

Robert Wallin
APPLICANT/OWNER

7-23-26
DATE

Future Land Use Map:



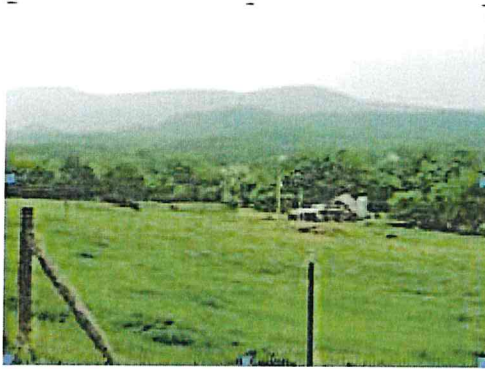


Figure 48. Hwy 193 near Nickajack Rd.

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

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Michael Camp

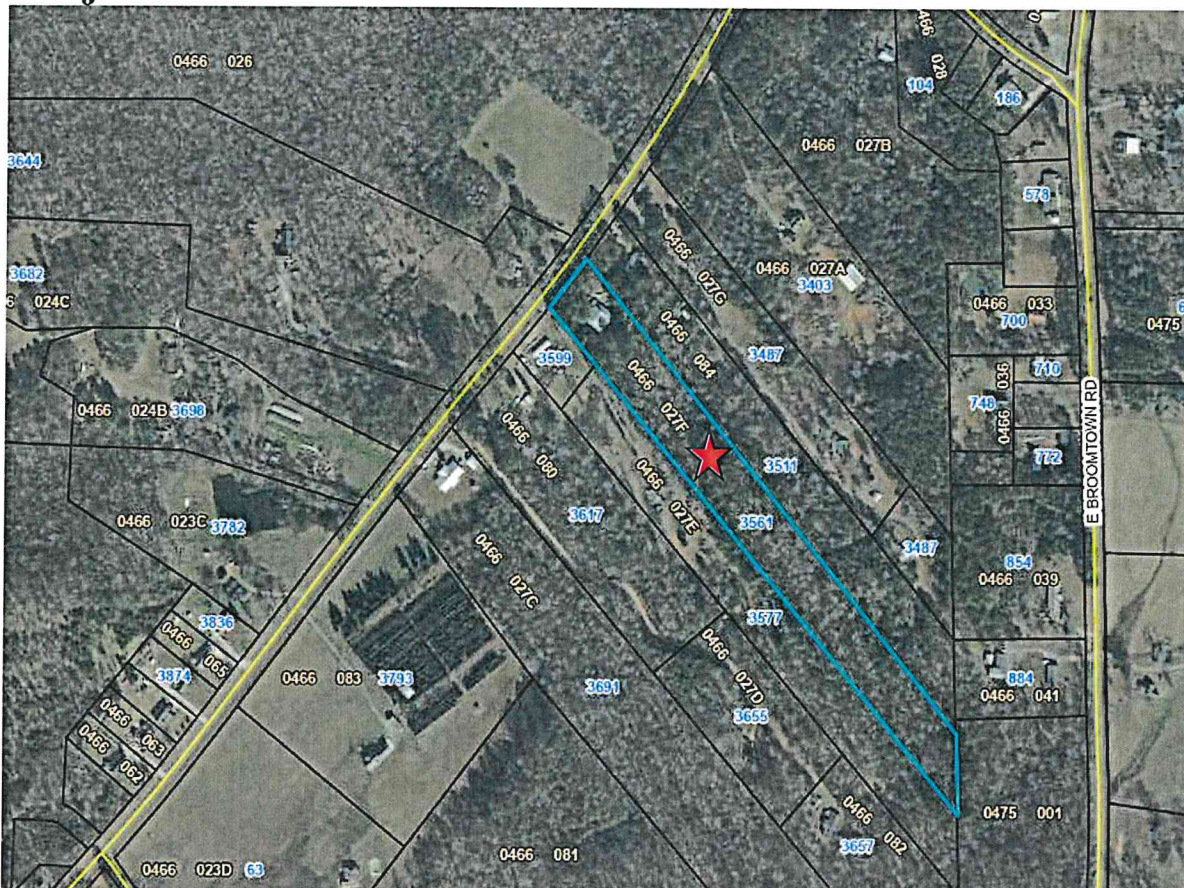
Petitioner: same

Location 3561 Hwy 337
Property: LaFayette, GA. 30728

Tax map & parcel number 0-466-027F

	PC Meeting Date:	9/17/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a rezone from A-1 (Agricultural) to R-2 (Residential). Property is 10 acres and currently has two homes on it. He would like to rezone it in order to place a third home on the property for his child.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential This encourages lot sizes between 1-5 acres.	

Projected Area:





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

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1	A1 → R2	
Map & Parcel	Date:	Fee:
0-466-027 F	8-18-26	75.00

Applicant/Owner & Phone: Michael Camp 423-661-4834

Street Name & Number: Highway 337, 3561

Mailing Address: 3561 Highway 337

City, State, Zip Code: LaFayette, GA 30728

Request:

Rezone to R2 for another home.

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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- 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.

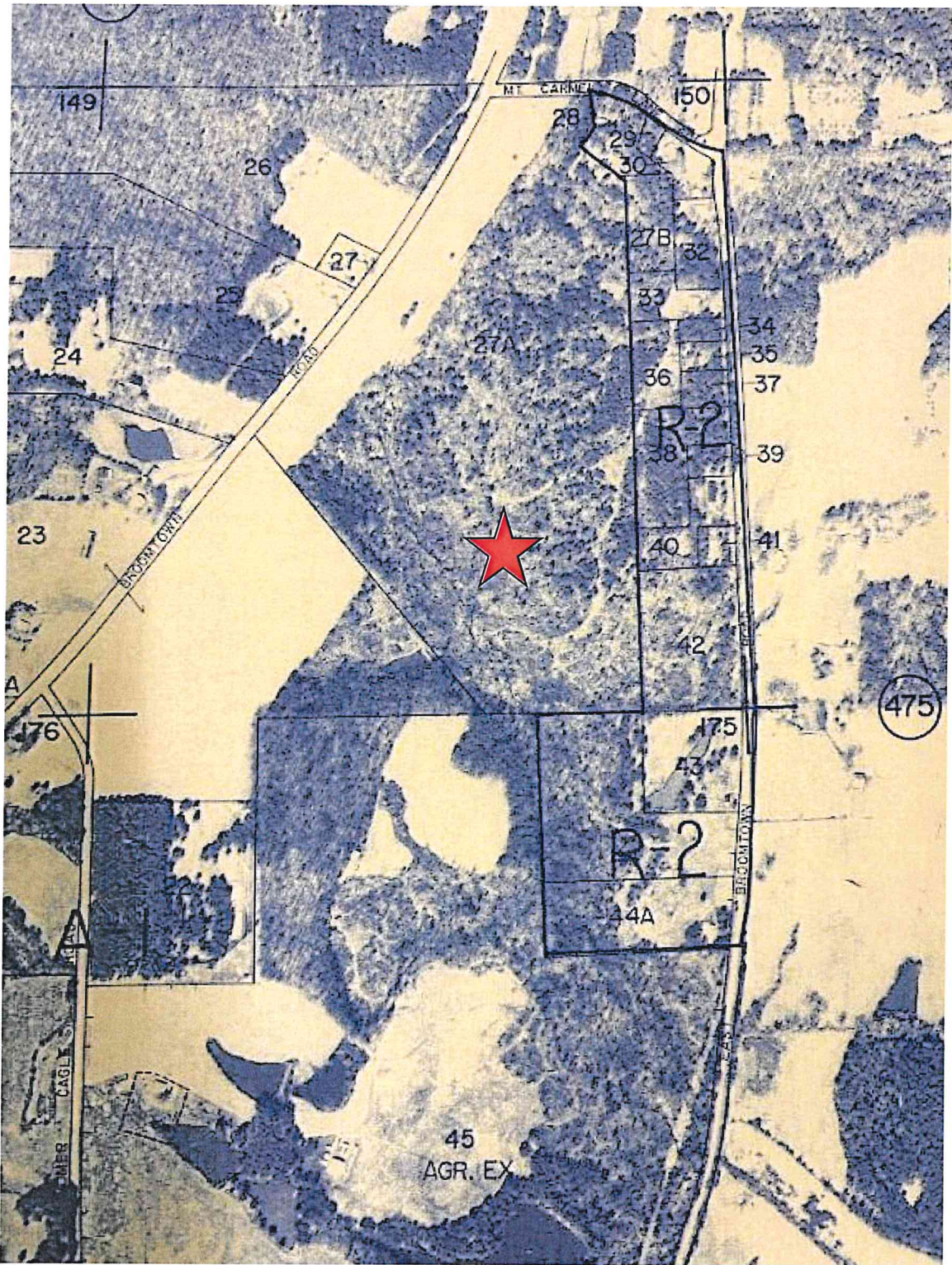
Signature of Applicant/Owner:

Michael Camp
APPLICANT/OWNER

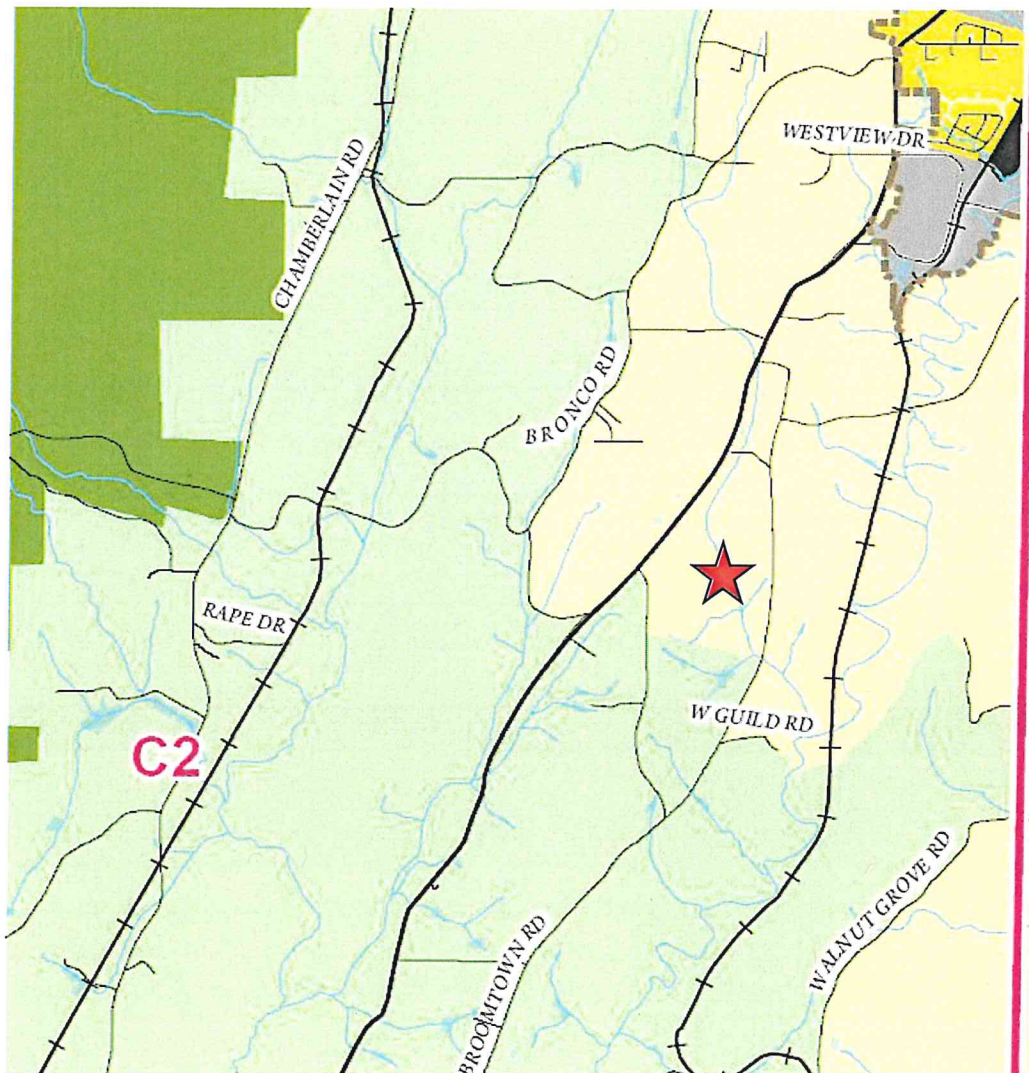
8/16/2026
DATE



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 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 A-1 (Agricultural) & R-2 (Residential)
2. **Suitability of the subject property for the zone purposed:** Yes
3. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** 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:** There would be no gain to the public.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Michael Camp since 1996.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows 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 is 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 touches R-2 zoning to the east and in 1500 feet there are 20 parcels under five acres.