Walker County
Planning Commission Meeting

February 20, 2025
6:00 P.M.
Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR JANUARY 16, 2025 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. REZONE:

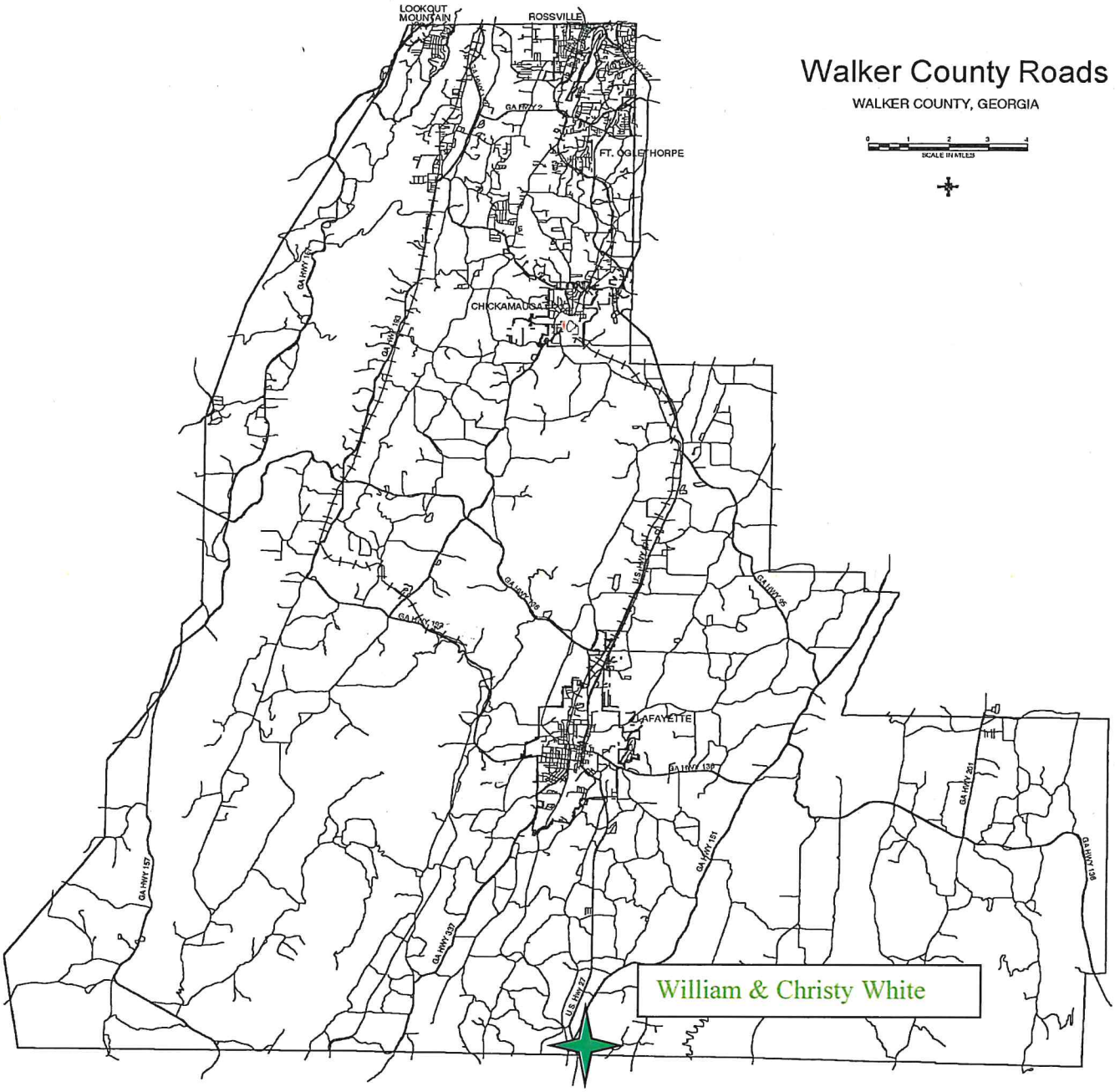
1. **William & Christy White:** Requests a rezone from C-1 (Commercial) to A-1 (Agricultural) zone for property located at 0 S. Hwy 27 Trion, GA. 30753. Tax map & parcel number 0-486-026A.

VI. MOTION TO CLOSE PUBLIC HEARING:

VII. MOTION TO GO INTO NEW BUSINESS:

A. William & Christy White

VIII. ADJOURNMENT:


Walker County Roads
WALKER COUNTY, GEORGIA
SCALE IN MILES
LOOKOUT MOUNTAIN
ROSSVILLE
FT. OGLETHORPE
CHICKAMAUGA
LAFAYETTE
GA HWY 2
GA HWY 193
GA HWY 157
GA HWY 337
GA HWY 151
GA HWY 201
GA HWY 136
U.S. HWY 27
William & Christy White

Walker County Planning Commission
Minutes

January 16, 2025
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members
Michael Haney
Randy Pittman
Todd Holt
Will Ingram
Cindy Askew
Stan Porter
John Morehouse
Rob Walthour
Jon Hentz

Walker County Planning Staff
Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

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

II. ROLL CALL:

III. ELECTION OF THE 2025 PLANNING COMMISSION OFFICERS:

Chairman Haney stated that they needed to elect a new vice chairperson and secretary for the Planning Commission. He said that he would like to recommend Kristy Parker as secretary and Randy Pittman as vice chair. There were no other nominations, so Chairman Haney asked if there was a motion. Todd Holt made a motion for Kristy Parker as secretary and Randy Pittman as vice chairman. John Morehouse seconded the motion. The vote was unanimous. The motion carried.

IV. READING & APPROVAL OF THE NOVEMBER 21, 2024 MEETING MINUTES:

Chairman Haney asked if there was a motion to approve the November 21st minutes. Stan Porter made a motion to approve the minutes as is. Todd Holt seconded the motion to approve. The vote to approve was unanimous. Motion to approve carried.

V. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for 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. Motion to open the public hearing carried.

VI. PUBLIC HEARING:

1. **See Rock City (Rezone):** Chairman Haney stated that See Rock City had asked for this to be withdrawn from the agenda so it will not be heard.

2. **Susan Carroll (Variance):** Chairman Haney asked if someone was here for Ms. Carroll. Susan Carroll came forward and stated that she had a daughter that was murdered and that the five acres that would have gone to her she would like to divide and give to her daughters children. Cindy Askew asked if the grandchildren would be living on the property and Ms. Carroll said yes. Randy Pittman asked if any family lived around the property and she said yes. Her daughter owns the five acres beside this property and other family members live around there. Jon Pursley explained that what she was asking to do went along with the Comprehensive Plan showing that it is future rural residential.

3. **Justin Keener (Variance):** Chairman Haney asked if someone was present for Mr. Keener. Justin Keener came forward and stated that he would like to divide off one acre for his brother to build on. He said that he built a shop at the back of this property before knowing he would have to divide off five acres and does not want to loose the building. Stan Porter asked how many acres he owned and Mr. Keener said twenty acres total and this was a five acre tract. Jon Hentz asked where he wanted the one acre tract to be and he showed him on a map. John Morehouse asked if it would be up front and he said yes beside where his driveway is. Jon Pursley explained that it did not meet the Comprehensive Plan but there were many lots surrounding him that were less than the five acres required for A-1 zone and it would fit in with what is there.

4. **Joseph Bales (Variance):** Chairman Haney asked if someone was present for this request. Joseph Bales came forward and stated that he would like to divide the property so his brother and dad would each have a separate lot to live on. Stan Porter asked how many acres were there and Mr. Bales said 7.3 acres. Mr. Bales said that he has been working on cleaning up the property because of the condition it was in when he bought it. Jon Pursley said that the property is looking better than it has in the past. Mike Sims came forward and stated that he lives at 1112 Camp Road and does not want to see the area developed. Amanda Burtch came up and said that she lives at 1156 Camp Road and stated she was not in favor of this request and that there are already two mobile homes on this property. Phillip Warren came forward and said he lives at 1300 Camp Road and there are already two homes on the property and that the Sheriff's Office is called out all the time because of issues with the current people that live there and he provided reports from the Sheriff's Office. He said that the kids that live there are always going onto other peoples property. Calvin Hale came forwared and stated he lives at 1113 Camp Road and that he is not in favor and is worried that it will cause more water to come over onto his property if more homes are built. Jon Pursley stated that this request did not match the Comprehensive Plan. Mr. Bales came back up and stated that his property was not in a flood area and that there are properties up the road that are not five acres. Cindy Askew asked if there were already two mobile homes on the property and Mr.

Bales said yes but that one was not in good shape and he knows that he would not be able to replace it once it is gone.

5. **Amber Doty (Conditional Use Variance):** Chairman Haney asked if there was anyone present for the Dotys. Robert and Amber Doty came forward and stated that they would like to divide off two plus acres for a family member to build on. He stated that they have about nine and a half acres so there is no way to divide it with each lot having five acres each. It was discussed that they are very close to Timber Ridge subdivision and Amber Doty stated that the property was a larger tract at one time but the previous owner divided it off. Jon Pursley explained that this request would meet the Comprehensive Plan because it shows future use as country suburban.

6. **Trevor Taylor (Rezone):** Chairman Haney asked if Mr. Taylor was present. Trevor Taylor came forward and said that he bought the property which had an old burned out house on it and he has cleaned it up and would like to divide the property. It was explained that on that side of the road was A-1 but on the other was R-2. Jon Pursley explained that this request would be in line with the Comprehensive Plan which shows future use as country suburban.

VII. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. John Morehouse made a motion to close the public hearing. Rob Walthour seconded the motion. The vote was unanimous. Motion to close the public hearing carried.

VIII. MOTION TO GO INTO NEW BUSINESS:

Chairman Haney asked if there was a motion to open new business. Todd Holt made a motion to open new business. Randy Pittman seconded the motion. The vote was unanimous. Motion to open new business carried.

IX. NEW BUSINESS:

1. See Rock City: Chairman Haney said this was withdrawn by the applicant.

2. Susan Carroll: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Randy Pittman made a motion to approve. There was no second so Chairman Haney asked if there was a motion to deny. Jon Hentz made a motion to deny due to it not meeting the Comprehensive Plan. Cindy Askew seconded the motion to deny. Mr. Hentz was informed that the request did meet the Comprehensive Plan. There were no other votes to deny. Chairman Haney again asked if there was a motion to approve. Randy Pittman made a motion to approve. John Morehouse seconded the motion to approve. Todd Holt, Will Ingram, John Morehouse, Randy Pittman, Stan Porter and Rob Walthour all voted in favor to approve with Jon Hentz and Cindy Askew voting against the motion to approve. The motion to approve carried.

3. Justin Keener: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to deny due to it not following the Comprehensive Plan. Cindy Askew seconded the motion to deny. The vote was unanimous. Motion to deny carried.

4. Joseph Bales: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Jon Hentz made a motion to deny due to not following the Comprehensive Plan and that the community was not in favor. Randy Pittman seconded the motion to deny. The vote was unanimous. Motion to deny carried.

5. Amber Doty: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to approve. John Morehouse seconded the motion to approve. Todd Holt, Jon Hentz, Will Ingram, Randy Pittman, John Morehouse, Rob Walthour and Stan Porter all voted in favor of the approval with Cindy Askew voting against the approval. Motion to approve carried.

6. Trevor Taylor: Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. John Morehouse made a motion to approve. Rob Walthour seconded the motion to approve. Todd Holt, Jon Hentz, Will Ingram, Randy Pittman, John Morehouse, Rob Walthour and Stan Porter all voted in favor of the approval with Cindy Askew voting against the approval. Motion to approve carried.

X: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjorn. Todd Holt made a motion to adjorn. Stan Porter seconded the motion. The vote was unanimous. Motion to adjoin carried.

_____

Date Submitted: Planning Commission Chairman

_____

Date Submitted: Planning Commission Secretary

_____

Date Submitted: Planning Commission Director

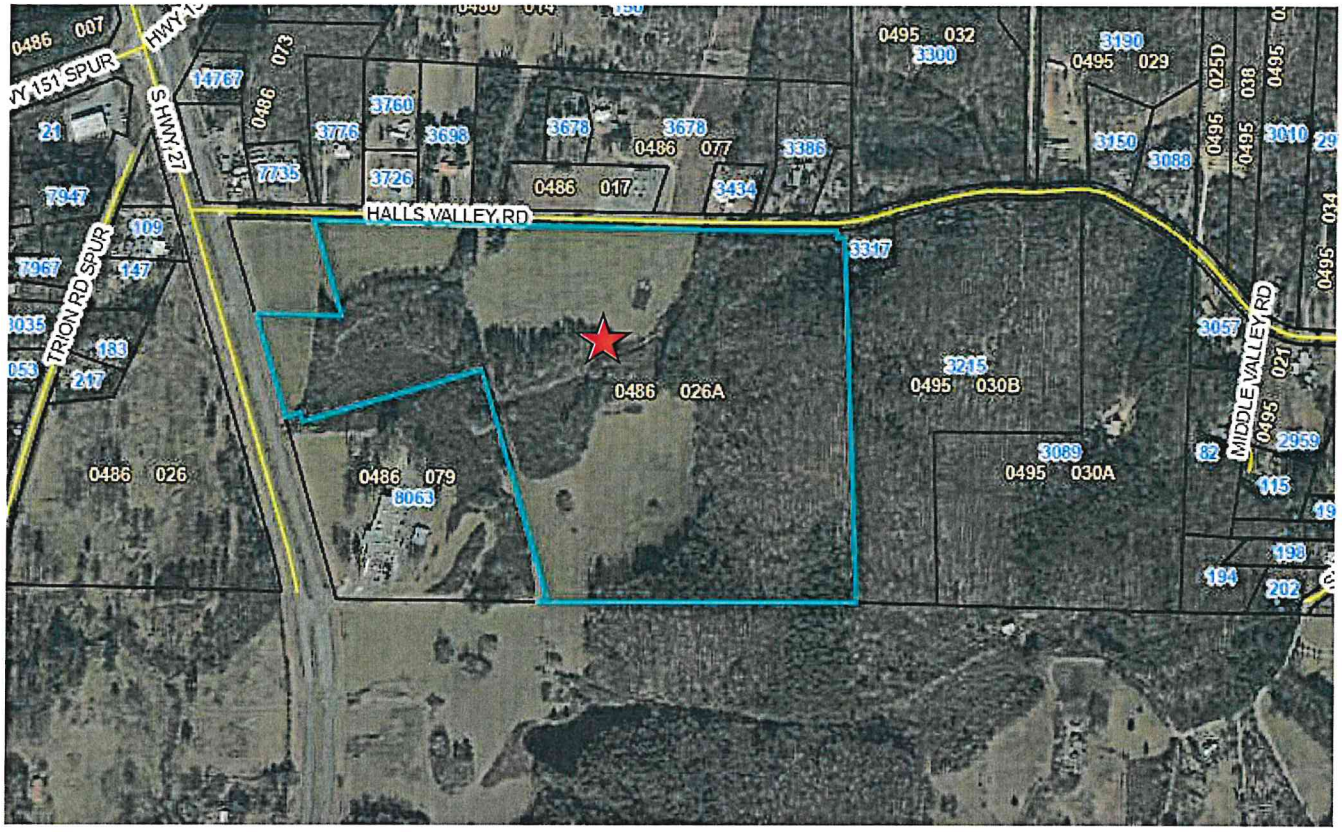
WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner:	**William & Christy White**
Petitioner:	**Christy White**
Location of Property:	**0 S. Hwy 27 Trion, GA. 30753**

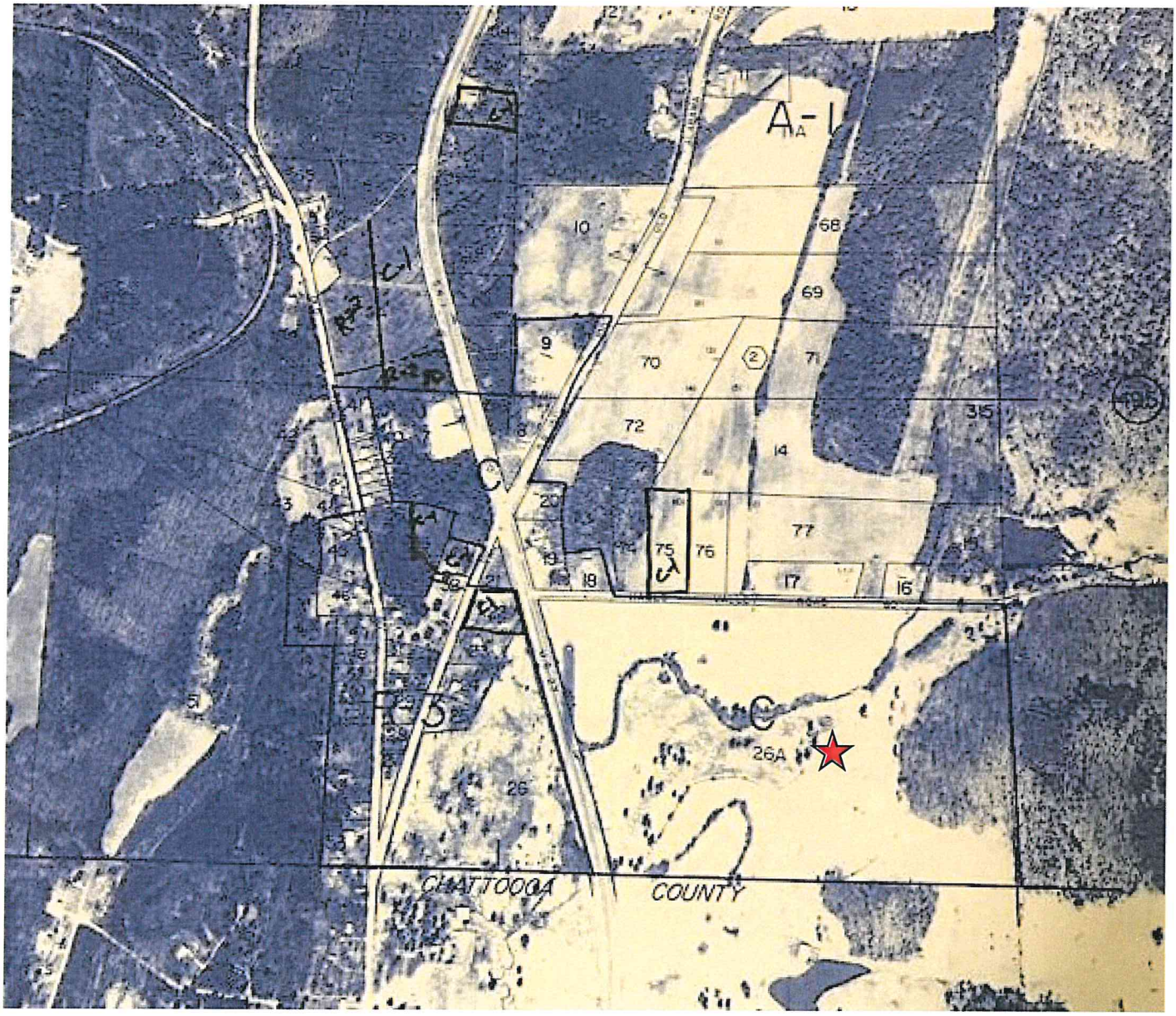
Tax map & parcel number 0-486-026A

	PC Meeting Date:	**2/20/2025**
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	To rezone property from C-1(Commercial) to A-1(Agricultural)	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential which supports agricultural uses. The owner said there is a major power and gas line running through the property and they would like to use the property as agricultural.	

Projected Area:



Zoning Map: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CHATTOOGA
COUNTY

Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☑ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
C-1	A-1	
Map & Parcel	Date:	Fee:
0-486 026A	1-3-25	150.00

Applicant/Owner & Phone: Christy White

Street Name & Number: Hwy 27

Mailing Address: 2490 Burnt Hickory Rd.

City, State, Zip Code: Marietta, Ga. 30064

Request: Rezone to use for Ag.

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:

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:

Christy M White 1/3/25

APPLICANT/OWNER DATE

Future Land Use Map:

Roads *Railroads* *Lakes & Ponds* Crossroad Community
Highways *Rivers & Streams* *City Limits*

Character Areas

- *Activity Center*
- *Activity Destination District*
- *Agriculture / Forestry*
- *Airport*
- *County Suburban*
- *Downtown Business District*
- *Downtown Mixed Use*
- *Estate Residential*
- *Fairyland Proper*
- *Gateway Corridor*
- *Greenspace / Conservation Area*
- *Historic Downtown*
- *Historic Mill Redevelopment Area*
- *Industrial*
- *Lookout Mountain Neighborhood*
- *Mill Village*
- *Missionary Ridge Residential*
- *Mixed Use*
- *Residential Redevelopment Area*
- *Rural Residential*
- *School*
- *Town Center*
- *Traditional Neighborhood*

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 C-1 (Commercial) R-3 (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:** Unknown

4. **The 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:** Rezoning this parcel should have no gain to the public.

6. **Whether the subject property has reasonable economic use as currently zoned:** Yes

7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by the Whites since May 2024.

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 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.** No.

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 owner states that there is a very large gas main and power line running across the property and they want to use the property for hay.