

AGENDA
WALKER COUNTY
BOARD OF COMMISSIONERS
WALKER COUNTY COURTHOUSE ANNEX III, 201 S MAIN STREET
LAFAYETTE, GEORGIA 30728

The following constitutes the agenda for the regular scheduled meeting of the Board of Commissioners of Walker County, Georgia to be held on May 26, 2022 at 7:00 p.m.

REGULAR SCHEDULED MEETING

- **Invocation & Pledges given by Chairman Whitfield**
- **Chairman Whitfield will Call to Order the Regular Meeting**
Clerk establishes a Quorum is present
- **Approve Agenda**
- **Approve Minutes**
Approval of the Minutes for the Regular Scheduled Meeting held on May 12, 2022 at 7:00 p.m.
- **Public Hearing**
Keri Davis requests a rezone from A-1 to R-2 for property located at 9391 W. Hwy 136, Chickamauga, GA 30707. Tax map & parcel number 0-255-007B.

Eugene Hester requests a partial rezone from R-2 to C-1 for property located at 126 Black Circle Spur @ Hwy 27, LaFayette, GA 30728. Tax map & parcel number 0-329-1-021A.
- **Request by District 1 Commissioner Robert Blakemore and District 2 Commissioner Mark Askew to modify the originally published agenda to hear a presentation by attorney Ken Jarrad, secondary council, concerning the hiring of a County Manager**
- **Unfinished Business**
Variance Appeal by Sharon Reneau for Property Located at 41 Lee School Road LaFayette, GA 30728. Tax Map & Parcel Number 0-482-018A (*previously considered on December 9, 2021*)
- **New Business**
Resolution R-022-22 to consider the request from residents of the Heritage Row subdivision to have their private roads accepted as county roads

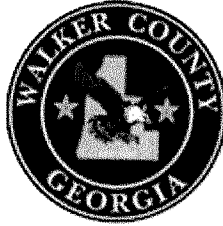
Resolution R-023-22 to Appoint a Member to the DFCS Local Advisory Board

Resolution R-024-22 to Appoint a Member to the DFCS Local Advisory Board

Keri Davis requests a rezone from A-1 to R-2 for property located at 9391 W. Hwy 136, Chickamauga, GA 30707. Tax map & parcel number 0-255-007B.

Eugene Hester requests a partial rezone from R-2 to C-1 for property located at 126 Black Circle Spur @ Hwy 27, LaFayette, GA 30728. Tax map & parcel number 0-329-1-021A.
- **Public Comment**

- **Commissioner Comments**
- **Executive Session**
- **Adjourn (*next meeting - June 9, 2022 at 7:00 p.m.*)**



Walker County Governmental Authority
101 South Duke Street, P.O. Box 445
LaFayette, GA 30728
706-638-1437

Minutes of the Regular Scheduled Meeting
May 26, 2022

- I. **Call to Order:**

Chairman Shannon Whitfield called to order the Regular Scheduled Board of Commissioners Meeting held at Annex III, 201 S. Main Street, LaFayette, Georgia at 7:00 p.m. on May 26, 2022.
- II. **Attendees:**

The following were present: Chairman Whitfield, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Robert Stultz, Legal and Policy Director David Gottlieb, Landfill Manager Paine Gily, Planning and Zoning Director David Brown, Fire Chief Blake Hodge, Public Works Director Carlen Bowers, Communications Specialist Dakiya Porter, Chief of Police Mitchell Moore, Board Clerk Whitney Summey and County Clerk Becky Wooden. Other guests signed in at the meeting as well. Please see the attached sign in sheet.
- III. **Approval of Agenda:**

Chairman Whitfield said the agenda had been amended to include a presentation on hiring a County Manager and the enabling act allows two or more Commissioners to submit a request to amend the agenda prior to a regular scheduled meeting. He said instead of the normal public comment section of the meeting, since numerous people came to speak on the topic, the Board is going to allow the public five minutes per person to speak about the County Manager presentation. The regular public comment section will follow the new business and allow the public to speak about any other matter in the county. Commissioner Blakemore made a motion to approve the agenda, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion was approved.
- IV. **Approval of Minutes:**

Commissioner Hart made a motion to approve the minutes of the Regular Scheduled Meeting held May 12, 2022 at 7:00 p.m., seconded by Commissioner Stultz, 4 ayes and 0 nays, motion was approved.
- V. **Public Hearing:**
 - I. Chairman Whitfield asked if anyone would like to speak on the request from Keri Davis for a rezone from A-1 to R-2 for property located at 9391 W. Hwy 136, Chickamauga, GA 30707, tax map and parcel number 0-255-007B. There was no further comment from the public.
 - II. Chairman Whitfield asked if anyone would like to speak on the request from Eugene Hester for a partial rezone from R-2 to C-1 for property located at 126 Black Circle Spur @ Hwy 27, LaFayette, GA 30728, tax map and parcel number 0-329-1-021A. Eugene Hester presented the Board with a plat of the property. He said he wanted the partial rezone to use the property for boat and RV storage, and possibly future storage buildings.
- VI. **Presentation from Ken Jarrard Concerning the Hiring of a County Manager:**
 - I. Ken Jarrard, secondary council, presented the Board with a packet concerning the hiring of a County Manager. He discussed where the County was at now with a Board and the duties of a Chair. He gave details on the O.C.G.A. 36-5-22 laws to create a County Manager and what his recommendations on the duties they would have if Walker County hired one. He said a County Manager has administrative duties while a Chair has executive duties. Commissioner Askew thanked Jarrard for the presentation. He said he wanted to look into options to enhance the form of government and he feels the Board has been slow walked with decisions. He said he asked Jarrard to explain how a County Manager would assist the County, so the Board and the citizens could understand the options available. Commissioner Blakemore said his main goal is to serve the citizens in a timely manner. Commissioner Stultz said he is frustrated. He said he feels he is not able to be effective because of being stonewalled on simple projects. He said there is poor communication and the Board is not included in key decisions. Commissioner Hart asked how many Counties of Walker County's size have a full time County Manager and full time Chair. Jarrard said there is typically a full time administrative assistant with a full time chair. He suggested having a work session to discuss details, but it would ultimately be up to the Board. Commissioner Askew said this was to clarify the information on the option of a County Manager, not a decision to hire one. He asked Chairman Whitfield if he had slow-walked the Board. Chairman Whitfield said he has slow-walked the Board on two items in order to protect the citizens and animals of the County. He discussed the motion from executive session to combine

the animal shelter and animal control and the information he presented to the Board. He said he was told the Board did not like any of the information and was asked to work on it again. He also discussed being asked about the Rossville ballfield project, but was not provided with a plan of action to take over the facility. He said they had worked with a design company to get a master plan for renovations, but the project has been put on hold because of funding and no plan in place. Commissioner Askew asked how the Chairman could pick and choose which projects to work on. He said there is too much work to be done for one person to pick and choose what to work on. Chairman Whitfield asked Jarrard if he had had any discussion with Legal and Policy Director David Gottlieb on this topic, he said no. Chairman Whitfield said this is the first time he has seen the information provided in the packet and asked questions about details in it. Janice Williams asked who would create the job description of a County Manager and said she would like the Board to be involved in the hiring and firing of department heads. Jim Pope asked what would happen if a County Manager was to slow walk the Board and if there is more communication than just at the meetings. Commissioner Askew said a County Manager would be hired and if they were not doing a good job they could be fired by the Board. He said there is communication during executive sessions and one on one, but there is not full disclosure. Stanley Jackson said if a County Manager would take the load off of the Board, then there needs to be a reduction in the Board's compensation. Dean Kelly said he was part of the committee that helped decide to transition to this form of government and the reason why they did not recommend a County Manager is because they usually only work about two years and are very expensive. Stan Porter said there is a communication failure within the Board and asked them to work out a solution. Jim Ward said there is a problem within the Board and the County does not need to spend the money on a County Manager when the problems can be worked out among the Board. Nathan England said he has been living in Walker County for about a year and asked how many times the audience has been this full. The Board said it is usually never this full. Mr. England said people showing up and giving input may be part of the solution. Richard Westbrook asked Jarrard some clarifying questions about the process of hiring a County Manager. Aaron Wright spoke about the Animal Shelter. Laura Owsley expressed communication concerns she has had and asked if staff could help to improve this issue. Jill Wise asked members of the Board questions about the current issues and how a County Manager could help. Toby Hill asked Jarrard about the details of a County Manager and the costs of hiring one. He said the communication issues could be fixed without hiring a County Manager. Greg Wood said value is key and the cost of a County Manager would not guarantee value. Michael Peardon said the Board had done a great job and he believes the problem is like a bad marriage and can be worked out. He said it should be put on the ballot for the people to vote to decide to hire a County Manager. Andrew Underwood expressed concerns about positions appointed by elected officials. Karen Bradley said she has been the only consistent citizen to attend meetings since October of 2020 and gave details of issues she has seen. Angela Pence said she does not have problems getting in touch with Chairman Whitfield. She said the issues can be dealt with without the costly position of a County Manager. Jim Buckner expressed concerns with hiring a County Manager, the path presented by Jarrard and said the implementation would be difficult.

- II. A recess was taken at 9:35 p.m. The meeting resumed at 9:50 p.m.

VII. Unfinished Business:

- I. Chairman Whitfield asked Sharon Reneau to speak about the progress on her request for a variance appeal for property located at 41 Lee School Road LaFayette, GA 30728, tax map and parcel number 0-482-018A. Reneau said she has been working to get quotes for the previous requirements to get the home into compliance and safe conditions. She said she has a friend that will help her with the finances. Planning and Zoning Director David Brown said the Board would have to approve a 14 foot wide trailer in an R-2 zoning before a building permit could be issued, since code states it must be 16 foot wide. He gave details on the condition of the trailer and said the estimates were around \$11,000, which did not include the windows. Commissioner Stultz expressed concerns about the time frame it would take to complete the work and the two foot compliance issue. Commissioner Askew asked if six months would be a reasonable time frame to complete the work. Brown said a building permit is issued for one year. Commissioner Stultz made a motion to approve the variance with contingency of a review in six months to assure substantial progress has been made. Seconded by Commissioner Blakemore, 4 ayes and 0 anys, motion carried.

VIII. New Business:

- I. On the topic of accepting private roads in the Heritage Row subdivision as county roads, Public Works Director Carlen Bowers suggested that core drilling and review of the roads be completed and the roads need to be seal coated before they are accepted as public roads. Commissioner Askew and Don Pittman, with the HOA, discussed the history of the subdivision and the condition of the roads. Commissioner Askew recommended accepting the roads as presented. Commissioner Hart clarified if the Resolution was adopted that no core drilling or seal coating would be completed. Chairman Whitfield read Resolution R-022-22 to consider the request from residents of the Heritage Row subdivision to have their private roads accepted as county roads. Commissioner Askew made a motion to approve, seconded by Commissioner Blakemore, 4 ayes and 0 nays, motion carried.
- II. Chairman Whitfield read Resolution R-023-22 to appoint a member to the DFCS Local Advisory Board. He said this was a reappointment that came as a recommendation from the DFCS Board. Chairman Whitfield made a motion to appoint Pepper Stanfield, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.

- III. Chairman Whitfield read Resolution R-024-22 to appoint a member to the DFCS Local Advisory Board. He said this was a reappointment that came as a recommendation from the DFCS Board. Chairman Whitfield made a motion to appoint Ann Goodson, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried.
- IV. Chairman Whitfield said the request from Kari Davis for a rezone from A-1 to R-2 for property located at 9391 W Hwy 136, Chickamauga, GA 30707, tax map and parcel number 0-255-007B, was recommended to unanimously approve by the Planning Commission. Commissioner Blakemore made a motion to approve, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.
- V. Chairman Whitfield said the request from Eugene Hester for a partial rezone from R-2 to C-1 for property located at 126 Black Circle Spur @ Hwy 27, LaFayette, GA 30728, tax map and parcel number 0-329-1-021A, was recommended to approve with the conditions by the Planning Commission. Commissioner Askew made a motion to approve with the conditions from the Planning Commission, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.

IX. Public Comments:

- I. Chairman Whitfield asked if anyone would like to speak in the Public Comment section, there was no comment from the public.

X. Commissioner Comments:

Commissioner Blakemore thanked everyone for coming out and encouraged them to reach out with any concerns or questions.

Commissioner Askew thanked everyone for their support and coming out tonight. He said the public's participation helps the Board do a better job.

Commissioner Hart said tomorrow is graduation day for LaFayette High School and they are in the mid 90% rate for graduation. He gave information about the upcoming HoneyBee Festival.

Commissioner Stultz thanked everyone for coming and thanked all of the county employees for their hard work. He congratulated all of the upcoming graduates.

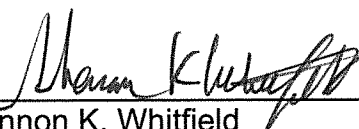
Chairman Whitfield said he appreciated everyone coming out tonight. He said it was a very long but productive meeting.

XI. Executive Session:

Commissioner Hart made a motion to go into Executive Session to discuss personnel . Seconded by Commissioner Askew, 4 ayes and 0 nays. The Executive Session began at 10:44 p.m. Chairman Whitfield called the regular scheduled meeting back to order at 10:49 p.m. and stated there was no action to be taken from the Executive Session.

Adjournment:

Commissioner Hart made a motion to adjourn the meeting, Commissioner Blakemore seconded the motion, motion carried and the meeting was adjourned at 10:50 p.m.



Shannon K. Whitfield
Chairman/CEO
Walker County Georgia

Date 06/09/2022

Minutes prepared by: Walker County Board Clerk, Whitney Summey

Sign In Sheet

Regular Scheduled Commissioners Meeting

May 26, 2022

7:00 PM

<u>Name</u>	<u>Address</u>
Paine Gilt	Lawrenceville
Cecilia Westbrook	Taylor's Ridge
Richard Westbrook	Taylor's Ridge
Carlen Boners	Road
Shira Pittman	Rossville
Don P. Homan	
James Alonzo Smith	
Joanne Leach	Rossville
Dean Kelley	Rossville
Karl Bradley	
Buddy Chapman	Lafayette
Dean Kelley	174 Brentwood Dr Ros
Tobey Hill	Rossville, GA

Sign In Sheet

Regular Scheduled Commissioners Meeting

May 26, 2022

7:00 PM

Name

Address

Michael W. Gordon 2826 Tammy Lane Lafayette

Randy Pittman 441 Tolley Ave. Rossville

Laura Quisley Lafayette

John A. Johnson Rossville

George Rogers Cone

Bobby Snider Rock Spring

Meri Davis 9391 W Hwy 136 Chick.

Jeff Davis 9391 W Hwy 136 Chick.

Billy Trems 193 Jay Bird Rd. Rock Spring

Lorraine Bunker 517 S. Mission Ridge Dr. Rvltle

Cindy Bradshaw 301 S. Mission Ridge Dr. Ross

Charles Bunker 301 S. Mission Ridge Dr. Rossville

Damon Crane 2716 E. Broomtown Rd. Lafayette

Sign In Sheet

Regular Scheduled Commissioners Meeting

May 26, 2022

7:00 PM

Name

Address

Evayne Hester	126 Black Circle
Stanley Jackson	187 Slipp Dr.
Ernest Burke	38 Munroe Green Rd
Jim Pope	2337 E Armuchee Rd LaFayette, GA
Mike Man	618 E Main Rd LaFayette, GA
Em Man	"
Andrew Underwood	655 Graham Cir
Jesse Keown	7711 Hwy 157 LaFayette
James P Burt	72 Jordan Lake Rd
Stan Porter	332 Center Grove Rd
Craig Nathan England	580 Friendship Road Chickamauga
ROBERT WARD LAW	
Jim Buckner	1520 OLD CHATTAHOOGA Valley Rd

8000

Legals

NOTICE OF THE CLERK OF THE JUVENILE COURT OF WALKER COUNTY, GEORGIA
TO: CALEY BURNETT, Middle School
By Order of the Court for service by publication dated 25th day of March, 2022, you are ordered to publish the RICHARD HARRIS process of guardianship, filed a complaint action in the Juvenile Court of Walker County, State of Georgia, on the 12th day of August, 2021. You are required to file with the Clerk of the Juvenile Court and to serve upon the Attorney and Guardian ad Litem for the minor child, Mary Jane P. Mellon, 103 E. Patton Avenue, LaFayette, Georgia 30728, an affidavit in writing within sixty (60) days from the date of the first publication of this notice.
WITNESS, the Honorable Steven M. Ellis, Judge of said Court. This 25th day of March.

John Friant
CLERK OF JUVENILE COURT
WALKER COUNTY GEORGIA
413.26.32.122

WM7023
8910
IN THE JUVENILE COURT OF CATOOSA COUNTY, STATE OF GEORGIA
IN THE INTEREST OF:
A.C. J.
DOB 06/13/2004
Sex Male
Case No. 2022-4-098 of Age.
A Child Under 18 years of Age.
Age 13
DOB 06/20/2008
Sex Male
Case No. 2022-4-099 of Age.
A Child Under 18 years of Age.

NOTICE OF SUMMONS
TO: ANTHONY CARTER, SHAWN BARRETT, AND UNKNOWN PUTATIVE FATHERS AND ALL OTHER PARTIES WHOSE NAMES ARE PARENTAL OR CUSTODIAL RIGHTS TO THE CHILDREN IDENTIFIED ABOVE BORN TO CATOOSA JAMES BARRETT, MOTHER ON THE ABOVE DATES.

You are hereby notified that the Catoosa County Department of Family and Children Services has filed a petition in this Court which alleges that the above minor child, A.C. J., is in need of permanent guardianship of said children to a relative. The petition was filed on March 29, 2022, and an Order for Service by Publication was entered by the Court on April 11, 2022. You are hereby commanded to appear and to defend in this Court on or before the 11th day of May, 2022, at 1:30 p.m. in Court Room 1, 11th Floor, Courthouse in Ringgold, Georgia, for the purpose of determining whether the grounds of said petition should be granted.

A copy of the petition may be obtained from the Clerk of the Juvenile Court at the Courthouse in Ringgold, Georgia, during regular business hours. You are further notified that while responsive pleadings are not mandatory, you are permitted to file a response and are encouraged to file responsive pleadings with the Clerk of the Juvenile Court, Kathleen V.P. Davis and Matthew T. Bowers, Social Assistants, Attention: Clerk of Juvenile Court, 1770 LaFayette, Georgia 30728, within 40 days from the date of the Order for Service by Publication. WITNESS the Honorable McCracken Preston, Judge of said Court, this 12th day of April, 2022.

Kim Earnest
Clerk, Juvenile Court
Catoosa County, Georgia
413.26.32.122

WM7615
8910
LEGAL NOTICE
A Chattanooga-Hamilton County/Northern Georgia Transportation Planning Organization (TPO) Technical Coordinating Committee (TCC) meeting will be held on Tuesday, May 10, 2022 at 1:30 p.m. (Eastern) at the Development Resource Center, 1220 Highway 153, First Floor Conference Room 1A, Chattanooga, Tennessee 37402. The TCC will take action on the following items: Approval of the March 8, 2022 TPO Technical Coordinating Committee Meeting Minutes and Recommend Open for Public Comment on Amendment to the 2020-2023 Transportation Improvement Program (TIP).

The public review and comment period for draft plans will be available for review on the public participation section of the Federal Transit Act (49 USC Section 5307.102)(2)(B). Public notice of public involvement activities and time allocated for public review of and comments will satisfy the Program of Projects requirements. Meeting materials will be available for viewing on the web after April 27, 2022 at www.chattanooga.gov under the Transportation Planning Organization meeting section, or at the Regional Planning Agency (RPA), 1220 Highway 153, Suite 2000, Development Resource Center, Chattanooga, Tennessee 37402. For a reasonable accommodation request or if you require language assistance, please notify the RPA three business days in advance of the meeting and staff will be pleased to work with you in obtaining any reasonable request. For a complete agenda or for more information, please call the RPA at 423-443-5900 or email TPOchattanooga.gov.

4-17-2022

WM7617
8910
Notice of Self Storage Sale
Please take notice: Fresno Storage - Fort Oglethorpe located at 1600 Cross St., Rossville, GA 30741 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur on the date of the public sale. www.fresnostorage.com on 5/1/2022 at 10:00AM. Unless stated otherwise the description of the units are household goods and furnishings. Valorie J. McClure, Auctioneer, 10000 Jones Gulder unit 4G7, Gino Strickland unit 4236, Shelia Franklin unit 4236.

4-17-2022

WM7418
8910
PUBLIC NOTICE
PLANNING COMMISSION MEETING
Thursday, May 19, 2022 at 4:00 P.M.
Walker County Civic Center
Rock Spring, GA 30751

The Walker County Planning Commission will meet and review the following agenda items:
1. New Business:
a. Rezoning:
Kurt Davis requests a rezoning from A-1 (Agricultural) to R-2 (Residential) for property located at 1000 W. Hwy 133, Chickamauga, GA 30707. Tax map & parcel number 0-235-0078.
Eugene Hester requests a partial rezoning from R-2 (Residential) to C-1 (Commercial) for property located at 124 Chickamauga Circle, Southway 77 LaFayette, GA 30728. Tax map & parcel number 0-231-0211.
The second hearing on the rezoning requests will be heard by the Walker County Board of Commissioners on May 26, 2022 at 7:00 P.M. at the Walker County Courthouse Annex III located at 201 S. Main Street LaFayette, GA 30728.
For further information please call Walker County Planning & Development at 706-438-4048.

4-17-2022

WM7421
8910
NOTICE
By Order of the Court for service by publication dated 25th day of March, 2022, you are ordered to publish the RICHARD HARRIS process of guardianship, filed a complaint action in the Juvenile Court of Walker County, State of Georgia, on the 12th day of August, 2021. You are required to file with the Clerk of the Juvenile Court and to serve upon the Attorney and Guardian ad Litem for the minor child, Mary Jane P. Mellon, 103 E. Patton Avenue, LaFayette, Georgia 30728, an affidavit in writing within sixty (60) days from the date of the first publication of this notice.
WITNESS, the Honorable Steven M. Ellis, Judge of said Court. This 25th day of March.

John Friant
CLERK OF JUVENILE COURT
WALKER COUNTY GEORGIA
413.26.32.122

WM7423
8910
IN THE JUVENILE COURT OF CATOOSA COUNTY, STATE OF GEORGIA
IN THE INTEREST OF:
A.C. J.
DOB 06/13/2004
Sex Male
Case No. 2022-4-098 of Age.
A Child Under 18 years of Age.
Age 13
DOB 06/20/2008
Sex Male
Case No. 2022-4-099 of Age.
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NOTICE OF SUMMONS
TO: ANTHONY CARTER, SHAWN BARRETT, AND UNKNOWN PUTATIVE FATHERS AND ALL OTHER PARTIES WHOSE NAMES ARE PARENTAL OR CUSTODIAL RIGHTS TO THE CHILDREN IDENTIFIED ABOVE BORN TO CATOOSA JAMES BARRETT, MOTHER ON THE ABOVE DATES.

You are hereby notified that the Catoosa County Department of Family and Children Services has filed a petition in this Court which alleges that the above minor child, A.C. J., is in need of permanent guardianship of said children to a relative. The petition was filed on March 29, 2022, and an Order for Service by Publication was entered by the Court on April 11, 2022. You are hereby commanded to appear and to defend in this Court on or before the 11th day of May, 2022, at 1:30 p.m. in Court Room 1, 11th Floor, Courthouse in Ringgold, Georgia, for the purpose of determining whether the grounds of said petition should be granted.

A copy of the petition may be obtained from the Clerk of the Juvenile Court at the Courthouse in Ringgold, Georgia, during regular business hours. You are further notified that while responsive pleadings are not mandatory, you are permitted to file a response and are encouraged to file responsive pleadings with the Clerk of the Juvenile Court, Kathleen V.P. Davis and Matthew T. Bowers, Social Assistants, Attention: Clerk of Juvenile Court, 1770 LaFayette, Georgia 30728, within 40 days from the date of the Order for Service by Publication. WITNESS the Honorable McCracken Preston, Judge of said Court, this 12th day of April, 2022.

Kim Earnest
Clerk, Juvenile Court
Catoosa County, Georgia
413.26.32.122

WM7425
8910
LEGAL NOTICE
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4-17-2022

WM7427
8910
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WITNESS, the Honorable Steven M. Ellis, Judge of said Court. This 25th day of March.

John Friant
CLERK OF JUVENILE COURT
WALKER COUNTY GEORGIA
413.26.32.122

WM7429
8910
IN THE JUVENILE COURT OF CATOOSA COUNTY, STATE OF GEORGIA
IN THE INTEREST OF:
A.C. J.
DOB 06/13/2004
Sex Male
Case No. 2022-4-098 of Age.
A Child Under 18 years of Age.
Age 13
DOB 06/20/2008
Sex Male
Case No. 2022-4-099 of Age.
A Child Under 18 years of Age.

NOTICE OF SUMMONS
TO: ANTHONY CARTER, SHAWN BARRETT, AND UNKNOWN PUTATIVE FATHERS AND ALL OTHER PARTIES WHOSE NAMES ARE PARENTAL OR CUSTODIAL RIGHTS TO THE CHILDREN IDENTIFIED ABOVE BORN TO CATOOSA JAMES BARRETT, MOTHER ON THE ABOVE DATES.

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Kim Earnest
Clerk, Juvenile Court
Catoosa County, Georgia
413.26.32.122

8020 Service/Construction Bids

schools:
Rossville Middle School
LaFayette High School
Chattahoochee Valley Middle School
B. A mandatory pre-bid meeting will be held on Thursday, April 28, 2022 at 11:00 a.m. at the Walker County Board of Education, Facilities & Operations Department, 298 Cuberson Avenue, LaFayette, Georgia 30728, on an agenda in writing within sixty (60) days from the date of the first publication of this notice.
WITNESS, the Honorable Steven M. Ellis, Judge of said Court. This 25th day of March.

John Friant
CLERK OF JUVENILE COURT
WALKER COUNTY GEORGIA
413.26.32.122

WM7023
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IN THE JUVENILE COURT OF CATOOSA COUNTY, STATE OF GEORGIA
IN THE INTEREST OF:
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NOTICE OF SUMMONS
TO: ANTHONY CARTER, SHAWN BARRETT, AND UNKNOWN PUTATIVE FATHERS AND ALL OTHER PARTIES WHOSE NAMES ARE PARENTAL OR CUSTODIAL RIGHTS TO THE CHILDREN IDENTIFIED ABOVE BORN TO CATOOSA JAMES BARRETT, MOTHER ON THE ABOVE DATES.

You are hereby notified that the Catoosa County Department of Family and Children Services has filed a petition in this Court which alleges that the above minor child, A.C. J., is in need of permanent guardianship of said children to a relative. The petition was filed on March 29, 2022, and an Order for Service by Publication was entered by the Court on April 11, 2022. You are hereby commanded to appear and to defend in this Court on or before the 11th day of May, 2022, at 1:30 p.m. in Court Room 1, 11th Floor, Courthouse in Ringgold, Georgia, for the purpose of determining whether the grounds of said petition should be granted.

A copy of the petition may be obtained from the Clerk of the Juvenile Court at the Courthouse in Ringgold, Georgia, during regular business hours. You are further notified that while responsive pleadings are not mandatory, you are permitted to file a response and are encouraged to file responsive pleadings with the Clerk of the Juvenile Court, Kathleen V.P. Davis and Matthew T. Bowers, Social Assistants, Attention: Clerk of Juvenile Court, 1770 LaFayette, Georgia 30728, within 40 days from the date of the Order for Service by Publication. WITNESS the Honorable McCracken Preston, Judge of said Court, this 12th day of April, 2022.

Kim Earnest
Clerk, Juvenile Court
Catoosa County, Georgia
413.26.32.122

WM7025
8910
LEGAL NOTICE
A Chattanooga-Hamilton County/Northern Georgia Transportation Planning Organization (TPO) Technical Coordinating Committee (TCC) meeting will be held on Tuesday, May 10, 2022 at 1:30 p.m. (Eastern) at the Development Resource Center, 1220 Highway 153, First Floor Conference Room 1A, Chattanooga, Tennessee 37402. The TCC will take action on the following items: Approval of the March 8, 2022 TPO Technical Coordinating Committee Meeting Minutes and Recommend Open for Public Comment on Amendment to the 2020-2023 Transportation Improvement Program (TIP).

The public review and comment period for draft plans will be available for review on the public participation section of the Federal Transit Act (49 USC Section 5307.102)(2)(B). Public notice of public involvement activities and time allocated for public review of and comments will satisfy the Program of Projects requirements. Meeting materials will be available for viewing on the web after April 27, 2022 at www.chattanooga.gov under the Transportation Planning Organization meeting section, or at the Regional Planning Agency (RPA), 1220 Highway 153, Suite 2000, Development Resource Center, Chattanooga, Tennessee 37402. For a reasonable accommodation request or if you require language assistance, please notify the RPA three business days in advance of the meeting and staff will be pleased to work with you in obtaining any reasonable request. For a complete agenda or for more information, please call the RPA at 423-443-5900 or email TPOchattanooga.gov.

4-17-2022

WM7027
8910
NOTICE
By Order of the Court for service by publication dated 25th day of March, 2022, you are ordered to publish the RICHARD HARRIS process of guardianship, filed a complaint action in the Juvenile Court of Walker County, State of Georgia, on the 12th day of August, 2021. You are required to file with the Clerk of the Juvenile Court and to serve upon the Attorney and Guardian ad Litem for the minor child, Mary Jane P. Mellon, 103 E. Patton Avenue, LaFayette, Georgia 30728, an affidavit in writing within sixty (60) days from the date of the first publication of this notice.
WITNESS, the Honorable Steven M. Ellis, Judge of said Court. This 25th day of March.

John Friant
CLERK OF JUVENILE COURT
WALKER COUNTY GEORGIA
413.26.32.122

WM7029
8910
IN THE JUVENILE COURT OF CATOOSA COUNTY, STATE OF GEORGIA
IN THE INTEREST OF:
A.C. J.
DOB 06/13/2004
Sex Male
Case No. 2022-4-098 of Age.
A Child Under 18 years of Age.
Age 13
DOB 06/20/2008
Sex Male
Case No. 2022-4-099 of Age.
A Child Under 18 years of Age.

NOTICE OF SUMMONS
TO: ANTHONY CARTER, SHAWN BARRETT, AND UNKNOWN PUTATIVE FATHERS AND ALL OTHER PARTIES WHOSE NAMES ARE PARENTAL OR CUSTODIAL RIGHTS TO THE CHILDREN IDENTIFIED ABOVE BORN TO CATOOSA JAMES BARRETT, MOTHER ON THE ABOVE DATES.

You are hereby notified that the Catoosa County Department of Family and Children Services has filed a petition in this Court which alleges that the above minor child, A.C. J., is in need of permanent guardianship of said children to a relative. The petition was filed on March 29, 2022, and an Order for Service by Publication was entered by the Court on April 11, 2022. You are hereby commanded to appear and to defend in this Court on or before the 11th day of May, 2022, at 1:30 p.m. in Court Room 1, 11th Floor, Courthouse in Ringgold, Georgia, for the purpose of determining whether the grounds of said petition should be granted.

A copy of the petition may be obtained from the Clerk of the Juvenile Court at the Courthouse in Ringgold, Georgia, during regular business hours. You are further notified that while responsive pleadings are not mandatory, you are permitted to file a response and are encouraged to file responsive pleadings with the Clerk of the Juvenile Court, Kathleen V.P. Davis and Matthew T. Bowers, Social Assistants, Attention: Clerk of Juvenile Court, 1770 LaFayette, Georgia 30728, within 40 days from the date of the Order for Service by Publication. WITNESS the Honorable McCracken Preston, Judge of said Court, this 12th day of April, 2022.

Kim Earnest
Clerk, Juvenile Court
Catoosa County, Georgia
413.26.32.122

WM7031
8910
LEGAL NOTICE
A Chattanooga-Hamilton County/Northern Georgia Transportation Planning Organization (TPO) Technical Coordinating Committee (TCC) meeting will be held on Tuesday, May 10, 2022 at 1:30 p.m. (Eastern) at the Development Resource Center, 1220 Highway 153, First Floor Conference Room 1A, Chattanooga, Tennessee 37402. The TCC will take action on the following items: Approval of the March 8, 2022 TPO Technical Coordinating Committee Meeting Minutes and Recommend Open for Public Comment on Amendment to the 2020-2023 Transportation Improvement Program (TIP).

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4-17-2022

WM7033
8910
NOTICE
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WITNESS, the Honorable Steven M. Ellis, Judge of said Court. This 25th day of March.

John Friant
CLERK OF JUVENILE COURT
WALKER COUNTY GEORGIA
413.26.32.122

WM7035
8910
IN THE JUVENILE COURT OF CATOOSA COUNTY, STATE OF GEORGIA
IN THE INTEREST OF:
A.C. J.
DOB 06/13/2004
Sex Male
Case No. 2022-4-098 of Age.
A Child Under 18 years of Age.
Age 13
DOB 06/20/2008
Sex Male
Case No. 2022-4-099 of Age.
A Child Under 18 years of Age.

NOTICE OF SUMMONS
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Kim Earnest
Clerk, Juvenile Court
Catoosa County, Georgia
413.26.32.122

WM7037
8910
LEGAL NOTICE
A Chattanooga-Hamilton County/Northern Georgia Transportation Planning Organization (TPO) Technical Coordinating Committee (TCC) meeting will be held on Tuesday, May 10, 2022 at 1:30 p.m. (Eastern) at the Development Resource Center, 1220 Highway 153, First Floor Conference Room 1A, Chattanooga, Tennessee 37402. The TCC will take action on the following items: Approval of the March 8, 2022 TPO Technical Coordinating Committee Meeting Minutes and Recommend Open for Public Comment on Amendment to the 2020-2023 Transportation Improvement Program (TIP).

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4-17-2022

WM7039
8910
NOTICE
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WITNESS, the Honorable Steven M. Ellis, Judge of said Court. This 25th day of March.

John Friant
CLERK OF JUVENILE COURT
WALKER COUNTY GEORGIA
413.26.32.122

WM7041
8910
IN THE JUVENILE COURT OF CATOOSA COUNTY, STATE OF GEORGIA
IN THE INTEREST OF:
A.C. J.
DOB 06/13/2004
Sex Male
Case No. 2022-4-098 of Age.
A Child Under 18 years of Age.
Age 13
DOB 06/20/2008
Sex Male
Case No. 2022-4-099 of Age.
A Child Under 18 years of Age.

NOTICE OF SUMMONS
TO: ANTHONY CARTER, SHAWN BARRETT, AND UNKNOWN PUTATIVE FATHERS AND ALL OTHER PARTIES WHOSE NAMES ARE PARENTAL OR CUSTODIAL RIGHTS TO THE CHILDREN IDENTIFIED ABOVE BORN TO CATOOSA JAMES BARRETT, MOTHER ON THE ABOVE DATES.

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Kim Earnest
Clerk, Juvenile Court
Catoosa County, Georgia
413.26.32.122

WM7043
8910
LEGAL NOTICE
A Chattanooga-Hamilton County/Northern Georgia Transportation Planning Organization (TPO) Technical Coordinating Committee (TCC) meeting will be held on Tuesday, May 10, 2022 at 1:30 p.m. (Eastern) at the Development Resource Center, 1220 Highway 153, First Floor Conference Room 1A, Chattanooga, Tennessee 37402. The TCC will take action on the following items: Approval of the March 8, 2022 TPO Technical Coordinating Committee Meeting Minutes and Recommend Open for Public Comment on Amendment to the 2020-2023 Transportation Improvement Program (TIP).

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4-17-2022

8025 Debtors and Creditors

Red Bank, TN 37415
Carson A. Raval
Harris & Hartman Law Firm
P.O. Drawer 126, 200 McFarland Blvd.
Rossville, GA 30741
(706) 841-0292; Fax: (706) 841-4838
GA Bar No. 740006
413.26.27.514 2022

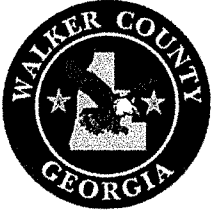
WM7037
8910
NOTICE TO CREDITORS
GEORGIA, WALKER COUNTY
All creditors of the Estate of Tonia Renay Vaughn, deceased, late of Walker County, Georgia, are hereby notified to render their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. This 4th day of April, 2022.

Jason Glenn Vaughn
Administrator of the Estate of Tonia Renay Vaughn, the deceased
c/o Sparks Law, LLC
11877 Douglas Road
Suite 102-210
Johns Creek, GA 30095
413.26.32.371 2022

WM7039
8910
NOTICE TO CREDITORS
STATE OF GEORGIA
All creditors of the Estate of Tonia Renay Vaughn, deceased, late of Walker County, Georgia, are hereby notified to render their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment to the undersigned. This 4th day of April, 2022.

Stanley M. LeFico, P.C.,
Law Offices of Stanley M. LeFico, P.C.,
8300 Roswell Road, Suite 300
Atlanta, Georgia 30324, attorney for
Patricia L. Kuntz, Administrator of the
Estate of Tonia Renay Vaughn
413.26.32.371 2022

WM7041
8910
IN THE PROBATE COURT FOR THE COUNTY OF WALKER
STATE OF GEORGIA
IN RE: ESTATE OF ROBERT WAYNE HAWKINS, Deceased
ESTATE NO. 19-206
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of ROBERT WAYNE HAWKINS, late of said county, deceased, are



Walker County Planning Commission

Minutes
May 19, 2022
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Jon Hentz
Stan Porter
John Morehouse
Daryl Brooks
Jack Mullinax
Michael Hicks
Cindy Askew
Zack Chapman
Todd Hold
Robert Carter

Walker County Planning Staff

David Brown, Director of Codes, Inspections & Planning
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Vice Chairman Michael Hicks called the meeting to order at 6:00 P.M.

II. ROLL CALL

III. READING AND APPROVAL OF THE MINUTES FOR APRIL 21, 2022: Vice Chairman Michael Hicks asked if there were any corrections to last month's minutes. Being none Vice Chairman Hicks asked if there was a motion to approve. Daryl Brooks made a motion to approve as submitted. Jack Mullinax seconded the motion to approve. Vote was unanimous. Vote to approve carried.

II. MOTION TO OPEN THE PUBLIC HEARING: Vice Chairman Hicks asked if there was a motion to open the public hearing. Jack Mullinax made a motion to open. Daryl Brooks seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

III. PUBLIC HEARING:

A. Rezone:

1. Keri Davis: Mrs. Keri Davis came forward and stated that she would like to rezone the property so she could put a second home on the property. Zack Chapman asked why she did not just request a variance. Kristy Parker stated that she had recommended the rezone because of it touching R-2 zoning to the south. Stan Porter asked

Mrs. Davis if she would be building a home or placing a mobile home and Mrs. David said she was unsure yet but if the board told her a specific thing she would go with that but would like to keep it so she has the option. Todd Holt asked if there had been a house there before and she said she that there was a cabin there at one time. Vice Chairman Hicks asked if there was anyone in the audience against the request but there was none.

2. Eugene Hester: Mr. Hester came forward and stated he owns the property were the old John T Building Supply use to be. He said that he was wanting to rezone this property on Hwy 27 for that business to move to but since then he had found another place to move the trailer business. Mr. Hester stated that he would still like to rezone the front part of this property to commercial so maybe he could build some type of storage facility. Jack Mullinax asked how much of the property was he wanting rezoned. Mr. Hester stated only the front portion. Stan Porter asked what use to be there. Mr. Hester stated just farmland and the yearly yard sale where the billboard sign is. Zack Chapman asked if the three parcels to the south were commercial and Kristy Parker stated yes, the ones that run south touching Hwy 27. Zack Chapman stated he did not have a problem with the rezone but felt like they needed to know more specifically of how much of the property would be rezoned. Vice Chairman Hicks asked about if the front part was rezoned then would the back part not have any road frontage. After some discussion it was determined that the property actually has three road frontages giving the back part of the property access. Vice Chairman Hicks asked if there was anymore questions. No one else spoke.

IV. MOTION TO CLOSE THE PUBLIC HEARING:

Vice Chairman Hicks asked if there was a motion to close the public hearing. Stan Porter made a motion to close the public hearing. Todd Holt seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

V. MOTION TO OPEN NEW BUSINESS: Vice Chairman Hicks asked was there a motion to open new business. Jack Mullinax made a motion to open new business. John Morehouse seconded the motion. Vote was unanimous. Motion to open new business carried.

VI. NEW BUSINESS:

1. Keri Davis: Vice Chairman Hicks asked if there was a motion on the rezone. Jack Mullinax made a motion to approve. Robert Carter seconded the motion to approve. Vote was unanimous. Motion to approve the rezone carried.

2. Eugen Hester: Vice Chairman Hicks asked if there was a motion. Jack Mullinax made a motion to approve with the condition that it be for the portion of property from Hwy 27 West to Black Circle and South to the intersection at parcels 0-329-2-002 & 004 at Highland Drive. Daryl Brooks seconded the motion with the condition. Vote was unanimous. Motion to approve the partial rezone with conditions carried.

VII. ADJOURNMENT:

Vice Chairman Hicks asked if there was a motion to adjourn. Stan Porter made a motion to adjourn. Todd Holt seconded the motion to adjourn. Vote was unanimous. Motion to adjourn carried.

Date Submitted	Planning Commission Chairman
----------------	------------------------------

Date Submitted	Kristy Parker, Planning Commission Secretary
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Date Submitted	David Brown, Director of Codes, Inspection & Planning
----------------	---

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning Amendment

PLEASE PRINT OR TYPE		FEE \$ 75.00	Date 4-11-2022
Owner's Name Keri Davis		Mailing Address 9391 W. Hwy 136 Chickamauga, GA 30707 INCLUDE ROUTE AND BOX # IF ASSIGNED	Case No.
City/Zip Chickamauga, GA 30707		Phone 423-774-0155	
Tax Parcel # D-255-007B		Street Name and Number SAME	
Current Zoning A1		Requested Zoning R-2	
Reason for Change (Be Specific): We want to put another home on the property, to be beside my elderly mom & help w/up keep & with her as she ages.			
Lessee's IF APPLICABLE Name		Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8. IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET			
LAND USE PLAN DESIGNATIONS CURRENT		FUTURE	
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.			
Owner's Signature Keri Davis		Date: 4-11-22	
Date Received by the Planning Office: 4-11-2022			
FOR OFFICE USE Planning Commission Decision/Date			

The Owner/Applicant must notify each adjoining property owner by providing them a copy of this application. Proof of notification must be provided to the Planning Office. Additionally, a sign, furnished by the Planning Commission will be posted on the subject front property line at least 15 days prior to the meeting date. Written notification must be mailed at least 15 days prior to the meeting date. This application must be fully complete prior to filing.

WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Keri Davis
Petitioner: same
Location of Property: 9391 W. Hwy 136
Chickamauga, GA. 30707

Tax map & parcel number 0-255-007B

Date Applied: 4/11/2022
PC Meeting Date: 5/19/2022

Present Zoning: A-1 (Agricultural)

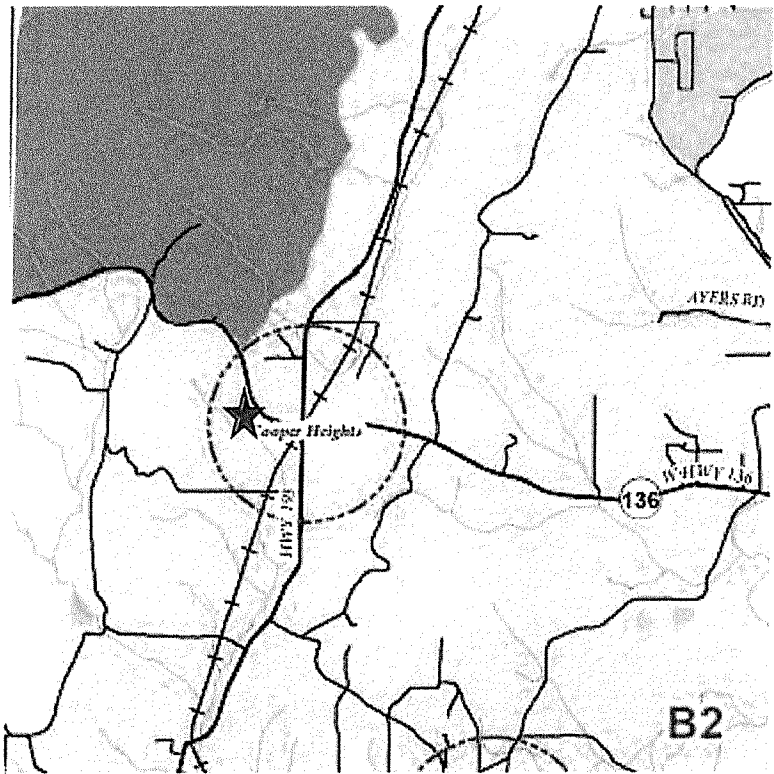
APPLICANT'S INTENT: To rezone from A-1 (Agricultural) to R-2 (Residential)

DETAILS OF REQUEST: Ms. Davis owns 3.6 acres which currently has one manufactured home on it. She would like to rezone the property so she could place a second home on the property to help care for her mother.

Projected Area:



Future Land Use Map:



- Roads

Highways

Railroads

Rivers & Streams

Lakes & Ponds

City Limits

Crossroad Community

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

Agricultural/Forestry: Walker County

Description: Sparsely settled open areas containing farms, woods, and cultivation.

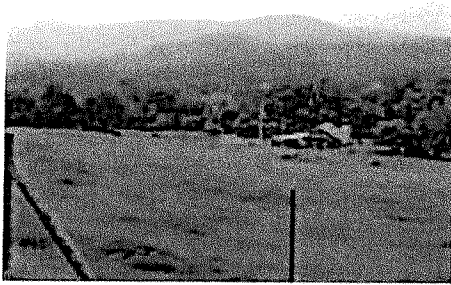


Figure 46. Hwy 193 near Nickajack Rd.

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

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:**
It would be no gain to the public but would allow the property owner to place a second home on the property.
6. **Whether the subject property has reasonable economic use as currently zoned:** No
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 Ms. Davis since 2014.
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 agricultural/forestry.
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:**
This property does touch R-2 zoning so it would not be spot zoning.

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning Amendment

		Date <u>4-19-22</u>
PLEASE PRINT OR TYPE	FEE \$ <u>300.00</u>	Case No.
Owner's Name <u>Eugene Hester</u>	Mailing Address <u>190 Steele holbow Rd</u> INCLUDE ROUTE AND BOX # IF ASSIGNED	
City/Zip <u>Lafayette GA 30728</u>	Phone <u>423-838-2608</u>	
Tax Parcel # <u>0-329-1-021A</u>	Street Name and Number <u> Hwy 27 / 126 Black Cir Spur</u>	
Current Zoning <u>R-2</u>	Requested Zoning <u>partial C-1</u>	
Reason for Change (Be Specific): <u>USE AS Commercial</u>		
Lessee's Name IF APPLICABLE	Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8. IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET		
LAND USE PLAN DESIGNATIONS CURRENT		FUTURE
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.		
Owner's Signature <u>Eugene Hester</u>		Date: <u>4/19/22</u>
Date Received by the Planning Office:		
Planning Commission Decision/Date <u>May 19th 6:00 pm Civic Center + May 26 @ 7:00 pm Courthouse Annex III</u>		

FOR OFFICE USE

The Owner/Applicant must notify each adjoining property owner by providing them a copy of this application. Proof of notification must be provided to the Planning Office. Additionally, a sign, furnished by the Planning Commission will be posted on the subject front property line at least 15 days prior to the meeting date. Written notification must be mailed at least 15 days prior to the meeting date. This application must be fully complete prior to filing.

WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Eugene Hester
Petitioner: same
Location of Property: 126 Black Circle Spur/Hwy 27
LaFayette, GA. 30728

Tax map & parcel number 0-329-1-021A

Date Applied: 4/19/2022
PC Meeting Date: 5/19/2022

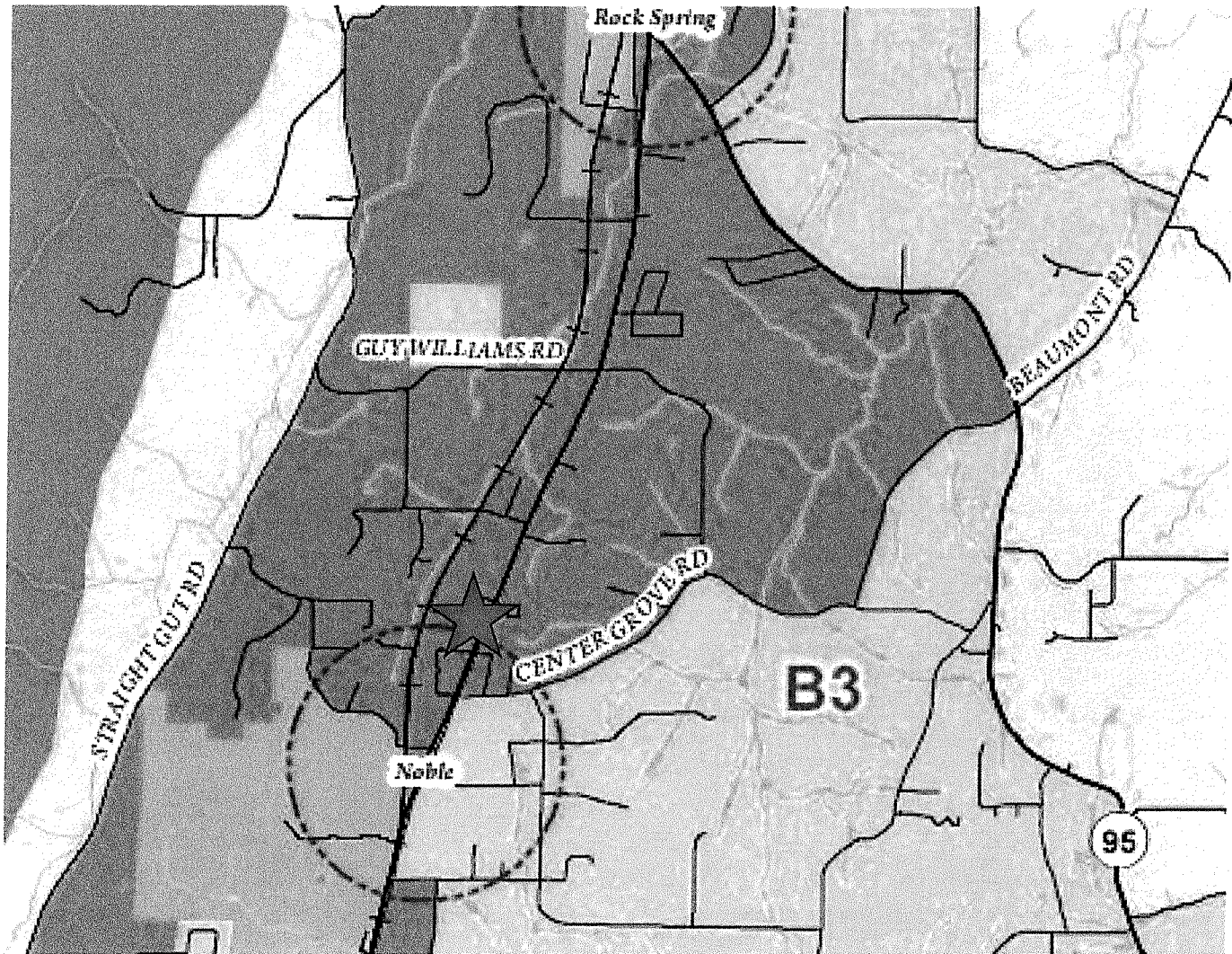
Present Zoning: R-2 (Residential)

APPLICANT'S INTENT:	To divide off some property and rezone it to C-1 (Commercial)
DETAILS OF REQUEST:	Mr. Hester owns 10.22 acres zoned R-2 and would like to rezone a portion of the front to C-1 (Commercial). This property does touch C-1 to the south.

Projected Area:



Future Land Use Map:



— Roads

— Highways

— Railroads

— Rivers & Streams

— Lakes & Ponds

— City Limits

— Crossroad Community

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	

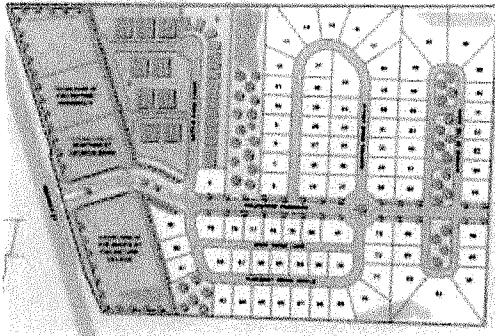


Figure 61. Fieldstone Farms Mixed Use Planned Unit Development – Phase I

Mixed use: LaFayette and Walker County

Description: A location containing a mix of offices, housing and commercial uses. This mix of uses may consist of single and/or multi-story buildings. Often multi-story buildings contain 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, roads, stormwater, 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 bodies of water.
7. Provide protections to historic and cultural resources of the area, so they will not be lost.
8. Provide public investment 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 a regional network of greenspace and trails that are available to pedestrians, bicyclists and other non-vehicular means of transportation.
11. Cluster new buildings to improve pedestrian access and walkability to different surrounding uses.
12. Invest in infrastructure improvements to roads and sidewalks, increasing pedestrian mobility and safety.

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:** It would be more commercial property in the area along Hwy 27
6. **Whether the subject property has reasonable economic use as currently zoned:** No
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 Mr. Hester since 2020.
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 mixed use.
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.** Unknown.
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:** This property is along Hwy 27 and does border other commercial properties

ATTORNEY CLIENT COMMUNICATION

Board members:

Walker County is considering transitioning to a County Manager form of government. Currently Walker County utilizes an elected Chair/BOC model of governance, whereby the elected Chair has both administrative and executive functions. State law authorizes a Georgia county to transition to a County manager form of government via adoption of a simple Resolution. O.C.G.A. 36-5-22 provides:

- The governing authority of any county of this state or the General Assembly may create in and for those counties in which it deems necessary or advisable the office of county manager and may vest in such office **powers, duties, and responsibilities of an administrative nature**. The qualifications, method of selection, appointment, compensation, tenure, and such other related matters pertaining to the office of county manager shall be provided for by the governing authority of the county.

This statute authorizes a County government to implement a County manager form of government, even when transitioning to such a form of government necessarily removes power from the Chair:

- We hold that Walton County's ordinance, which tracks the language of § 36-5-22, vests in the office of county manager certain administrative functions, and does not attempt to confer on that office the executive powers reserved for the chairman, is consistent with the county's home rule authority, and does not violate the Georgia Constitution. Krieger v. Walton County, 271 Ga. 791 (1999)

As such, O.C.G.A. 36-5-22 is a vehicle for creating a chief administrator in Walker County; but all other non-administrative functions of the Chair should remain vested in the Chair (particularly executive functions involving the budget). The Walker County enabling legislation *currently* confers the following functions to the Chair:

- Administer the affairs and day-to-day business of the county and preside over the meetings of the board
- Calling meetings of the board;
- Preparing a proposed agenda and presiding over meetings of the board;
- Representing the county government at ceremonial functions;
- Being empowered to submit motions that are made and seconded by district commissioners to the board for action;
- Appointing members and chairpersons to all committees of the board with the approval of the board;
- Performing such other duties as shall be delegated to the chairperson by the board or as provided by law or ordinance;
- The chairperson shall be authorized, in his or her sole discretion, to spend not more than \$25,000.00 without approval of the board;
- Vote in instances of a tie;
- Submit annually to the board a proposed budget governing expenditures of all county funds, including capital outlay and public works projects for the following fiscal year;
- Enforce compliance with this section by all departments of county government and to this end shall institute a system of allotments of all moneys appropriated and budgeted;

As such, if Walker County utilizes O.C.G.A. 36-5-22 and creates a County manager to handle administrative functions, then the responsibilities of the County manager v. the Chair would generally be as follows:

COUNTY MANAGER

1. Manage the day-to-day operations of the county (including hiring, firing, and discipline of county staff);
2. Make recommendations to the Board regarding necessary hires, terminations, and department creations and/or consolidations;

3. Exercise administrative authority and supervision over all county departments and personnel under the jurisdiction of the Board of Commissioners;
 4. Ensures that ordinances, resolutions, and regulations of the Board of Commissioners and the laws of the State of Georgia are implemented and enforced;
 5. Manages the purchasing of services, materials, and supplies for the county;
 6. Serves as a liaison between the Board of Commissioners and the public by responding to inquiries and resolving conflicts;
 7. Attends all meetings of the Board of Commissioners and briefs commissioners on issues and projects;
1. Conducts meetings with department heads to focus departmental efforts on the overall goals and objectives of the county; and,
 2. Performs related duties.

CHAIR

1. Preside over the meetings of the board
2. Calling meetings of the board;
3. Preparing a proposed agenda and presiding over meetings of the board;
4. Representing the county government at ceremonial functions;
5. Being empowered to submit motions that are made and seconded by district commissioners to the board for action;
6. Appointing members and chairpersons to all committees of the board with the approval of the board;
7. Performing such other duties as shall be delegated to the chairperson by the board or as provided by law or ordinance;
8. Spend not more than \$25,000.00 without approval of the board;
9. Vote in instances of a tie; and,
10. Institute a system of allotments of all moneys appropriated and budgeted.

CHAIR (in consultation with the County manager)

1. Submits annually to the board a proposed budget governing expenditures of all county funds, including capital outlay and public works projects for the following fiscal year;
2. Provides a financial report to the Board of Commissioners each month;
3. Develops a budget plan and calendar for forming the county budget;
4. Prepares and direct the implementation of a five-year capital improvement plan;
5. Directs the development and implementation of short- and long-range plans; and,
6. Assists the Board of Commissioners in the development of the county strategic plan.

There will necessarily be some overlap between the duties of the County manager versus the Chair, as there is no absolute line of distinction between administrative versus executive functions. Nonetheless, a framework roughly resembling the above should work in Walker County. The above framework has the County manager overseeing the staffing, hiring, firing, discipline, and overall operation of the County government. Simultaneously, the above places the Chair firmly in control of those specific duties assigned him by the County's enabling legislation (i.e., such as running the meetings, etc.), as well as placing the Chair at the forefront in the areas of budgeting, strategic planning, and developing the County's capital improvement plan. Obviously, the County manager will consult with the Chair in fulfilling these functions, but I think the preferred approach is for the functions to remain vested with the Chair.

Walker County

May 26, 2022

County Manager Presentation

1

PART I - LOCAL LAWS[1]

Footnotes:

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Editor's note— This part is from 1939 Ga. Laws, page 751, as amended. Any section that has been amended is identified by a history note in parentheses at the end of the section. Catchlines have been added by the editor. Provisions in brackets [] have been added by the editor for purposes of clarity. Current general laws on elections, which may supersede portions of this act, are found in O.C.G.A. title 21.

State Constitution reference— Counties and municipal corporations, Ga. Const. art. IX.

Section 1. - Board of Commissioners created.

There is created the Board of Commissioners of Walker County to be elected and organized as provided for in this Act. The board shall be the successor to the office of commissioner of Walker County and shall continue to have the obligations and liabilities of the commissioner of Walker County as existed immediately prior to January 1, 2021. The board shall constitute the governing authority of Walker County and shall exercise the powers, duties, and responsibilities vested in and upon such officers by the provisions of this Act. The term "board," whenever used in this Act, shall mean the Board of Commissioners of Walker County, including the chairperson and all members.

(2017 Ga. Laws (Act No. 165), § 1)

Section 2. - Chairperson; members.

(a)The board shall consist of a chairperson and four district commissioners. The four district commissioners shall be residents of their respective commissioner districts as described in subsection (b) of this section and shall be elected by the electors of their respective districts as provided in Section 3 of this Act. The chairperson shall be elected at large as provided in Section 3 of this Act.(b)For the purpose of electing members of the board, Walker County shall be divided into four commissioner districts. One member of the board shall be elected from each such district. Commissioner Districts 1, 2, 3, and 4 shall be and correspond to those four numbered districts described in and attached to and made a part of this Act and further identified as Plan Name: walkercc-2017 Plan Type: Local Administrator: SD053 User: Gina.(c)(1)When used in such attachment, the term "VTD" shall mean and describe the same geographical boundaries as provided in the report of the Bureau of the Census for the United States decennial census of 2010 for the State of Georgia. The separate numeric designations in a district description which are underneath a VTD heading shall mean and describe individual blocks within a VTD as provided in the report of the Bureau of the Census for the United States decennial census of 2010 for the State of Georgia.(2)Except as otherwise provided in the description of any district, whenever the description of any district refers to a named city, it shall mean the geographical boundaries of that city as shown on the census maps for the United States decennial census of 2010 for the State of Georgia.(3)Any part of Walker County which is not included in any district described in the plan shall be included within that district contiguous to such part which contains the least population according to the United States decennial census of 2010 for the State of Georgia.(4)Any part of Walker County described in the plan as being included in a particular district shall nevertheless not be included within such district if such part is not

contiguous to such district. Such noncontiguous part shall instead be included within that district contiguous to such part which contains the least population according to the United States decennial census of 2010 for the State of Georgia.

(2017 Ga. Laws (Act No. 165), § 2)

Section 3. - Eligibility.

(a) No person shall be a member of the board if that person is ineligible for such office pursuant to Code Section 45-2-1 of the O.C.G.A. or any other general law. (b) In order to be elected as a member of the board from a commissioner district, a person shall be 18 years of age or older, shall have resided in that district for at least 12 consecutive months prior to election thereto, and shall receive a majority of the votes cast for that office by the electors of that district. At the time of qualifying, each candidate for such office shall specify the commissioner district for which that person is offering as a candidate. A person elected as a member of the board from a commissioner district shall continue to reside in that district during that person's term of office or that office shall thereupon become vacant. (c) The chairperson of the board shall be 25 years of age or older, shall have resided in Walker County for at least 12 consecutive months prior to election to such office, may reside anywhere within Walker County, and shall receive a majority of the votes cast for such office by the electors of the entire county. The chairperson shall continue to reside within Walker County during that person's term of office or that office shall thereupon become vacant.

(2017 Ga. Laws (Act No. 165), § 3)

Section 4. - Election of members.

(a) The first members of the Board of Commissioners of Walker County shall be elected at the 2020 November general election. The members of the board elected thereto from Commissioner Districts 1 and 2 in 2020 shall take office on January 1, 2021, and shall serve for an initial term of office which shall expire on January 1, 2023, and upon the election and qualification of their respective successors. The chairperson and the members of the board elected thereto from Commissioner Districts 3 and 4 in 2020 shall take office on January 1, 2021, and shall serve for initial terms of office which shall expire on January 1, 2025, and upon the election and qualification of their respective successors. Those and all future successors to the chairperson and members of the board whose terms of office are to expire shall be elected at the November state-wide general election immediately preceding the expiration of such terms, shall take office on the first day of January immediately following that election, and shall serve for terms of office of four years and until their respective successors are elected and qualified. (b) The chairperson and members of the board shall be nominated and elected in accordance with Chapter 2 of Title 21 of the O.C.G.A., the Georgia Election Code.

(2017 Ga. Laws (Act No. 165), § 4)

Section 5. - Vacancies.

(a) In the event of a vacancy occurring in the membership of the board, whether the vacancy is in the office of chairperson or any other member, for any reason other than expiration of term, that vacancy shall be filled as provided in this section. (b) In the event a vacancy occurs on the board when at least 180 days remain in the unexpired term of office, the election superintendent of Walker County, within 15 days after the vacancy occurs, shall issue the call for a special election to fill the vacancy for the unexpired term.

Such special election shall be called and conducted as provided in Chapter 2 of Title 21 of the O.C.G.A., the Georgia Election Code, as now or hereafter amended. Any person elected in a special election to fill such a vacancy shall take office immediately upon certification of the results of such special election and qualification. If such vacancy is in the office of chairperson of the board of commissioners, the vice chairperson of the board shall exercise the powers and duties of the chairperson for the period beginning on the date the vacancy occurs and ending on the date the successor chairperson takes office for the unexpired term following the special election provided for in this subsection.(c)In the event a vacancy occurs on the board when less than 180 days remain in the unexpired term of office, the remaining members of the board shall appoint a qualified person to fill the vacancy for the unexpired term. Any person appointed by the board to fill a vacancy as provided in this subsection shall possess the residency and other qualifications required for the office and shall take office immediately upon appointment and qualification. If such vacancy is in the office of chairperson of the board, the vice chairperson of the board shall exercise the powers and duties of the chairperson for the period beginning on the date the vacancy occurs and ending on the date the successor chairperson takes office for the unexpired term following his or her appointment as provided for in this subsection. During the time when the board has a vacancy under this subsection and only during such time, if a vote on a matter before the board results in a tie, the chairperson or, if the office of chairperson is vacant and the vice chairperson is serving as chairperson, the vice chairperson shall be allowed to cast an additional vote to break such tie.

(2017 Ga. Laws (Act No. 165), § 5)

Section 6. - Oath; bond.

Before entering upon the discharge of their duties, the chairperson and district commissioners shall subscribe to an oath before the judge of the probate court of such county for the true and faithful performance of their duties and that they are not the holders of any public funds unaccounted for. In addition, the chairperson and each district commissioner shall further give a satisfactory surety bond to the judge of the probate court of the county payable to the judge of the probate court or that judge's successor in office and filed in the office of the judge of the probate court, in the sum of \$25,000.00, conditioned upon the faithful performance of the duties of the office. The costs of said bonds shall be paid out of the county treasury.

(2017 Ga. Laws (Act No. 165), § 6)

Section 7. - Salary; reimbursement.

(a)District commissioners, other than the chairperson, shall serve in such capacity on a part-time basis and shall be paid a salary of \$12,000.00 per year. Such compensation shall be paid in equal monthly installments from the funds of Walker County.(b)The chairperson shall serve in such capacity on a full-time basis and shall be paid an annual salary equal to the annual salary of the highest paid elected county officer of Walker County, plus an additional \$500.00, or \$100,000.00 per annum, whichever is greater. For the purposes of this subsection, the term "county officer" shall mean only the tax commissioner, the judge of the probate court, the sheriff, or the clerk of superior court. The salary provided in this subsection shall be paid in equal monthly installments from the funds of Walker County. The salary and expenses provided for in this subsection shall constitute the entire compensation to which the chairperson shall be entitled to be paid from county funds.(c)The chairperson and the district commissioners may be reimbursed for reasonable expenses incurred in carrying out their duties. Expenses may be reimbursed only after the

submission of receipts or records of said expenses to the county clerk and approval by majority vote of the board of commissioners at a regularly scheduled meeting. The chairperson and commissioners shall be entitled to compensation for serving on any other boards or authorities for which their membership is provided by law.(d)At their own expense, the district commissioners may participate in county provided health, dental, and other health related programs and in county sponsored retirement programs. No county funds shall be spent on these programs for the benefit of the district commissioners.

(2017 Ga. Laws (Act No. 165), § 7)

Section 8. - Election of vice-chairperson.

At the first regular meeting of each year, the board shall elect from its members a vice chairperson. In the event of death, disqualification, or resignation of the chairperson, the vice chairperson shall perform the duties and exercise the authority of the chairperson until a new chairperson is chosen as provided in this Act. The vice chairperson shall preside at meetings of the board in the absence of the chairperson and shall serve for the calendar year in which he or she is elected. In the event of a vacancy in the office of vice chairperson, the board shall elect a new vice chairperson to serve for the remainder of the calendar year.

(2017 Ga. Laws (Act No. 165), § 8)

Section 9. - Regular meetings.

Each month, at the county seat, the board of commissioners shall hold a minimum of two regular meetings. All meetings shall be open to the public as required by law and shall provide a time period exclusively for public comment. The time, date, and place of the meetings shall be determined by the board in the first meeting of the year. Any resolution passed by the board regarding the time, date, and place of its monthly meetings shall be published in the official county organ once a week for two weeks during a period of 30 days immediately following the passage of the resolution. The board of commissioners may hold such additional meetings as shall be necessary when called by the chairperson or any two commissioners, provided that all members of the board of commissioners shall have been notified at least three days in advance of such special meeting which is open to the public. Three district commissioners or the chairperson and any two district commissioners shall constitute a quorum. No official action shall be taken except upon the affirmative vote of at least three members of the board of commissioners and except upon compliance with Chapter 14 of Title 50 of the O.C.G.A. The chairperson shall be entitled to vote on a question only if the chairperson's vote would affect the outcome of any vote or issue before the board. The vice chairperson while serving as chairperson shall be entitled to vote on all matters before the board. All regular and called meetings shall be conducted according to Robert's Rules of Order.

(2017 Ga. Laws (Act No. 165), § 9)

Section 10. - Duties of chairperson.

The chairperson shall administer the affairs and day-to-day business of the county and preside over the meetings of the board. The duties of the chairperson shall include, but shall not be limited to, the following:

(1)Calling meetings of the board as provided in Section 9 of this Act;(2)Preparing a proposed agenda and presiding over meetings of the board;(3)Representing the county government at ceremonial functions;(4)Being empowered to submit motions that are made and seconded by district commissioners to the board for action;(5)Appointing members and chairpersons to all committees of the board with the approval of the board; and(6)Performing such other duties as shall be delegated to the chairperson by the board or as provided by law or ordinance.

The chairperson shall be authorized, in his or her sole discretion, to spend not more than \$25,000.00 without approval of the board.

(2017 Ga. Laws (Act No. 165), § 10)

Section 11. - Power and authority of board.

The board shall have the power and authority to fix and establish, by appropriate resolution entered on its minutes, policies, rules, and regulations governing all matters reserved to its exclusive jurisdiction. Such policies, rules, and regulations, when so adopted with proper entry thereof, made on the minutes of the board, shall be conclusive and binding. The board shall exercise only those administrative powers which are necessarily and properly incident to its functions as a policy-making or rule-making body or which are necessary to compel enforcement of its adopted resolutions. Except as otherwise provided in this Act, the following powers are vested in the board and reserved to its exclusive jurisdiction:

(1)To levy taxes;(2)To make appropriations;(3)To fix rates and charges for services provided by the county;(4)To authorize the incurring of indebtedness;(5)To order work done where the cost is to be assessed against benefited property and to fix the basis for such assessment;(6)To authorize and provide for the execution of contracts;(7)To establish, alter, open, close, build, repair, or abolish public roads, bridges, and ferries, according to law; provided, however, that the chairperson shall have the authority to accept subdivision plats when the requirements established by the board for subdivisions have been met;(8)To establish, abolish, or change election precincts and militia districts according to law;(9)To accept, for the county, the provisions of any optional statute where the statute permits its acceptance by the governing authority of the county;(10)To exercise all powers, duty, and authority formerly imposed upon or vested in the commissioner of Walker County in respect to zoning and planning;(11)To create and change the boundaries of special taxing districts authorized by law;(12)To fix the bonds of county officers where same are not fixed by statute;(13)To enact any ordinances or other legislation which the county may be given authority to enact;(14)To determine the priority of capital improvements;(15)To call elections for the voting of bonds;(16)To exercise all of the power and authority formerly vested by law in the commissioner of Walker County together with the power and authority which may be delegated by law to the governing authority of the county, by whatever name designated;(17)To appoint retained legal counsel and an independent county auditor and provide for their compensation; and(18)To require all county officers to report on the general or specific conduct of the financial affairs of their respective offices.

(2017 Ga. Laws (Act No. 165), § 11)

Section 12. - Sealed bids.

Formal sealed bids shall be received for all purchases in amounts over the state limit for sealed bids unless the board sets a lower limit. Advertisements for such bids shall be published for two consecutive weeks in the official organ of Walker County. The need for such bids may be dispensed with by the board if it decides that an emergency exists which will not permit a delay.

(2017 Ga. Laws (Act No. 165), § 12)

Section 13. - Internal organization established.

The internal organization of the county government shall be established and altered by the board. Existing departments may be abolished and their functions transferred to other departments, additional departments may be created, and any two or more departments may be consolidated.

(2017 Ga. Laws (Act No. 165), § 13)

Section 14. - Appointment of clerk.

The board shall appoint a clerk who shall keep a proper and accurate book of minutes. The book of minutes of the board shall contain all the acts, orders, and proceedings of the board in chronological order. The minutes book of the board shall be open to the public for inspection at all times during regular office hours, and certified copies of any entries in the minutes book shall be furnished by the clerk to any person requesting same upon payment of a reasonable fee to be paid into the county treasury as are other funds and to be assessed by the board in an amount sufficient to defray the cost of preparing same.

(2017 Ga. Laws (Act No. 165), § 14)

Section 15. - Proposed budget.

The chairperson shall submit annually to the board a proposed budget governing expenditures of all county funds, including capital outlay and public works projects for the following fiscal year. The board shall thereafter hold two public hearings at least seven days apart on the budget, giving notice thereof at least ten days in advance by publication of such notice and of the proposed budget in the official organ of Walker County and by posting same at the courthouse. The budget shall then be reviewed and adopted or amended by the board prior to the beginning of the new fiscal year to which it applies, which budget, when so adopted or amended by the board, shall constitute the board's appropriation of all funds for such year. The budget so adopted may be revised during the year only by formal action of the board in a regular meeting, and no increase shall be made therein without provision also being made for financing the same. The proposed budget submitted by the chairperson shall be accompanied by a report containing information and data relating to the financial affairs of the county pertinent to arriving at and establishing the annual budget. A copy of the budget and of each revision or amendment to the same shall be transmitted by the chairperson to the grand jury of the Superior Court of Walker County within ten days from the time such budget or amendment thereof is adopted by the board. The board may from time to time, upon a majority vote thereof, change the ending and beginning date of the fiscal year for the county or may operate on a calendar basis; provided, however, that in the event of such change, the budget shall be submitted at least two months prior to the beginning date of the next fiscal year or January 1, whichever shall apply, and shall be adopted at least one month prior to such beginning date. The procedures for budget preparation, submission to the governing authority, review by the governing

authority, public review, notice, and hearings shall be as provided for in Chapter 81 of Title 36 of the O.C.G.A.

(2017 Ga. Laws (Act No. 165), § 15)

Section 16. - Expenditures.

No expenditures of county funds shall be made except in accordance with the county budget, or amendments thereto, adopted by the board. The chairperson of the board shall enforce compliance with this section by all departments of county government and to this end shall institute a system of allotments of all moneys appropriated and budgeted.

(2017 Ga. Laws (Act No. 165), § 16)

Section 17. - Audit of county finances and financial records.

The board shall, on or before the final day of the month following the end of each fiscal year, employ a certified public accountant for the making of an annual continuous audit of county finances and financial records. The accountant so employed shall be paid out of county funds and shall perform a complete audit of the financial records of the county for the preceding year, pointing out any irregularities found to exist and reporting the results of such audit to the board. The same person or firm shall not perform such audit for more than four consecutive annual periods. Each annual report submitted to the board shall be made available for public inspection as are other records in such office. The board shall cause to be published in the official organ of Walker County and posted at the courthouse a statement of the financial condition of the county as of December 31 and June 30 of each year. Said accountant shall transmit to the grand jury of the Superior Court of Walker County a copy of each annual report furnished by such accountant to the board.

(2017 Ga. Laws (Act No. 165), § 17)

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West's Code of Georgia Annotated

Title 36. Local Government (Refs & Annos)

Provisions Applicable to Counties Only

Chapter 5. Organization of County Government

Article 2. County Governing Authorities (Refs & Annos)

Ga. Code Ann., § 36-5-22

§ 36-5-22. County managers

Currentness

(a) The governing authority of any county of this state or the General Assembly may create in and for those counties in which it deems necessary or advisable the office of county manager and may vest in such office powers, duties, and responsibilities of an administrative nature. The qualifications, method of selection, appointment, compensation, tenure, and such other related matters pertaining to the office of county manager shall be provided for by the governing authority of the county.

(b) Nothing in this Code section shall pertain to consolidated governments which include all the area within any county.

(c) This Code section shall not apply to any county having a population of more than 500,000 according to the United States decennial census of 1990 or any future such census.

Credits

Laws 1974, p. 435, §§ 1, 2; Laws 1987, p. 1482, § 7; Laws 1992, p. 2341, § 1.

Notes of Decisions (6)

Ga. Code Ann., § 36-5-22, GA ST § 36-5-22

The statutes and Constitution are current through Act 598 of the 2022 Regular Session of the Georgia General Assembly. Some sections may be more current, see credits for details. The statutes are subject to changes by the Georgia Code Commission.

End of Document

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County Manager/Administrator

In a number of counties, a manager or administrator is the chief administrative official of the county and is responsible for the day-to-day operations of the county. The duties of this official, whether he or she is called a manager or administrator, are usually numerous and varied. In some counties, these duties include the appointment and removal of county employees.³ Additional duties include

- supervising the conduct of county employees;
- administering county laws, ordinances, and resolutions;
- exercising control over county departments and agencies;
- preparing an annual budget;
- informing the governing authority about the financial conditions and needs of the county and maintaining accurate records reflecting its financial affairs;
- examining the accounts and records of county departments;
- supervising the performance of contracts;
- regulating purchases of county supplies and materials; and
- performing all other duties delegated by the governing authority.⁴

The manager or administrator is usually chosen on the basis of his or her general executive and administrative qualifications. Specific statutory qualifications may be imposed as well. Unless otherwise provided in local

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Of Georgia's 159 counties, only 29 do NOT use a County Manager/Administrator. So, roughly 82% of Georgia counties use a professional manager/administrator of some kind.

Walker County's population: 69,398

Of the 29 that do not use a professional manager/administrator, 19 have populations at or below 15k. Only 2 counties are larger than Walker County (Carroll and Rockdale); the rest are notably smaller.

- Atkinson: 8,311
- Bacon: 11,140
- Banks: 18,900
- Bleckley: 12,870
- Calhoun: 6,301
- Carroll: 118,692
- Chattooga: 24,826
- Dade County: 16,183
- Echols: 39,44
- Fannin: 25,797
- Gilmer: 30,986
- Glascock: 2,984
- Hancock: 8,500
- Haralson: 29,608
- Heard: 11,785
- Irwin: 9,379
- Lincoln: 7,920
- Madison: 29,624
- Oglethorpe: 15,040
- Pickens: 32,002
- Pulaski: 11,185
- Randolph: 6,888
- Rockdale: 90,155
- Taliaferro: 1,596
- Telfair: 1,5871
- Towns: 11,815
- Warren: 5,259
- Webster: 2,587
- Wheeler: 7,897

**A RESOLUTION BY
THE BOARD OF COMMISSIONERS
OF WALKER COUNTY CREATING THE OFFICE OF
COUNTY MANAGER AND MODIFYING
THE WALKER COUNTY ENABLING LEGISLATION**

A Resolution to create the position of county manager and to amend an Act creating Walker County, Georgia, (Ga. L. 1939, p. 751), and to amend the Act creating a Board of Commissioners of Walker County (2017 Ga. Laws (Act No. 165)) so the Walker County local law contemplates and accounts for the creation of a county manager;

WHEREAS, the Georgia General Assembly approved an Act creating a Board of Commissioners of Walker County, Georgia, on May 2, 2017 (SB 292);

WHEREAS, the voters of Walker County approved, via referendum, the transition of Walker County from a sole commissioner jurisdiction to a five-member Board of Commissioners jurisdiction, with such referendum becoming effective January 1, 2021;

WHEREAS, § 10 of Walker County's enabling legislation places the administration and day-to-day affairs of Walker County under the chairperson;

WHEREAS, O.C.G.A. § 36-5-22 authorizes the governing authority of any county to create the position of county manager;

WHEREAS, O.C.G.A. § 36-5-22, provides that the county manager position, if created, vests in such county manager the powers, duties, and responsibilities of an administrative nature.

WHEREAS, in Gray v. Dixon, 249 Ga. 159 (Ga. 1982), the Supreme Court of Georgia held that a board of commissioners was authorized by Georgia Laws 1974, pp. 435-6 (the predecessor to O.C.G.A. § 36-5-22) to create a county manager position and divest the chair of administrative powers, notwithstanding language in the county's enabling legislation that assigned administrative powers to the chair;

WHEREAS, Walker County now desires to create the position of county manager;

WHEREAS, the Walker County Board of Commissioners has concluded that the creation of the position of county manager will serve the purpose of aligning the administrative affairs of the Walker County government with the recently created Walker County Board of Commissioners and will otherwise be in the best interests of the citizens of Walker County in light of the growth and increasing challenges placed upon Walker County;

WHEREAS, the duties and responsibilities of the county manager shall be substantially

consistent with the job description attached hereto as Exhibit "A";

WHEREAS, this Resolution shall confer no executive powers upon the newly created position of county manager;

WHEREAS, the newly created position of county manager is subject to the jurisdiction of the Walker County governing authority, to wit, the Walker County Board of Commissioners;

WHEREAS, the Georgia Constitution, Article IX, Sec. II, Par. I, entitled "Home Rule for Counties," authorizes amendments to local acts of the General Assembly by a resolution or ordinance duly adopted by the county governing authority under certain conditions after due notice has been published in the official organ of the county, and upon satisfaction and compliance with additional conditions and requirements as set forth in the Georgia Constitution;

WHEREAS, those requirements applicable to amendments to local acts of the General Assembly by a resolution or ordinance duly adopted by the county governing authority as set forth in the Georgia Constitution, Article IX, Sec. II, Par. I(b)(1) having been met and satisfied; and

WHEREAS, the Walker County Board of Commissioners is desirous of executing that authority granted to it by the Georgia Constitution, Article IX, Sec. II, Par. I, in adopting this resolution.

NOW THEREFORE, BASED UPON THE ABOVE,

IT IS HEREBY RESOLVED by the Board of Commissioners of Walker County that the position of county manager is hereby created in Walker County, Georgia;

IT IS HEREBY RESOLVED that the county manager position shall have administrative duties, but no executory powers;

IT IS HEREBY RESOLVED, that Walker County shall immediately commence recruitment of a qualified county manager;

IT IS FURTHER RESOLVED that the job description for the county manager shall be in substantially the form as attached hereto as Exhibit A and may be amended at any time in the discretion of the Walker County Board of Commissioners;

IT IS FURTHER RESOLVED, that an Act creating a Board of Commissioners for Walker County, Georgia, (2017 Ga. Laws (Act No. 165), approved by the General Assembly on May 2, 2017, and made effective by referendum on January 1, 2021, is hereby amended by adding the language as highlighted (bold/underlined) below:

I. Section 10 – Duties of chairperson or, if applicable, county manager

The chairperson shall administer the affairs and day-to-day business of the county and preside over the meetings of the board, unless a county manager position has been created. In the event a county manager position has been created, the county manager shall administer the affairs and day-to-day business of the county.

All other provisions of Section 10, except as highlighted above, shall remain in full force and effect.

II. Section 11 – Power and authority of the Board [adding the following enumerated paragraph]:

(19) The board is hereby empowered and authorized to employ and engage the services of a county manager. The qualifications for such office shall be determined by the board. The salary of said county manager shall be fixed by the board. Said manager shall perform any and all administrative duties as directed by the board.

All other provisions of Section 11, except as highlighted above, shall remain in full force and effect.

III. Section 15 – Proposed budget

The chairperson, in consultation with the county manager, shall submit annually to the board a proposed budget governing expenditures of all county funds, including capital outlay and public works projects for the following fiscal year. [...]

All other provisions of Section 15, except as highlighted above, shall remain in full force and effect.

IV. Section 16 – Expenditures

The chairperson of the board, in consultation with the county manager, shall enforce compliance with this section by all departments of county government and to this end shall institute a system of allotments of all moneys appropriated and budgeted.

All other provisions of Section 16, except as highlighted above, shall remain in full force and effect.

V. Sections 10, 11, 15, and 16 of the Walker County Enabling Legislation are identified in this Resolution and are being modified by this Resolution. The modifications, as highlighted (bold/underlined), are only the modifications. The referenced Sections, other than as amended above, shall remain unchanged and otherwise remain in full force and effect. For ease of review, an edited version of the Walker County enabling legislation, reflecting the changes, is attached hereto as Exhibit B.

SEVERABILITY

If any portion of this Resolution or the application thereof shall be held invalid or unconstitutional, the other provisions of this Resolution shall not be affected, and thus, the provisions of this Resolution are declared severable.

REPEALER

Any other Ordinance, Resolution, or local law, or portion thereof, now in effect, that is in conflict with any of the provisions of this Resolution, is hereby repealed.

EFFECTIVE DATE

This Resolution shall become effective when all required documents have been filed with the Secretary of State as required by the Georgia Constitution, Article IX, Sec. II, Par. I(g).

ADOPTION AT TWO CONSECUTIVE MEETINGS

This Resolution was adopted at two (2) regular consecutive meetings of the Walker County Board of Commissioners held on _____ and _____, as required by the Georgia Constitution, Article IX, Sec. II, Par. I(b)(1).

BE IT SO RESOLVED, this ____ day of _____, 2022.

**WALKER COUNTY BOARD OF
COMMISSIONERS**

Shannon Whitfield, Chairman

Robert Blakemore, Vice Chair

Mark Askew, District 2

Brian Hart, District 3

Robert Stultz, District 4

Attest:

Clerk

6

EXHIBIT B
ENABLING LEGISLATION OF WALKER COUNTY, GEORGIA

PART I - LOCAL LAWS

Section 1. - Board of Commissioners created.

There is created the Board of Commissioners of Walker County to be elected and organized as provided for in this Act. The board shall be the successor to the office of commissioner of Walker County and shall continue to have the obligations and liabilities of the commissioner of Walker County as existed immediately prior to January 1, 2021. The board shall constitute the governing authority of Walker County and shall exercise the powers, duties, and responsibilities vested in and upon such officers by the provisions of this Act. The term "board," whenever used in this Act, shall mean the Board of Commissioners of Walker County, including the chairperson and all members.

(2017 Ga. Laws (Act No. 165), § 1)

Section 2. - Chairperson; members.

(a)The board shall consist of a chairperson and four district commissioners. The four district commissioners shall be residents of their respective commissioner districts as described in subsection (b) of this section and shall be elected by the electors of their respective districts as provided in Section 3 of this Act. The chairperson shall be elected at large as provided in Section 3 of this Act.(b)For the purpose of electing members of the board, Walker County shall be divided into four commissioner districts. One member of the board shall be elected from each such district. Commissioner Districts 1, 2, 3, and 4 shall be and correspond to those four numbered districts described in and attached to and made a part of this Act and further identified as Plan Name: walkercc-2017 Plan Type: Local Administrator: SD053 User: Gina.(c)(1)When used in such attachment, the term "VTD" shall mean and describe the same geographical boundaries as provided in the report of the Bureau of the Census for the United States decennial census of 2010 for the State of Georgia. The separate numeric designations in a district description which are underneath a VTD heading shall mean and describe individual blocks within a VTD as provided in the report of the Bureau of the Census for the United States decennial census of 2010 for the State of Georgia.(2)Except as otherwise provided in the description of any district, whenever the description of any district refers to a named city, it shall mean the geographical boundaries of that city as shown on the census maps for the United States decennial census of 2010 for the State of Georgia.(3)Any part of Walker County which is not included in any district described in the plan shall be included within that district contiguous to such part which contains the least population according to the United States decennial census of 2010 for the State of Georgia.(4)Any part of Walker County described in the plan as being included in a particular district shall nevertheless not be included within such district if such part is not contiguous to such district Such noncontiguous part shall instead be included within that district contiguous to such part which contains the least population according to the United States decennial census of 2010 for the State of Georgia.

(2017 Ga. Laws (Act No. 165), § 2)

Section 3. - Eligibility.

the unexpired term of office, the remaining members of the board shall appoint a qualified person to fill the vacancy for the unexpired term. Any person appointed by the board to fill a vacancy as provided in this subsection shall possess the residency and other qualifications required for the office and shall take office immediately upon appointment and qualification. If such vacancy is in the office of chairperson of the board, the vice chairperson of the board shall exercise the powers and duties of the chairperson for the period beginning on the date the vacancy occurs and ending on the date the successor chairperson takes office for the unexpired term following his or her appointment as provided for in this subsection. During the time when the board has a vacancy under this subsection and only during such time, if a vote on a matter before the board results in a tie, the chairperson or, if the office of chairperson is vacant and the vice chairperson is serving as chairperson, the vice chairperson shall be allowed to cast an additional vote to break such tie.

(2017 Ga. Laws (Act No. 165), § 5)

Section 6. - Oath; bond.

Before entering upon the discharge of their duties, the chairperson and district commissioners shall subscribe to an oath before the judge of the probate court of such county for the true and faithful performance of their duties and that they are not the holders of any public funds unaccounted for. In addition, the chairperson and each district commissioner shall further give a satisfactory surety bond to the judge of the probate court of the county payable to the judge of the probate court or that judge's successor in office and filed in the office of the judge of the probate court, in the sum of \$25,000.00, conditioned upon the faithful performance of the duties of the office. The costs of said bonds shall be paid out of the county treasury.

(2017 Ga. Laws (Act No. 165), § 6)

Section 7. - Salary; reimbursement.

(a) District commissioners, other than the chairperson, shall serve in such capacity on a part-time basis and shall be paid a salary of \$12,000.00 per year. Such compensation shall be paid in equal monthly installments from the funds of Walker County. (b) The chairperson shall serve in such capacity on a full-time basis and shall be paid an annual salary equal to the annual salary of the highest paid elected county officer of Walker County, plus an additional \$500.00, or \$100,000.00 per annum, whichever is greater. For the purposes of this subsection, the term "county officer" shall mean only the tax commissioner, the judge of the probate court, the sheriff, or the clerk of superior court. The salary provided in this subsection shall be paid in equal monthly installments from the funds of Walker County. The salary and expenses provided for in this subsection shall constitute the entire compensation to which the chairperson shall be entitled to be paid from county funds. (c) The chairperson and the district commissioners may be reimbursed for reasonable expenses incurred in carrying out their duties. Expenses may be reimbursed only after the submission of receipts or records of said expenses to the county clerk and approval by majority vote of the board of commissioners at a regularly scheduled meeting. The chairperson and commissioners shall be entitled to compensation for serving on any other boards or authorities for which their membership is provided by law. (d) At their own expense, the district commissioners may participate in county provided health, dental, and other health related programs and in county sponsored retirement programs. No county funds shall be spent on these programs for the benefit of the district commissioners.

(5) Appointing members and chairpersons to all committees of the board with the approval of the board; and

(6) Performing such other duties as shall be delegated to the chairperson by the board or as provided by law or ordinance.

The chairperson shall be authorized, in his or her sole discretion, to spend not more than \$25,000.00 without approval of the board.

(2017 Ga. Laws (Act No. 165), § 10)

Section 11. - Power and authority of board.

The board shall have the power and authority to fix and establish, by appropriate resolution entered on its minutes, policies, rules, and regulations governing all matters reserved to its exclusive jurisdiction. Such policies, rules, and regulations, when so adopted with proper entry thereof, made on the minutes of the board, shall be conclusive and binding. The board shall exercise only those administrative powers which are necessarily and properly incident to its functions as a policy-making or rule-making body or which are necessary to compel enforcement of its adopted resolutions. Except as otherwise provided in this Act, the following powers are vested in the board and reserved to its exclusive jurisdiction:

(1) To levy taxes;

(2) To make appropriations;

(3) To fix rates and charges for services provided by the county;

(4) To authorize the incurring of indebtedness;

(5) To order work done where the cost is to be assessed against benefited property and to fix the basis for such assessment;

(6) To authorize and provide for the execution of contracts;

(7) To establish, alter, open, close, build, repair, or abolish public roads, bridges, and ferries, according to law; provided, however, that the chairperson shall have the authority to accept subdivision plats when the requirements established by the board for subdivisions have been met;

(8) To establish, abolish, or change election precincts and militia districts according to law;

(9) To accept, for the county, the provisions of any optional statute where the statute permits its acceptance by the governing authority of the county;

(10) To exercise all powers, duty, and authority formerly imposed upon or vested in the commissioner of Walker County in respect to zoning and planning;

(11) To create and change the boundaries of special taxing districts authorized by law;

(12) To fix the bonds of county officers where same are not fixed by statute;

(13) To enact any ordinances or other legislation which the county may be given authority to enact;

(14) To determine the priority of capital improvements;

least seven days apart on the budget, giving notice thereof at least ten days in advance by publication of such notice and of the proposed budget in the official organ of Walker County and by posting same at the courthouse. The budget shall then be reviewed and adopted or amended by the board prior to the beginning of the new fiscal year to which it applies, which budget, when so adopted or amended by the board, shall constitute the board's appropriation of all funds for such year. The budget so adopted may be revised during the year only by formal action of the board in a regular meeting, and no increase shall be made therein without provision also being made for financing the same. The proposed budget submitted by the chairperson shall be accompanied by a report containing information and data relating to the financial affairs of the county pertinent to arriving at and establishing the annual budget. A copy of the budget and of each revision or amendment to the same shall be transmitted by the chairperson to the grand jury of the Superior Court of Walker County within ten days from the time such budget or amendment thereof is adopted by the board. The board may from time to time, upon a majority vote thereof, change the ending and beginning date of the fiscal year for the county or may operate on a calendar basis; provided, however, that in the event of such change, the budget shall be submitted at least two months prior to the beginning date of the next fiscal year or January 1, whichever shall apply, and shall be adopted at least one month prior to such beginning date. The procedures for budget preparation, submission to the governing authority, review by the governing authority, public review, notice, and hearings shall be as provided for in Chapter 81 of Title 36 of the O.C.G.A.

(2017 Ga. Laws (Act No. 165), § 15)

Section 16. - Expenditures.

No expenditures of county funds shall be made except in accordance with the county budget, or amendments thereto, adopted by the board. The chairperson of the board, **in consultation with the county manager**, shall enforce compliance with this section by all departments of county government and to this end shall institute a system of allotments of all moneys appropriated and budgeted.

(2017 Ga. Laws (Act No. 165), § 16)

Section 17. - Audit of county finances and financial records.

The board shall, on or before the final day of the month following the end of each fiscal year, employ a certified public accountant for the making of an annual continuous audit of county finances and financial records. The accountant so employed shall be paid out of county funds and shall perform a complete audit of the financial records of the county for the preceding year, pointing out any irregularities found to exist and reporting the results of such audit to the board. The same person or firm shall not perform such audit for more than four consecutive annual periods. Each annual report submitted to the board shall be made available for public inspection as are other records in such office. The board shall cause to be published in the official organ of Walker County and posted at the courthouse a statement of the financial condition of the county as of December 31 and June 30 of each year. Said accountant shall transmit to the grand jury of the Superior Court of Walker County a copy of each annual report furnished by such accountant to the board.

(2017 Ga. Laws (Act No. 165), § 17)



Walker County Governmental Authority
101 South Duke Street, P.O. Box 445
LaFayette, GA 30728
706-638-1437

Minutes of the Regular Scheduled Meeting
December 9, 2021

I. Call to Order:

Chairman Whitfield called to order the Regular Scheduled Commissioner's Meeting held at Annex III, 201 S. Main Street, LaFayette, Georgia at 7:00 PM on December 9, 2021.

II. Attendees:

The following were present: Chairman Shannon Whitfield, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Robert Stultz, Public Relations Director Joe Legge, Economic Development Director Robert Wardlaw, Legal and Policy Director David Gottlieb, Chief of Police Mitchell Moore, Board Clerk Whitney Summey and County Clerk Rebecca Wooden. Other guests signed in at the meeting as well. Please see the attached sign in sheet.

III. Approval of Agenda:

Commissioner Hart made a motion to approve the agenda, seconded by Commissioner Blakemore, 4 ayes and 0 nays, motion was approved.

IV. Public Hearing: (*cancelled*)

All Planning Commission items advertised for a public hearing at this meeting have been cancelled. They will be brought back up before the Board after being heard by the Planning Commission.

V. Approval of Minutes:

Commissioner Askew made a motion to approve the minutes for the Public Hearing and Regular Scheduled Meeting held November 18, 2021 at 7:00 PM, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion was approved.

VI. New Business:

- I. Chairman Whitfield stated this was a variance appeal by Sharon Reneau for property located at 41 Lee School Road LaFayette, GA 30728. Sharon Reneau said this was a mistake on her part because she had the trailer moved and did not know she needed a permit before doing so. She said she is on low income and does not have the money to move the trailer again which is why she is requesting the variance. Commissioner Askew asked if it was located on her property. Ms. Reneau said yes and it is only two feet shorter than the requirement. Commissioner Askew said he has spoken with the Planning and Zoning Director and there are concerns with the condition of the trailer. He said he would like to get more information and possibly issue a conditional use variance with the contingency of County inspectors making sure it is safe to live in. Ms. Reneau said she stopped working on the trailer when she found out about the permit issue and asked for a little bit of time to finish working on the trailer. Commissioner Stultz said he would go out and look at the trailer and get her contact information. Commissioner Askew made a motion to table until more information was obtained, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried.

- II. Chairman Whitfield read Resolution R-055-21 to assure compliance with the Constitution of the State of Georgia concerning general obligation sales tax bonds (ESPLOST) to be issued by the Walker County School District. Ron Womack gave an overview of this and said this has nothing to do with the County's taxes. County Attorney David Gottlieb said he had reviewed the documentation and agreed with his explanation. Commissioner

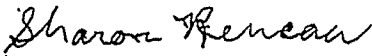
October 28, 2021

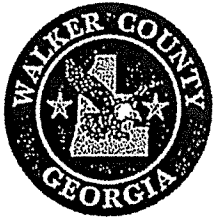
To Whom It May Concern:

I went before the Planning Commission on October 21, 2021 and requested a variance for a less than 16' wide mobile home to be in an R-2 zone. I was given a 14' wide mobile home and did not realize that there were size requirements or permits needed to place a mobile home on your property. Not knowing this, the home was delivered and placed on the property. When I called to get the power inspected is when I found out that I needed permits and that the home was too small. The Planning Commission denied my request for the variance so I would like to appeal their decision.

Sincerely,

Sharon Reneau





Walker County Planning Commission

Minutes
October 21, 2021
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Terry Newberry
Stan Porter
Susan Tankersley
Michael Hicks
Daryl Brooks
Jack Mullinax
Michael Haney
Cindy Askew

Walker County Planning Staff

David Brown, Director of Codes, Inspections & Planning
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Chairman Michael Haney called the meeting to order at 6:00 P.M. Chairman Haney asked if there was a motion to open the public meeting.

II. READING AND APPROVAL OF THE MINUTES FOR AUGUST 19TH & SEPTEMBER 16TH, 2021:

Chairman Haney asked if there were any questions or changes for these minutes and if not was there a motion. Daryl Brooks made a motion to approve both minutes. Stan Porter second the motion to approve. Vote was unanimous. Motion to approve minutes carried.

III. PUBLIC HEARING:

A. Preliminary Plat:

1. Chairman Haney asked if anyone was here for the Gateway at Rossville preliminary plat. Josh Mandell came forward and stated that they were requesting approval for the preliminary plat for this project. He said they felt like they have met all the requirements and he would reserve the rest of his time for their engineer if anyone had questions. Chairman Haney then asked if there was anyone else present that would like to talk in favor for or against this. There was no one else present in favor or against this topic.

B. Conditional Use Variance:

1. Chairman Haney asked if there was anyone present to represent Clay Tracy and his request. Mr. Tracy came forward and stated that he had grew up beside this property and after doing research on the property and it's history he would like to turn the existing mobile home park into a camp site development that would have both RV and tiny home spaces for people to rent and fish, cookout and enjoy the pond and bike trails. He stated that he has found twenty-one septic tanks but would only like to have twenty spaces. The Walker County Rural Water has already confirmed that each spot has a water meter. Chairman Haney asked if there was anyone present in favor of this that would like to speak. Addison Fields and Meagan Souther both came forward in support of this development. Stanley Jackson came forward and stated that he and his brother Mark own the property to the south and they were not in favor of it. He stated that they know people that will be renting these will be wondering onto their property along with animals and people shooting guns. He said he was also concerned about sewage getting into the pond because he thinks that the pond may feed into his spring. Mr. Tracy came back up and stated that he would be looking and have a limit on the nights that could be rented and that he would make sure there was no septic discharge.

C. Variance:

1. Sharon Reneau: Chairman Haney asked if there was anyone present for the Sharon Reneau variance. Ms. Reneau came forward and stated that she had moved a mobile home onto her property not realizing that she needed a permit and that it was the wrong size. She brought up some papers from her doctor and after Planning Director David Brown looked at the papers he said that they listed her medication and HIPPA information that really did not need to be passed out. Cindy Askew asked if the home could be added onto to give the appearance of being larger and Director David Brown stated that the title would still list it as a fourteen-foot wide. There was no one present in favor or against this request.

IV. MOTION TO CLOSE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Susan Tankersley made a motion to close the public hearing. Daryl Brooks seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

V. MOTION TO OPEN NEW BUSINESS:

Chairman Haney asked if there was a motion to go into new business. Michael Hicks made a motion to go into new business. Stan Porter seconded the motion. Vote was unanimous to go into new business. Vote carried.

VI. NEW BUSINESS:

1. Gateway at Rossville: Chairman Haney asked if there was a motion. Stan Porter made a motion to approve. Terry Newberry seconded the motion to approve. Six members (Stan Porter, Daryl Brooks, Michael Hicks, Cindy Askew, Susan Tankersley and Terry Newberry) voted in favor to approve. One member (Jack Mullinax) vote to deny. Vote to approve preliminary plat carried.

2. Clay Tracy: Chairman Haney asked if there was a motion. Michael Hicks made a motion to approve with a limit of fourteen day stay. Stan Porter seconded the motion to approve. Vote to approve was unanimous. Vote to approve conditional use variance with conditions carried.

3. Sharon Reneau: Chairman Haney asked if there was a motion. Daryl Brooks made a motion to table until a doctor's note could be provided. Stan Porter seconded the motion. Motion died due to lack of vote. Chairman Haney asked if there was another motion. Jack Mullinax made a motion to deny. Terry Newberry seconded the motion to deny. Six members (Daryl Brooks, Jack Mullinax, Terry Newberry, Susan Tankersley, Cindy Askew and Michael Hicks voted in favor of denying the request. Stan Porter voted against denying. Motion to deny carried.

IV. ADJOURNMENT:

Susan Tankersley made a motion to adjourn. Terry Newberry seconded the motion. Motion carried. Meeting adjourned.

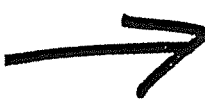
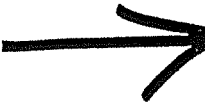
Date Submitted Planning Commission Chairman

Date Submitted Kristy Parker, Planning Commission Secretary

Date Submitted David Brown, Director of Codes, Inspection & Planning

These minutes are also available in the Planning Office.

(a) *Required.*

- 
- (1) No manufactured home or mobile home may be located, stored, placed, rented, occupied or used in any manner whatsoever in the County without an appropriate placement permit. Placement permits required by this section must be prominently displayed on the front window of each manufactured home or mobile home so that the same is clearly visible for a distance of 25 feet. It shall be unlawful for any manufactured home to be in the County without a valid placement permit being clearly visible on said manufactured home or mobile home.
- 
- (2) Any person desiring to move, store, locate, place or relocate a manufactured home or mobile home within the County must obtain a placement permit prior to moving, locating, placing, storing or relocating such manufactured home or mobile home. Any person desiring to rent, occupy or use a manufactured home or mobile home already located in the County must first ascertain whether such manufactured home or mobile home has a valid placement permit as required by this section. If such manufactured home or mobile home does not have a valid placement permit, then an appropriate placement permit must be obtained prior to occupancy or use thereof.
- (3) Applications for such permits shall be submitted on forms provided by the Planning Commission and accompanied by a fee as shown on the County schedule of fees. Placement permits will be issued to applicants, provided that all of the requirements of this article are met.
- (4) If a permit application is denied, then the applicant, within 15 days of such decision, may file an appeal, which request must be in writing, with the Planning Commission, who, after affording the applicant notice and a public hearing, shall either grant the application or deny it, and such decision shall be final.
- (5) Interior condition. Every floor, interior wall, and ceiling of a manufactured home shall be in sound condition. Doors and windows shall be operable, watertight and in good working condition. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
- (6) Exterior condition. The exterior of all manufactured homes shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces. The exterior siding shall be free of rot and rust. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.
- (7) Sanitary facilities. Every plumbing fixture, water, and waste pipe of a manufactured home shall be in a sanitary working condition when properly connected and shall be free from leaks and obstructions. Each home shall contain a kitchen sink. Each bathroom shall contain a lavatory and water closet. At least 1 bathroom shall contain a tub and/or shower facility. Each of these fixtures shall be checked upon being connected to ensure they are in good working condition.
- (8) Heating systems. Heating shall be safe and in working condition. Unvented heaters shall be prohibited.
- (9) Electrical systems. Electrical systems (switches, receptacles, fixtures, etc.) shall be properly installed and wired and shall be in working condition. Distribution panels shall be in compliance with the approved listing, complete with required breakers, with all unused

openings covered with solid covers approved and listed for that purpose. The home shall be subject to an electrical continuity test to ensure that all metallic parts are properly bonded. No aluminum wiring is allowed.

(10) Hot water supply. Each home shall contain a water heater in safe and working condition.

(11) Egress windows. Each bedroom of a manufactured home shall have at least 1 operable window of sufficient size to allow egress if necessary.

(12) Ventilation. The kitchen in the home shall have at least 1 operating window or other ventilation device. There shall be adequate ventilation in all bathrooms.

(13) Smoke detectors. Each manufactured home shall contain 1 operable battery-powered smoke detector in each bedroom and in the kitchen, which must be installed in accordance with the manufacturer's recommendations.

(b) *Validity.* Placement permits for manufactured homes or mobile homes shall remain valid until 1 of the following events occur, whichever event occurs first:

(1) Such manufactured home or mobile home is moved from its present approved placement permit site or location. Each time a manufactured home or mobile home is moved or relocated within the County, a new placement permit must be obtained; or

(2) Such manufactured home or mobile home is declared to be untenable, a nuisance or health hazard by the appropriate governmental authority.

(c) *Exceptions.*

(1) Campers and travel trailers are not required to conform to the terms of this section unless used for living purposes, and in such case, must comply with all applicable requirements.

(2) Manufactured homes located on manufactured home sales lots as inventory for purposes of resale or within the confines of a warehouse are not required to conform to the terms of this section.

(d) *Enforcement.*

(1) Permanent connection to utilities shall not be approved until the building inspector has issued a Certificate of Completion.

(2) Owners of manufactured homes that are not in compliance upon a third inspection shall have their permit revoked and shall be required to remove the home from the jurisdiction at their own expense.

(e) *Penalties.* Failure to remove a manufactured home from the jurisdiction upon failure to receive a Certificate of Completion shall be punishable according to section 1-13.

(Code 2005, § 34-475; Ord. of 7-20-1994, § 9.04; Ord. of 3-3-2011(2), §§ 4—6)

(a) *Generally.*

- (1) It is the intent of this section to encourage the provision of affordable housing in a general residential environment by permitting the use of manufactured homes meeting the definition of the terms "dwelling" and "dwelling unit," as defined in section 22-115, in all residential districts in which similar dwellings constructed on the site are permitted, subject to the requirements and procedures set forth herein to ensure similarity in exterior appearance between such residentially designed manufactured homes and dwellings which have been constructed under these and other lawful regulations on adjacent lots in the same district zoning classification or general area.
- (2) Manufactured homes meeting the definition of the terms "dwelling" and "dwelling unit," as defined in section 22-115, either individually or by specific model, shall be permitted in all residential districts subject to the requirements and limitations set forth in this chapter which are applicable to manufactured homes and the requirements and limitations applying generally to residential use in such zoning classifications or districts, including minimum lots, yard and building spacing, percentage of lot coverage, off-street parking requirements and approved foundations as described herein.
- (3) Manufactured homes which meet the standards established in this article shall be allowed in all residential districts.
- (4) Compatibility standards for manufactured homes meeting the definition of the terms "dwelling" and "dwelling unit," as set forth in section 22-115, are as follows:
 - a. Manufactured homes qualifying as a dwelling shall be compared to site built and other housing in the immediate general area within the same zoning or residential district or area. Approval shall be granted upon the finding that the manufactured home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to:
 1. Site built or other forms of housing which may be permitted in the same general area under this chapter;
 2. Existing development; or
 3. Proposed development in the same zoning district or area.
 - b. All towing devices, wheels, axles and hitches must be removed.
 - c. At each exit door, there must be a landing that is a minimum of 36 inches by 36 inches.
 - d. Minimum width shall be 16 feet or greater.
 - e. Minimum square footage shall be as required by the district in which such home is located.
 - f. The roof shall have a minimum 2:12 roof pitch and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, built-up gravel materials or other materials approved by the building official.
 - g. The exterior siding materials shall consist of wood, masonry, concrete, stucco, Masonite, metal or vinyl lap designed for such purposes or other materials of a like appearance.
 - h. The home shall be attached to a permanent foundation.
 - i. The home shall be constructed according to standards established either by the State minimum standard codes, as amended from time to time, or the Standard Building Code if locally adopted, or the National Manufactured Housing Construction and Safety

Standards Act or the State industrialized buildings act.

- (5) Manufactured homes and modular homes placed in residential zoning districts or areas shall meet the minimum compatibility standards set forth in this section.
 - (6) The building official may approve deviations from 1 or more of the developmental or architectural standards provided herein on the basis of a finding that the materials to be utilized or the architectural style proposed for the dwelling will be compatible and harmonious with existing structures in the vicinity.
 - (7) These compatibility standards are not applicable and shall not be applied to manufactured homes or mobile homes when located in a manufactured home rental community or park or mobile home rental community or park.
- (b) *Non-conforming structures.*
- (1) *Permitted locations.* Manufactured homes and mobile homes which do not conform to the standards established in subsection (a) of this section shall be permitted within areas designated or utilized as agricultural, R-3, and manufactured home parks, provided that each home complies with the district standards in which it is located and also as special use in all zoning districts as provided for use as a principal dwelling, an accessory dwelling, for security purposes or for developments under construction.
 - (2) *Compatibility standards for placement.* Compatibility standards for placement of manufactured homes not meeting the standards set forth in subsection (a) of this section and mobile homes built before June 15, 1976, are as follows:
 - a. A 30-foot setback is required from any other dwelling unit on the site.
 - b. The structure must be connected to the water and sewage system (including well and septic tank, if applicable) approved by the Health Department.
 - c. In the event minimum installation standards have not been adopted by the State, the structure must be installed according to the manufacturer's installation instructions, when available, or appendix H of the State Building Code.
 - d. The area beneath each such structure must be enclosed with materials manufactured for such purposes, including, but not limited to, brick, concrete, rock or other materials which have been approved by the County Planning Director.
 - e. When used as an accessory structure or dwelling, the manufactured home or mobile home shall be located to the rear of the principal structure.
- (c) *Additional requirements.* The minimum lot width at the front building line and the minimum lot area shall be as follows:

Minimum Lot Width and Lot Area

<i>Utilities Available</i>	<i>Minimum Width (feet)*</i>	<i>Minimum Area (square feet)</i>
Public water Public sewerage	100	15,000**
Public water Private sewerage	100	15,000**
Private water Private sewerage	100	30,000***

*Minimum width at front building line/unit.

**15,000 each additional unit.

***30,000 each additional unit.

- (1) Manufactured home or mobile home setback lines shall be at least 60 feet from the centerline of a County road and 35 feet from the front property line of a State or Federal highway. Sidelines shall be 15 feet from the side property lines and 15 feet from the rear property line.
 - (2) Conformity shall be obtained with all applicable site development standards as required in article IV, division 3, of this chapter.
 - (3) No more than 1 dwelling or manufactured home or mobile home may be placed on a lot or parcel of land.
 - (4) The regulations of the County and Health Department regarding sanitary facilities, water supply, electrical systems and sewage disposal shall be met.
- (d) *Setup, anchoring and skirting.*
- (1) Prior to final inspection and as a requirement for approval for the initiation of electrical service, all manufactured homes or mobile homes shall be securely anchored to the ground and skirted or underpinned. Anchoring and skirting or underpinning shall conform with standards set forth in regulations governing the placement of manufactured homes in the County.
 - (2) All skirting and anchoring must be in place prior to granting approval at final inspection.

(Code 2005, § 34-476; Ord. of 7-20-1994, § 9.05; Ord. of 12-1997)

WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner:	Sharon Reneau
Petitioner:	same
Location of Property:	41 Lee School Road LaFayette, GA. 30728

Tax map & parcel number 0-482-018A

Date Applied:	9/15/2021
PC Meeting Date:	10/21/2021

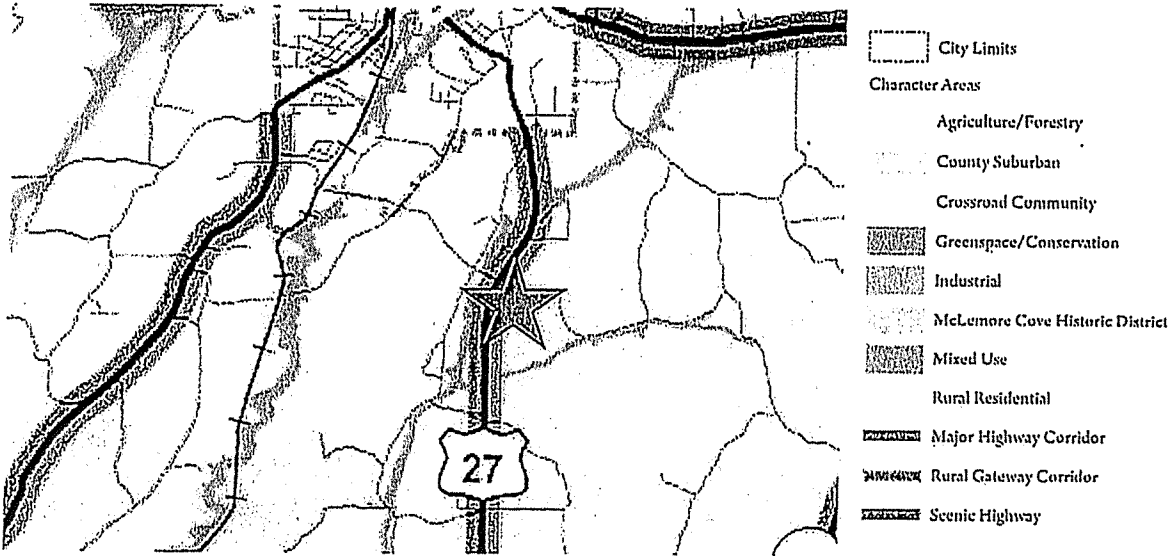
Present Zoning: R-2 (Residential)

APPLICANT'S INTENT:	To permit a 14' wide mobile home in a R-2 zone which requires mobile homes to be 16' wide or larger
DETAILS OF REQUEST:	Ms. Reneau has moved in a 14' wide mobile home onto her property that is zoned R-2. R-2 requires a mobile home to be 16' wide or larger. She stated that she was unaware that a permit was needed.

Projected Area:



Future Land Use Map:



Rural Residential		
 Chamberlain Road, west of LaFayette Description: Rural, undeveloped land likely to face development pressures for lower density (one unit per one+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation. Development Strategies/Policies: Maintain rural atmosphere with new residential development by: - Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space. - Encourage compatible architecture styles that maintain regional rural character, without "franchise" or "corporate" architecture. - Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians. - Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings	Quality Community Objectives	Implementation Measures
	- Sense of place - Regional identity - Heritage preservation - Open space preservation - Environmental protection - Growth preparedness - Housing opportunities	More detailed sub-area planning: - Preserve rural features and limit residential development to lot sizes of one (Residential-Agricultural Zoning District) to five acres (Agricultural Zoning District). New or revised local development regulations: - Require preservation of open space, trees, limit commercial and residential development Incentives: - Allow design variances for conservation subdivisions and individual homes Public Investments: - Public parks and greenspace/trails to connect Residential and areas of interest such as general stores, churches, or community centers. Infrastructure Improvements: - Improve water and sewer, extend where practical, road resurfacing and repairing when and where necessary
	Land Uses	
Residential Agriculture/Forestry Park/Recreation/Conservation		

I'm asking for a minimum 2ft variance because R2 zoning says my trailer is 2ft short. I did not know that I had to have a permit. Someone gave me a trailer if I moved it in mid-June. My friend Chuck who I now owe for 3 years for letting me borrow money to move it - also my sons helped the trailer movers so I could get a discount.

When I tried to get the lights on I called and was told about the R2 zoning. The camper is \$20 a night and \$600 a month to run the generator. I can't afford to run it night and day.

I'm on disability and have no savings and no husband. I have Osteoporosis and Arthritis. I think I've had 3 heart attacks but I am taking herbs that help that.

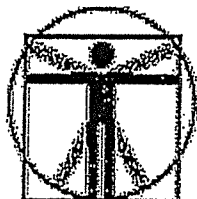
If I am given the minimum variance, I can keep my trailer, have power, and save the money I'm having to spend on gas to

be able to fix my trailer. My hot water heater doesn't work in my camper and my food goes bad because I can't afford to run the generator except for at night. It would be maybe \$200 per electricity instead of \$1000. I could be able to have a refrigerator, a hot bath which helps my arthritis, and I would be able to have a warm home this winter even in the daytime.

My trailer can't be seen unless someone drives down the driveway, because it is surrounded by trees. I have no other place that I can move it to; and no money to move it.

I did not intend to break the zoning codes. I wasn't fully aware of how permits work and that I needed one at that time. Please take my application into consideration and let me keep my home.

Sincerely,
Sharon Reneau



Hamilton
Physician Group

Date: 11/01/2021

RE: Sharon Reneau, DOB: [REDACTED], PT ID # [REDACTED]

To Whom It May Concern:

Ms. Reneau has been diagnosed with the following conditions during or prior to the time during which I have been her primary care provider. Please take this into consideration when making any decisions about her living situation.

osteoporosis, osteoarthritis, lumbar spondylosis, benign cyst of pancreas, benign mass of L ovary, vitamin D deficiency, dyslipidemia, prolapsed lumbar intervertebral disc, arthropathy of lumbar facet joint, osteoarthritis of left knee joint, chronic pain syndrome, mixed anxiety and depressive disorder.

Please call with any questions or concerns.

Sincerely,

Electronically Signed by: MEGAN BROWN, MD



RESOLUTION R-022-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALKER COUNTY TO ACCEPT HERITAGE DRIVE, SOUTH HERITAGE DRIVE AND WEST HERITAGE DRIVE AS PUBLIC ROADS, AS SET FORTH HEREIN

WHEREAS, Heritage Drive, South Heritage Drive, and West Heritage Drive are existing private roads located in the unincorporated portion of Walker County; and

WHEREAS, all of the owners whose property abuts Heritage Drive have filed a petition requesting the County accept Heritage Drive as a public road; and

WHEREAS, the Heritage Road Homeowners Association ("HOA") is the owner of South Heritage Drive and West Heritage Drive, and the members of the HOA have approved and authorized the President of the HOA to file a petition requesting the County accept South Heritage Drive and West Heritage Drive as public roads; and the President of the HOA has filed said petition with the County; and

WHEREAS, the County Road Superintendent has submitted his recommendations to the Board of Commissioners regarding the County's acceptance of Heritage Drive, South Heritage Drive and West Heritage Drive as public roads;

WHEREAS, the Board of Commissioners has reviewed all relevant documents, facts and circumstances regarding the proposed acceptance of Heritage Drive, South Heritage Drive, and West Heritage Drive as public roads;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia that that the County accepts Heritage Drive, South Heritage Drive, and West Heritage Drive as public roads pursuant to the following:

1. The County shall be responsible for the maintenance and necessary repairs of Heritage Drive, South Heritage Drive, and West Heritage Drive from the inside curb of one side of each road to the other inside curb of the road;
2. In consideration of the County being responsible for the actions set forth in numbered Paragraph 1 above, the owners of the properties that abut Heritage Drive, and the HOA that owns South Heritage Drive and West Heritage Drive, shall retain ownership and shall remain responsible for all the maintenance and necessary repairs to the stormwater infrastructure and the sidewalks on Heritage Drive, South Heritage Drive and West Heritage Drive that are outside of the inside curbs of said roads.
3. The property owners and the HOA shall execute one or more deeds to the County conveying their portions of Heritage Drive, South Heritage Drive, and West Heritage Drive that are described in numbered Paragraph 1 above, subject to the provisions of numbered Paragraph 2 above.

SO RESOLVED AND ADOPTED this 26th day of May, 2022

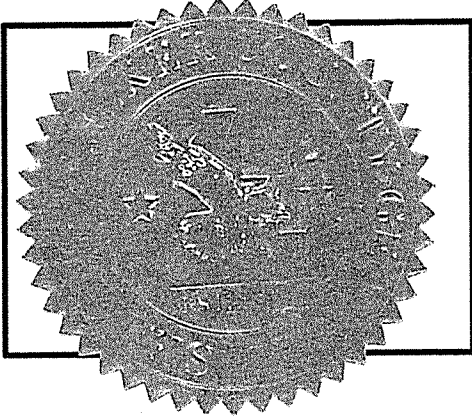


ATTEST:

WALKER COUNTY, GEORGIA

REBECCA WOODEN, County Clerk

SHANNON K. WHITFIELD, Chairman



The foregoing Resolution received a motion for
~~approval~~ from Commissioner Ashe,
second by Commissioner Glenn,
and upon the question the vote is 4 ayes,
0 nays to approve the Resolution.

EXHIBIT A

WALKER COUNTY, GEORGIA ROAD PETITION

PETITION # _____ (to be assigned by Public Works)

DATE: _____ (to be assigned by Public Works)

NOTE: Be certain all information is complete and understandable. Otherwise your petition may be delayed.

I. This petition is submitted for consideration in accordance with Walker County's policy for County Road Maintenance. The undersigned accepts responsibility as spokesperson for this group of petitioners and has also signed as a petitioner. The undersigned spokesperson confirms by signature below that petitioner signatures appearing in Section VI of this petition are the actual signatures of owners of property abutting the petitioned road (or portion thereof) and that each petitioner does understand that the purpose of this petition is for the County to assume ownership of the roadbed described in this petition.

DONALD L. PITTMAN SR.

Spokesperson Name (printed)

405 HERITAGE DR

CHICKAMAUGA, GA 30707

Mailing Address

Donald L. Pittman Sr.
Signature

423-598-3910

Phone Number

II. The road (or portion thereof) being petitioned for acceptance into the county road system is described as follows:

(a) is named Heritage Drive

(b) runs from Wilder Road to Wilder Road

(c) is in subdivision or locality named Heritage Row

(d) abuts Wilder Road which is a County or State owned road.

III. Petition validation information concerning the road (or portion thereof) being petitioned:

(a) is approximately _____ feet long.

(b) has 57 homes erected on properties abutting.

(c) has, to the best of my knowledge, _____ property owners.

IV. Draw a map of the location of the road (or portion thereof) being petitioned on an attached sheet of paper. Show sufficient detail so Public Works officials can find the road easily and that others involved in processing this petition can locate the road on tax maps, etc. Give as much

detail as you would like to have if you had to find the road. Specifically indicate on this drawing the road (or portion thereof) being petitioned. The nearest major road MUST be shown.

V. We, the undersigned petitioners, do hereby propose for acceptance into the Walker County road system the private road (or portion thereof) described in Sections II, III, and IV above. We, the undersigned:

(a) are prepared to deed, without cost to Walker County, Georgia, such additional rights of way and slope easements as may be necessary to cause said road to conform to minimum county standards effective as of the date of this petition, and

(b) waive any claim for damages to improvements, fences, shrubs, hedges, or trees within the required right of way, and

(c) do agree that in the event the road bed as it is being used goes outside the dedicated right of way and encroaches on the property of any of the signers of this petition, to deed that portion to the county also if requested to do so, and

(d) do understand that if the roadbed of the existing private road is separately owned by parties other than abutting property owners and those parties do not participate in this petition, the petition cannot be allowed.

VI. Here begin the signatures and other relevant property information of owners of property abutting HERNAGE DR. road, privately owned, which is being petitioned for the county to assume ownership of said road.

ALL INFORMATION MUST BE LEGIBLE AND COMPLETE

I have read and understand Section V of this petition:

Name(s) (signed) _____ / _____

(printed) _____ / _____

Address _____ Phone No. _____

Witnessed by _____

(a) Lot No. _____ Block No. _____ Subdivision _____

or (b) Tax Map and Parcel No. _____ Locality _____

Frontage _____ ft. No. of dwellings/commercial bldgs along frontage _____

I/We own this abutting property by virtue of a deed dated _____ and recorded in Walker County, Georgia, in book _____ and page _____

THIS FORM
INTENTIONALLY BLANK

I have read and understand Section V of this petition.

Name(s) (signed) Mae Drennan /
(printed) Mae Drennan /
Address 12 Heritage Dr Phone 423-645-3802
Chickamauga, GA 30707

Witnessed by Barbara A. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Doris Stoker /
(printed) Doris Stoker /
Address 60 Heritage Dr Phone 423-355-7882
Chickamauga, GA 30707

Witnessed by Donald L. Hagan
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Bobby D. Marsee / Debbie V. Marsee
(printed) Bobby Marsee / Debbie Marsee
Address 65 Heritage Dr Phone 423-364-7559
Chickamauga, GA 30707

Witnessed by Barbara A. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mary Ann Clem /
(printed) Mary Ann Clem /
Address 74 Heritage Dr Phone 706-375-9147
Chickamauga, GA 30707
Witnessed by Barbara G. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mark Watson / Kenneth B. Kelly
(printed) Mark Watson /
Address 77 Heritage Dr Phone 423-316-5029
Chickamauga, GA 30707
Witnessed by James Hoge
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mark Watson / Kenneth B. Kelly
(printed) Mark Watson /
Address 79 Heritage Dr Phone 423-316-5029
Chickamauga, GA 30707
Witnessed by James Hoge
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Jack Melton /
(printed) Jack Melton /
Address 80 Heritage Dr Phone 706-639-7804
Chickamauga, GA 30707

Witnessed by Mary J. Sitten
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Eddie Keith /
(printed) Eddie Keith /
Address 92 Heritage Dr Phone 706-375-3375
Chickamauga, GA 30707

Witnessed by Mary J. Sitten
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Lynda Fosnaugh /
(printed) Lynda Fosnaugh /
Address 97 Heritage Dr Phone 407-908-6578
Chickamauga, GA 30707

Witnessed by Barbara G. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Hannah Josebee /
(printed) Hannah Josebee /
Address 99 Heritage Dr Phone 423-304-2056
Chickamauga, GA 30707
Witnessed by Donald L. P. Huan
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Leroy Bruce Underwood /
(printed) Bruce Underwood /
Address 104 Heritage Dr Phone 423-991-1283
Chickamauga, GA 30707
Witnessed by Babara A. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Seth Cardwell / Julie Cardwell
(printed) Seth Cardwell / Julie Cardwell
Address 106 Heritage Dr Phone 423-702-1485
Chickamauga, GA 30707
Witnessed by Donald L. P. Huan
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Darlene Newman /
(printed) Darlene Newman /
Address 107 Heritage Dr Phone 423-991-7692
Chickamauga, GA 30707

Witnessed by Barbara C Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Patricia A. Ward /
(printed) Pat Ward /
Address 116 Heritage Dr Phone 423-903-7760
Chickamauga, GA 30707

Witnessed by Barbara C Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Bernard Grant / Barbara Grant
(printed) Bernard Grant / Barbara Grant
Address 134 Heritage Dr Phone 423-316-7119
Chickamauga, GA 30707

Witnessed by Donald Pittman
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Doris Alexander /
(printed) Doris Alexander /
Address 143 Heritage Dr Phone 706-375-1235
Chickamauga, GA 30707

Witnessed by Charles D. Pittman
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Deana Culbreth Bryant /
(printed) ~~Paul Bryant~~ / Deana Bryant
Address 152 Heritage Dr Phone 423-505-6110
Chickamauga, GA 30707

Witnessed by Charles D. Pittman
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mary G. Swafford /
(printed) Mary Swafford /
Address 155 Heritage Dr Phone 423-718-1716
Chickamauga, GA 30707

Witnessed by Barbara A. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) LaTisha Morgan /
(printed) LaTisha Quarterman /
Address 156 Heritage Dr Phone 423-838-0201
Chickamauga, GA 30707

Witnessed by Donald R. Homan
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) James L. Kidd / Sandra K. Kidd
(printed) Jimmy Kidd / Sandy Kidd
Address 158 Heritage Dr Phone 423-280-1762
Chickamauga, GA 30707

Witnessed by James L. Kidd
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Wanda Buck /
(printed) Wanda Buck /
Address 163 Heritage Dr Phone 706-924-2163
Chickamauga, GA 30707

Witnessed by Barbara G. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) James M. Smith / Shirley R. Smith

(printed) Jim Smith / Shirley Smith

Address 176 Heritage Dr

Phone 423-488-1302

Chickamauga, GA 30707

Witnessed by Virginia Calhoun

(a) Lot No. _____ Block No. _____ Subdivision _____

or (b) Tax Map and Parcel No. _____ Locality _____

Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____

I/We own this abutting property by virtue of a deed dated _____ and recorded in

Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Pat Shipley /

(printed) Pat Shipley /

Address 177 Heritage Dr

Phone 423-488-2253

Chickamauga, GA 30707

Witnessed by Shirley R. Smith

(a) Lot No. _____ Block No. _____ Subdivision _____

or (b) Tax Map and Parcel No. _____ Locality _____

Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____

I/We own this abutting property by virtue of a deed dated _____ and recorded in

Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Dale K. White / Dorris White

(printed) Dale White / Dorris White

Address 185 Heritage Dr

Phone 423-413-7820

Chickamauga, GA 30707

Witnessed by Shirley R. Smith

(a) Lot No. _____ Block No. _____ Subdivision _____

or (b) Tax Map and Parcel No. _____ Locality _____

Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____

I/We own this abutting property by virtue of a deed dated _____ and recorded in

Walker County, Georgia, in book _____ and page _____

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I have read and understand Section V of this petition.

Name(s) (signed) Lonnie Cauthorn / Virginia Cauthorn
(printed) Lonnie Cauthorn / Ginger Cauthorn
Address 186 Heritage Dr Phone 423-316-0187
Chickamauga, GA 30707

Witnessed by Shirley R. Smith
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Paul Chambers / Pat Chambers
(printed) Paul Chambers / Pat Chambers
Address 197 Heritage Dr Phone 706-924-2037
Chickamauga, GA 30707

Witnessed by James Mark Smith
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Sally Stanfield /
(printed) Sally Stanfield /
Address 201 Heritage Dr Phone 706-375-2261
Chickamauga, GA 30707

Witnessed by James Mark Smith
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Jan C. Brown /
(printed) Jan Brown /
Address 204 Heritage Dr Phone 706-375-6561
Chickamauga, GA 30707
Witnessed by Donald D. Brown
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Kyle Gravitt /
(printed) Kyle Gravitt /
Address 213 Heritage Dr Phone 706-861-5564
Chickamauga, GA 30707
Witnessed by James Mayo
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Jerry C. Pangle /
(printed) Jerry Pangle /
Address 214 Heritage Dr Phone 302-362-0445
Chickamauga, GA 30707
Witnessed by Janfer R. Pangle
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Sandra Brock /
(printed) Sandra Brock /
Address 222 Heritage Dr Phone 706-375-2642
Chickamauga, GA 30707

Witnessed by Barbara A. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Jean V. Swanson /
(printed) Jean Swanson /
Address 228 Heritage Dr Phone 706-375-7872
Chickamauga, GA 30707

Witnessed by Barbara A. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Bill Dunagan Wanda P. Dunagan
(printed) Bill Dunagan / Wanda Dunagan
Address 230 Heritage Dr Phone 423-619-1938
Chickamauga, GA 30707

Witnessed by Barbara A. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mary Shaner /
(printed) Mary Shaner /
Address 232 Heritage Dr Phone 256-557-7251
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) _____ /
(printed) Tom Owens Judy Owens /
Address 234 Heritage Dr Phone 423-304-6301
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) James H. Beights /
(printed) Jim Beights / Kathy Beights
Address 238 Heritage Dr Phone 423-645-1193
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Heather S. Solmon /
(printed) Fahrubel Estate - Heather Solmon /
Address 246 Heritage Dr Phone 423-645-8665
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Sue Smith /
(printed) Sue Smith /
Address 264 Heritage Dr Phone 706-934-7475
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Nancy Harrison /
(printed) Nancy Harrison /
Address 272 Heritage Dr Phone 423-637-3148
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mark Watson / Kennith B Hall
(printed) Mark Watson /
Address 360 Heritage Dr Phone 423-316-5029
Chickamauga, GA 30707
Witnessed by James Mayo
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own thia abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mark Watson / Kennith B Hall
(printed) Mark Watson /
Address 362 Heritage Dr Phone 423-316-5029
Chickamauga, GA 30707
Witnessed by James Mayo
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own thia abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Kathy Shahan /
(printed) Kathy Shahan /
Address 371 Heritage Dr Phone 423-645-4887
Chickamauga, GA 30707
Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own thia abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) *Mark Watson* / *Kenneth B Kelly*
(printed) Mark Watson
Address 373 Heritage Dr Phone 423-316-5029
Chickamauga, GA 30707

Witnessed by *James Mayo Self*
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) ~~*Joe Woolums*~~ / *Intentionally left blank*
(printed) Joe Woolums / Joann Woolums
Address 376 Heritage Dr Phone 217-433-8750
Chickamauga, GA 30707

Witnessed by _____
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) *Kyle Gravitt* / _____
(printed) Kyle Gravitt / _____
Address 378 Heritage Dr Phone 706-861-5564
Chickamauga, GA 30707

Witnessed by *James Mayo Self*
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) _____
(printed) _____
Address _____ Phone _____

Intentionally
Left Blank

Witnessed by _____

(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Joe Woolums
(printed) Joe Woolums
Address 376 Heritage Dr Phone 217-433-8750
Chickamauga, GA 30707

Joann Woolums

Witnessed by Betty Boehl

(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) _____
(printed) _____
Address _____ Phone _____

Intentionally
Left Blank

Witnessed by _____

(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Kyle Gravitt /
(printed) Kyle Gravitt /
Address 387 Heritage Dr Phone 706-861-5564
Chickamauga, GA 30707
Witnessed by James B. [Signature]
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Phil Jenkins
(printed) Phil Jenkins
Address 389 Heritage Dr Phone 706-924-2120
Chickamauga, GA 30707
Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Tina Stoker /
(printed) Tina Stoker /
Address 396 Heritage Dr Phone 423-421-0978
Chickamauga, GA 30707
Witnessed by Donald Z. [Signature]
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No. _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Kyle Gravitt /
(printed) Kyle Gravitt /
Address 398 Heritage Dr Phone 706-861-5564
Chickamauga, GA 30707
Witnessed by James Corp
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Donald L. Pittman Jr. / Sandra Pittman
(printed) Donald L. Pittman / Sandra Pittman
Address 405 Heritage Dr Phone 423-598-3910
Chickamauga, GA 30707
Witnessed by Barbara Q Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Doris Crane /
(printed) Doris Crane /
Address 407 Heritage Dr Phone 423-779-2058
Chickamauga, GA 30707
Witnessed by Donald L. Pittman Jr.
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Lydia Knight /
(printed) Lydia Knight
Address 414 Heritage Dr Phone 423-718-8536
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Laura Moore /
(printed) Laura Moore
Address 416 Heritage Dr Phone 706-375-9448
Chickamauga, GA 30707

Witnessed by Barbara C. Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Mark Watson / Kenneth B. Hill
(printed) Mark Watson
Address 423 Heritage Dr Phone 423-316-5029
Chickamauga, GA 30707

Witnessed by James D. Lott
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) Monty Lacewell Kay Lacewell
(printed) Monty Lacewell / Kay Lacewell
Address 425 Heritage Dr Phone 423-322-6056
Chickamauga, GA 30707

Witnessed by [Signature]
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) [Signature] /
(printed) John Thompson /
Address 430 Heritage Dr Phone 423-838-2465
Chickamauga, GA 30707

Witnessed by Barbara A Reed
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

I have read and understand Section V of this petition.

Name(s) (signed) James Watson ARBS LLC / T. Allen Scarbrough
(printed) Scarbrough Estate - Mark Watson /
Address 432 Heritage Dr Phone 423-316-5029
Chickamauga, GA 30707

Witnessed by [Signature]
(a) Lot No. _____ Block No. _____ Subdivision _____
or (b) Tax Map and Parcel No _____ Locality _____
Frontage _____ ft. Number of dwellings/commercial bldgs along frontage _____
I/We own this abutting property by virtue of a deed dated _____ and recorded in
Walker County, Georgia, in book _____ and page _____

Section V. of the Walker County, Georgia Road Petition

V. We, the undersigned petitioners, do hereby propose for acceptance into the Walker County road system the private road (or portion thereof) described in Sections II, III, and IV above. We, the undersigned:

- (a) are prepared to deed, without cost to Walker County, Georgia, such additional rights of way and slope easements as may be necessary to cause said road to conform to minimum county standards effective as of the date of this petition, and
- (b) waive any claim for damages to improvements, fences, shrubs, hedges, or trees within the required right of way, and
- (c) do agree that in the event the road bed as it is being used goes outside the dedicated right of way and encroaches on the property of any of the signers of this petition, to deed that portion to the county also if requested to do so, and
- (d) do understand that if the roadbed of the existing private road is separately owned by parties other than abutting property owners and those parties do not participate in this petition, the petition cannot be allowed.

EXHIBIT A

WALKER COUNTY, GEORGIA ROAD PETITION

PETITION # _____ (to be assigned by Public Works)

DATE: _____ (to be assigned by Public Works)

NOTE: Be certain all information is complete and understandable. Otherwise your petition may be delayed.

I. This petition is submitted for consideration in accordance with Walker County's policy for County Road Maintenance. The undersigned accepts responsibility as spokesperson for this group of petitioners and has also signed as a petitioner. The undersigned spokesperson confirms by signature below that petitioner signatures appearing in Section VI of this petition are the actual signatures of owners of property abutting the petitioned road (or portion thereof) and that each petitioner does understand that the purpose of this petition is for the County to assume ownership of the roadbed described in this petition.

Donald L. Pitman, Sr.

Spokesperson Name (printed)

405 Heritage Drive

Chickamauga, GA 30707

Mailing Address

Donald L. Pitman Sr.

Signature

(423) 598-3910

Phone Number

II. The road (or portion thereof) being petitioned for acceptance into the county road system is described as follows:

- (a) is named South Heritage Drive and West Heritage Drive
- (b) runs from South Heritage Drive and West Heritage Dr to Heritage Drive
- (c) is in subdivision or locality named Heritage Row
- (d) abuts Wilder Road which is a County or State owned road.

III. Petition validation information concerning the road (or portion thereof) being petitioned:

- (a) is approximately _____ feet long.
- (b) has _____ homes erected on properties abutting.
- (c) has, to the best of my knowledge, _____ property owners.

IV. Draw a map of the location of the road (or portion thereof) being petitioned on an attached sheet of paper. Show sufficient detail so Public Works officials can find the road easily and that others involved in processing this petition can locate the road on tax maps, etc. Give as much

detail as you would like to have if you had to find the road. Specifically indicate on this drawing the road (or portion thereof) being petitioned. The nearest major road MUST be shown.

V. We, the undersigned petitioners, do hereby propose for acceptance into the Walker County road system the private road (or portion thereof) described in Sections II, III, and IV above. We, the undersigned:

(a) are prepared to deed, without cost to Walker County, Georgia, such additional rights of way and slope easements as may be necessary to cause said road to conform to minimum county standards effective as of the date of this petition, and

(b) waive any claim for damages to improvements, fences, shrubs, hedges, or trees within the required right of way, and

(c) do agree that in the event the road bed as it is being used goes outside the dedicated right of way and encroaches on the property of any of the signers of this petition, to deed that portion to the county also if requested to do so, and

(d) do understand that if the roadbed of the existing private road is separately owned by parties other than abutting property owners and those parties do not participate in this petition, the petition cannot be allowed.

VI. Here begin the signatures and other relevant property information of owners of property abutting _____ road, privately owned, which is being petitioned for the county to assume ownership of said road.

ALL INFORMATION MUST BE LEGIBLE AND COMPLETE

I have read and understand Section V of this petition:

Name(s) (signed) Donald L. Pitman, Sr. President

(printed) Donald L. Pitman, Sr. / President, Heritage Row Townhomes Owners Association

Address 405 Heritage Drive Phone No. (423) 598-3910

Chickamauga, GA 30707

Witnessed by _____

(a) Lot No. _____ Block No. _____ Subdivision _____

or (b) Tax Map and Parcel No. _____ Locality _____

Frontage _____ ft. No. of dwellings/commercial bldgs along frontage _____

I/We own this abutting property by virtue of a deed dated _____ and recorded in Walker County, Georgia, in book _____ and page _____

May 18, 2022

Walker County Board of Commissioners

Re: Comments regarding Heritage Drive, South Heritage Drive, and West Heritage Drive (collectively "Roads") as County Public Roads

Members of the Board of Commissioners:

I have been requested in my capacity as the County Roads Superintendent to provide my comments regarding whether the above referenced Roads should be accepted as County public roads

I do not object to the Roads being public roads, subject to the following recommendations:

The roads that are part of the Heritage Row Subdivision have been in existence and use for many years. Heritage Row Subdivision was constructed in three phases. The northern portion of Heritage Drive was completed as part of Phase I by January, 2005. The southern portion of Heritage Drive was completed as part of Phase II by January, 2007. South Heritage Drive and West Heritage Drive were completed as part of Phase III by December, 2012.

There are some areas of the Roads that indicate some subgrade failure. It is unclear of the detailed structure of said roads, and the only way to determine that detail is to core drill for samples. It appears that the binder is in place but I am uncertain of the subgrade and/or the base structure of the Roads. I recommend core drilling and a review of the core samples prior to acceptance of the Roads.

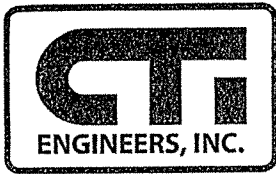
Attached is a copy of a letter from CTI Engineering dated September 8, 2015. CTI recommends that milling precede the placement of any new pavement, because raising the grade of the Roads may significantly increase localized flooding. Therefore, at a minimum, I recommend that all of the Roads be seal coated to prevent water infiltration into the base and subgrade of the Roads before acceptance.

Sincerely,

A handwritten signature in black ink, appearing to read "Carlen Bowers", with a horizontal line extending from the end of the signature.

Carlen Bowers
Walker County Roads Superintendent

attachment



FILE COPY

CTI Engineers, Inc.
1122 Riverfront Parkway
Chattanooga, TN 37402
Phone 423.267.7613
Fax 423.267.0603
www.ctiengr.com

September 8, 2015

The Honorable Bebe Heiskell
Walker County Commissioner
P.O. Box 445
LaFayette GA 30728

Subject: Heritage Row Development, Phases 1 & 2
Storm Drainage Review
Project No. G15003-03

Dear Ms. Heiskell:

As requested, I met Rodney Parker and Jesse Potts at the subject subdivision on September 1, 2015 to review the existing road conditions relative to storm drainage. Several homeowners were present as we walked through the subdivision.

The developer for the subdivision, Butch Gilreath, obtained permit approval for land disturbance on July 1, 2014. This permit provided coverage only for construction activities, not for permanent storm water infrastructure (pipes, inlet structures, detention ponds). The ordinance relative to plan review and the inspection of permanent storm water facilities became effective on December 1, 2014. Phase 3 is currently permitted and under construction. It includes the required permanent detention basin facility.

Based upon our site visit, the existing storm drainage infrastructure within the first two phases consists of small diameter (approximately 8- or 10-inch diameter) single-walled corrugated plastic pipe (CPP) at shallow depths. The CPP appears to curve as it follows the edge of road instead of utilizing conventional straight segments. In lieu of standard storm drainage inlets, the concrete curb has been cut in several places to allow storm drainage to enter the CPP system. Pipes less than 15 inches in diameter are prone to clogging, which is compounded by the use of curved pipe. Attempts at cleaning single-walled CPP by flushing tend to cause damage leading to the replacement large segments of the pipe network.

The CPP system discharges into a flat grassed area in the northeast corner of the development. However, there is no defined exit path for the storm drainage. According to residents, the grassed area as well as the forested area downstream (within City of Chickamauga limits) holds water after rain events.

Due to the flat grades in the subdivision, we recommend that milling precede the placement of any new pavement. Raising the road grades may significantly increase localized flooding in residential driveways.

I have attached an opinion of probable costs for the replacement of the storm drainage infrastructure as well as milling/paving the roads within the first two phases of the development.

If you have any questions, do not hesitate to contact me.

Sincerely,

Philip R. Schofield, P.E.
Project Manager

Attachment

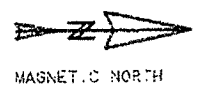
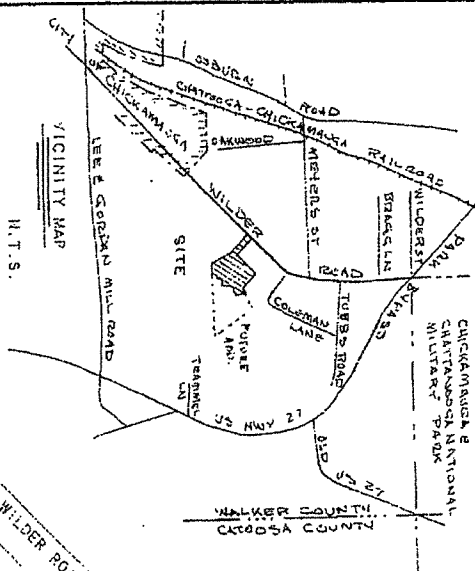
cc: Rodney Parker
Jesse Potts

M:\CTI\ID2\5EB9ED65-736D-44F1-8900-ADE8F640C49D\0\460000-460999\460049\L\L\Bebe Heiskell Ltr (ID 460049).wpd

TABLE 1
HERITAGE DRIVE SUBDIVISION
STORM DRAINAGE INFRASTRUCTURE
Preliminary Opinion of Probable Costs
CTI Engineers, Inc.
8-Sep-15

CONSTRUCTION COSTS

Item No.	Item	Unit	No. Units	Unit Cost	Item Cost
1	TRAFFIC CONTROL	LS	1	\$ 5,000.00	\$ 5,000.00
2	ROADWORK				
2a	Milling of Existing Pavement	SY	7884	\$ 3.00	\$ 23,652.00
2b	Asphalt Pavement Replacement	Tons	860	\$ 105.00	\$ 90,300.00
3	EARTHWORK				
3a	Ditch Restoration/Construction	LF	540	\$ 5.50	\$ 2,970.00
3b	Riprap	Tons	20	\$ 60.00	\$ 1,200.00
3c	Final Grading and Cleanup	SY	300	\$ 5.00	\$ 1,500.00
3d	Crushed Rock Bedding in Excess of Trench Bedding.	CY	20	\$ 50.00	\$ 1,000.00
3e	Crushed Stone Backfill in Roadways (Top of bedding to Top of Trench)	LF	1500	\$ 20.00	\$ 30,000.00
4	SLOPE PROTECTION AND EROSION CONTROL				
4a	Temporary Silt Fence or Silt Socks	LF	400	\$ 2.80	\$ 1,120.00
5	CAST-IN-PLACE CONCRETE				
5a	Class B Concrete	CY	4	\$ 250.00	\$ 1,000.00
6	TOPSOIL, SEEDING, AND MULCHING				
6a	Topsoil, Seeding, and Mulching	SY	300	\$ 1.50	\$ 450.00
7	STORM PIPING				
7a	15" RCP	LF	1540	\$ 60.00	\$ 92,400.00
7b	24" RCP	LF	190	\$ 100.00	\$ 19,000.00
7c	24" HDPE	LF	270	\$ 90.00	\$ 24,300.00
8	PRECAST CONCRETE MANHOLES				
8a	Storm Manholes	LS	3	\$ 2,500.00	\$ 7,500.00
9	PRECAST CONCRETE HEADWALLS AND ENDWALLS				
9a	15" Flared Endwalls	LS	2	\$ 700.00	\$ 1,400.00
9b	24" Flared Endwalls	LS	2	\$ 1,000.00	\$ 2,000.00
9c	Dual 24" Headwalls	LS	1	\$ 1,500.00	\$ 1,500.00
9d	Dual 24" Flared Endwalls	LS	1	\$ 1,500.00	\$ 1,500.00
9e	36" Headwalls	LS	1	\$ 2,000.00	\$ 2,000.00
9f	36" Flared Endwalls	LS	1	\$ 1,750.00	\$ 1,750.00
SUBTOTAL IMPROVEMENTS					\$ 306,542.00
Construction Contingencies (% +/-)				10%	\$ 30,654.20
SUBTOTAL IMPROVEMENTS					\$ 337,196.20
Mobilization and Bonding (% +/-)				5%	\$ 16,859.81
TOTAL CONSTRUCTION COSTS					\$ 354,056.01

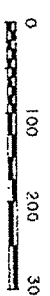


FINAL PLAT PHASE I HERITAGE ROW

THIS IS A RESUBDIVIDING OF FOLLOWING PARCELS OF PROPERTY FOR ROBERT GILBREATH BEING TRACT NO. 2 OF LOT NO. 50 TUBBS ADD. NO. 2, NOW BEING TRACT 2 OF CARL HAGAMAN RESUBDIVISION OF A PORTION OF SAID TUBBS ADDITION, WITH UNDEVELOPED 30' STREET AND TRIANGULAR TRACT SOUTHWEST OF TRACT NO. 2 BEING IN LAND LOT NOS. 242 AND 243, 9TH DISTRICT, 4TH SECTION, WALKER COUNTY, GA.

DATE 14 JANUARY 2005

SCALE 1" = 100'



DWG 049731FI

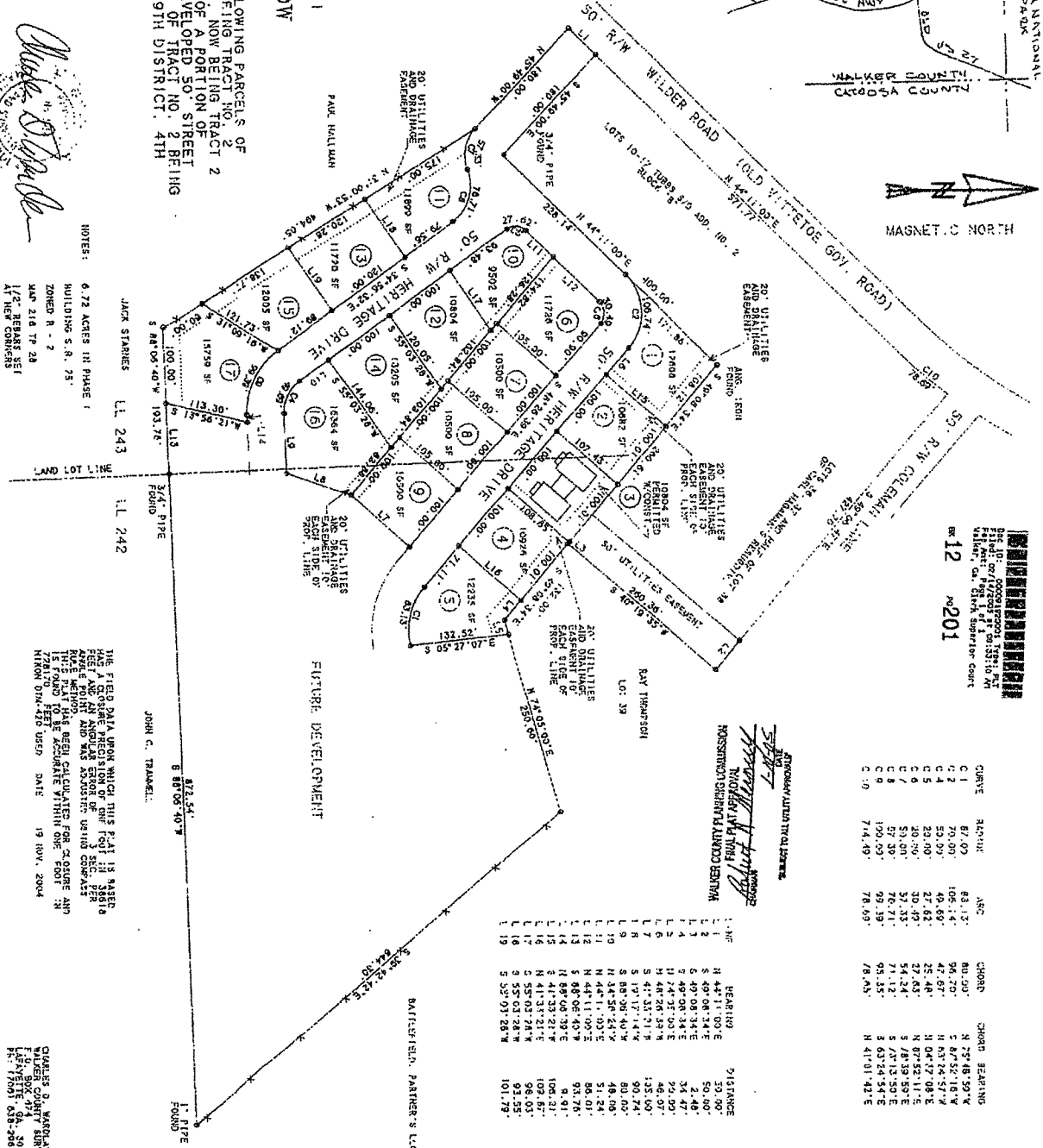
Charles D. Wadley
Surveyor
14-05

NOTES:
6.72 ACRES IN PHASE I
BUILDING S.R. 25'
ZONED R - 2
MIN 216 TP 28
1/2" BEARS SET
AT NEW CORNERS

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSE PRECISION OF SURVEY IN 1981 TO 1982 BY CARL HAGAMAN, SURVEYOR, AND WAS SUBMITTED TO THE STATE OF GEORGIA FOR RECORDATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSE PRECISION OF SURVEY IN 1981 TO 1982 BY CARL HAGAMAN, SURVEYOR, AND WAS SUBMITTED TO THE STATE OF GEORGIA FOR RECORDATION.

CHAS. D. WADLEY
FID. BOX 477
LAURENS, GA. 30228
PH: 770-516-2888

JN 0420



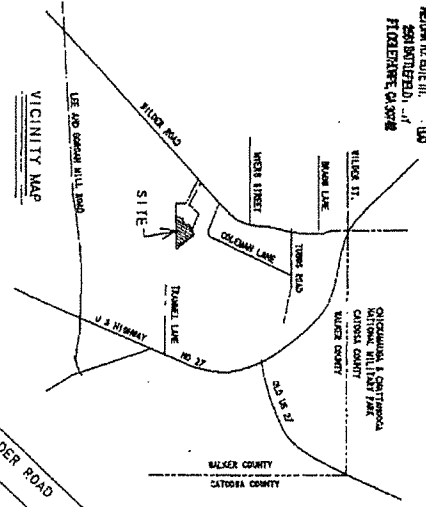
DEED BOOK 12 PAGE 201
RECORDED
WALKER COUNTY, GA.

CURVE	ANGLE	ARC	CHORD	CHORD BEARING
C 1	87.07	83.13'	80.50'	N 75.48 59.9° W
C 2	70.00	106.14'	96.20'	N 67.52 16.9° W
C 3	53.00	40.60'	47.67'	N 63.74 57.7° W
C 4	23.00	27.62'	25.48'	N 64.72 08.7° E
C 5	20.00	30.42'	27.63'	N 67.52 11.5° E
C 6	57.00	76.71'	71.12'	S 78.59 50.6° E
C 7	57.00	76.71'	71.12'	S 78.59 50.6° E
C 8	190.00	78.05'	78.05'	N 47.01 42.5° E

Charles D. Wadley
Surveyor
14-05

LINE	BEARING	DISTANCE
L 1	N 44° 11' 00" E	50.00'
L 2	S 49° 08' 34" E	2.46'
L 3	S 49° 08' 34" E	34.47'
L 4	N 74° 25' 04" E	42.02'
L 5	S 41° 53' 21" W	135.60'
L 6	S 19° 17' 14" W	90.24'
L 7	S 88° 38' 40" W	48.06'
L 8	N 44° 11' 00" E	51.24'
L 9	S 48° 08' 34" E	86.04'
L 10	S 41° 53' 21" W	106.31'
L 11	N 47° 33' 21" E	96.03'
L 12	S 55° 03' 28" W	93.55'
L 13	S 55° 03' 28" W	101.79'

RETURN TO: BLUE INC.
2500 NORTHERN AVE.
FLORENCE, SC 29506



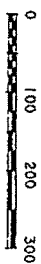
Walker County Planning Commission
Final PEA Approval
1-11-07
Date
Subject to ALUARY Approval
#13
#252

FINAL PLAT PHASE II HERITAGE ROW

THIS IS A RESUBDIVISION OF FOLLOWING PARCELS OF PROPERTY FOR ROBERT S. HENRY, JR. AND CARL HASANAN RESUBDIVISION OF A PORTION OF SAID TRACTS ADDITION, WITH UNDEVELOPED 50' STREET AND TRIANGULAR TRACT SOUTHWEST OF TRACT NO. 2 BEING IN LAND LOT NOS. 242 AND 243, 9TH DISTRICT, 4TH SECTION, WALKER COUNTY, GA.

DATE 21 JULY 2006

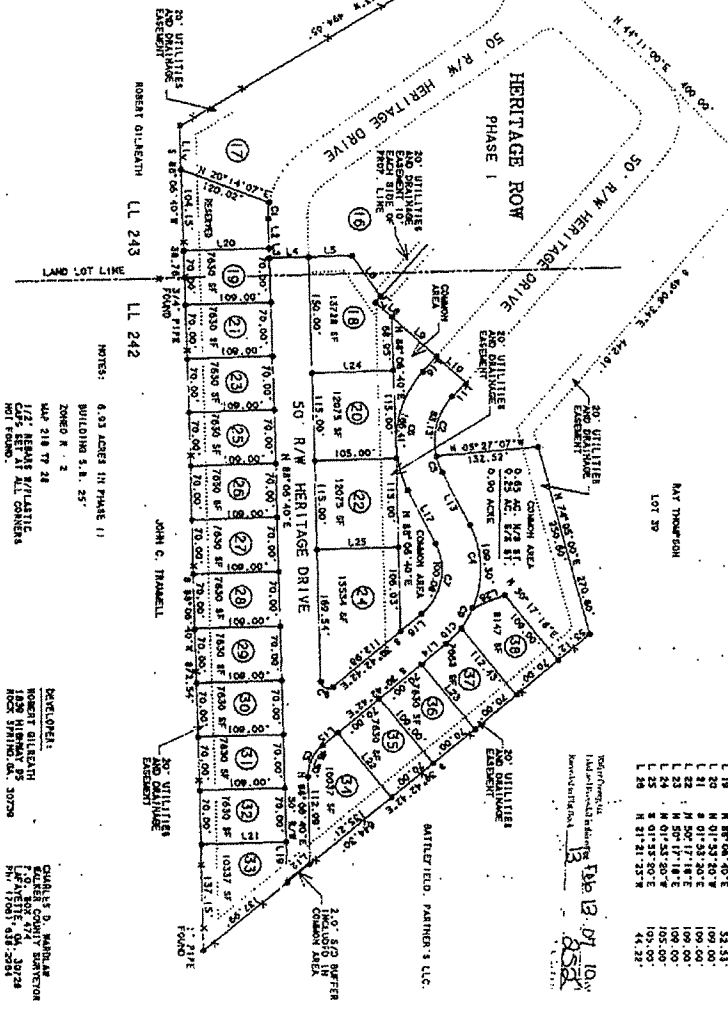
SCALE 1" = 100'



21 July 06

LINE	BEARING	DISTANCE
L 1	N 89°00'40"E	55.00'
L 2	N 89°00'40"E	18.18'
L 3	N 89°00'40"E	20.00'
L 4	N 89°00'40"E	20.00'
L 5	N 89°00'40"E	20.00'
L 6	N 89°00'40"E	20.00'
L 7	N 89°00'40"E	20.00'
L 8	N 89°00'40"E	20.00'
L 9	N 89°00'40"E	20.00'
L 10	N 89°00'40"E	20.00'
L 11	N 89°00'40"E	20.00'
L 12	N 89°00'40"E	20.00'
L 13	N 89°00'40"E	20.00'
L 14	N 89°00'40"E	20.00'
L 15	N 89°00'40"E	20.00'
L 16	N 89°00'40"E	20.00'
L 17	N 89°00'40"E	20.00'
L 18	N 89°00'40"E	20.00'
L 19	N 89°00'40"E	20.00'
L 20	N 89°00'40"E	20.00'
L 21	N 89°00'40"E	20.00'
L 22	N 89°00'40"E	20.00'
L 23	N 89°00'40"E	20.00'
L 24	N 89°00'40"E	20.00'
L 25	N 89°00'40"E	20.00'
L 26	N 89°00'40"E	20.00'
L 27	N 89°00'40"E	20.00'
L 28	N 89°00'40"E	20.00'
L 29	N 89°00'40"E	20.00'
L 30	N 89°00'40"E	20.00'

THE FIELD DATA WERE RUN BY THIS PLAT IS BASED ON A COURSE PRECISION OF ONE FOOT IN 1000. THE FIELD DATA WERE RUN BY THIS PLAT IS BASED ON A COURSE PRECISION OF ONE FOOT IN 1000. THE FIELD DATA WERE RUN BY THIS PLAT IS BASED ON A COURSE PRECISION OF ONE FOOT IN 1000.



NOTES: 6.53 ACRES IN PHASE II
BUILDING 5.8, 25'
ZONED R-2
MAP 218 77 28
1/27, RESEAL EXISTING
CITY SET AT ALL OWNERS
NOTED.

DEVELOPER:
CARL HASANAN
WALKER COUNTY DIRECTOR
1200 HIGHWAY 95
ROCK SPRING, GA. 30759
PREPARED BY:
CHARLES D. MARSH, JR.
WALKER COUNTY DIRECTOR
1200 HIGHWAY 95
ROCK SPRING, GA. 30759

VICINITY MAP

2.5.

HERITAGE ROW

HERITAGE ROW
PHASE 11

MAGNETIC NORTH

LEADS
-1- TELEPHONE LINE
-2- POWER LINE
-3- POWER & CABLE
-4- POWER-TELEPHONE & CABLE
-5- "TV" CABLE LINE
-6- TELEPHONE & CABLE
-7- SANITARY SEWER
-8- SEWER MANHOLE
-9- WATER LINE
-10- WATER VALVE
-11- FIRE HYDRANT
-12- WIRE FENCE
-13- WOOD FENCE
-14- POWER POLE

SURVEYORS CERTIFICATION

[illegible]Walker County Planning Commission
Eminent Domain Approval

Director

Subject to All Utility Approvals

[illegible]

The "jurisdiction" referred to in Rule 806-60.002 and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. §§ 45-205 and (1), shall mean a signed architectural based upon oral testimony from the registered architect and not a guarantee or warranty, either expressed or implied.

JN 150715

711. 706-638-2964

1

Wilder Road

Phase 1

Phase 2

Phase 3

Phase 3



RESOLUTION R-023-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALKER COUNTY TO APPOINT A MEMBER OF THE DEPARTMENT OF FAMILY & CHILDREN SERVICES (DFCS) LOCAL COUNTY ADVISORY BOARD

WHEREAS, the Board of Commissioners of Walker County ("Board") is the governing authority of Walker County, Georgia; and

WHEREAS, O.C.G.A. § 49-3-2 provides the governing authority the responsibility to appoint members to the local county Department of Family and Children Services board, and that said governing authority shall ensure all appointments are made from specific categories from within the community; and

WHEREAS, one of the duties delegated to the Chairman of the Board is to appoint members to all committees of the Board with the approval of the Board; and

WHEREAS, Chairman Whitfield submits the following appointment to serve as a member of the Department of Family and Children Services (DFCS) Local County Advisory Board:

Pepper Stanfield - for a term beginning immediately and ending on June 30, 2025

WHEREAS, pursuant to O.C.G.A § 49-3-2, Pepper Stanfield is duly qualified to serve as a member of the DFCS Local County Advisory Board and is agreeable to serve the people of Walker County in such capacity;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia that the appointment of Pepper Stanfield is approved.

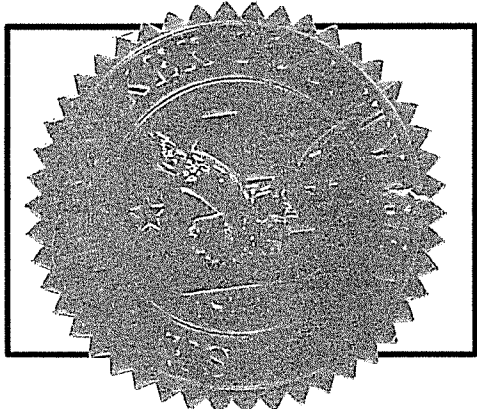
SO RESOLVED AND ADOPTED this 26th day of May, 2022

ATTEST:

REBECCA WOODEN, County Clerk

WALKER COUNTY, GEORGIA

SHANNON K. WHITFIELD, Chairman



The foregoing Resolution received a motion for approval from Commissioner Whitfield, second by Commissioner Hart, and upon the question the vote is 4 ayes, 0 nays to approve the Resolution.



RESOLUTION R-024-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALKER COUNTY TO APPOINT A MEMBER OF THE DEPARTMENT OF FAMILY & CHILDREN SERVICES (DFCS) LOCAL COUNTY ADVISORY BOARD

WHEREAS, the Board of Commissioners of Walker County ("Board") is the governing authority of Walker County, Georgia; and

WHEREAS, O.C.G.A. § 49-3-2 provides the governing authority the responsibility to appoint members to the local county Department of Family and Children Services board, and that said governing authority shall ensure all appointments are made from specific categories from within the community; and

WHEREAS, one of the duties delegated to the Chairman of the Board is to appoint members to all committees of the Board with the approval of the Board; and

WHEREAS, Chairman Whitfield submits the following appointment to serve as a member of the Department of Family and Children Services (DFCS) Local County Advisory Board:

Ann Goodson - for a term beginning immediately and ending on June 30, 2026

WHEREAS, pursuant to O.C.G.A § 49-3-2, Ann Goodson is duly qualified to serve as a member of the DFCS Local County Advisory Board and is agreeable to serve the people of Walker County in such capacity;

THEREFORE, BE IT RESOLVED by the Board of Commissioners of Walker County, Georgia that the appointment of Ann Goodson is approved.

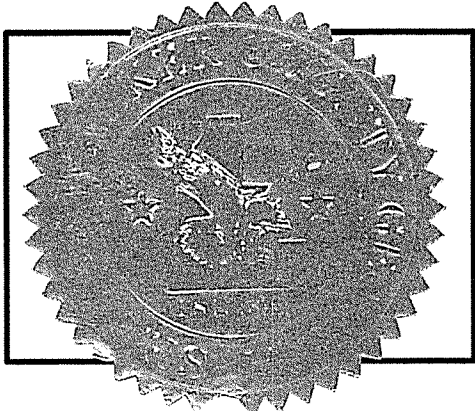
SO RESOLVED AND ADOPTED this 26th day of May, 2022

ATTEST:

REBECCA WOODEN, County Clerk

WALKER COUNTY, GEORGIA

SHANNON K. WHITFIELD, Chairman



The foregoing Resolution received a motion for Open from Commissioner Whitfield, second by Commissioner Stitt, and upon the question the vote is 04 ayes, 0 nays to approve the Resolution.

Applicant: Keri Davis

Map & Parcel: D-255-007B Rezone from: A-1 to: R-2

PLANNING COMMISSION RECOMMENDATION:

5-19-2022

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

TABLED

DENIAL

COMMISSIONERS FINAL DECISION:

Mark K. [Signature]

APPROVED AS SUBMITTED

5-26-2022

APPROVED WITH CONDITIONS

TABLED

DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A-3 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 (X). If so, 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 dollar amount(s) and date(s) of each campaign made by the applicant to each local government official during the two years immediately preceding the filing of the application: and
- C) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to each local government official within the past two years:

Signature of Petitioner/Owner:

Keri Davis 4-11-22
OWNER DATE

PETITIONER DATE

Applicant: _____

Map & Parcel: 0-329-1-021A Rezone from: B-2 to: (partial C-1)

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

5-19-2022

APPROVED WITH CONDITIONS

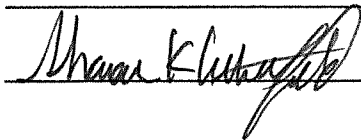
Approved to be rezoned from
R-2 to C-1 from Hwy 27 West
to Black Circle, South to
Highland Drive at parcels
0-329-2-002 to 0-329-2-004

TABLED

DENIAL

COMMISSIONERS FINAL DECISION:

APPROVED AS SUBMITTED



APPROVED WITH CONDITIONS

recommended
by Planning
Commission 5-24-22

TABLED

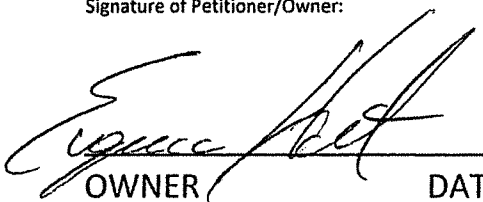
DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A-3 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 (X). If so, 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 dollar amount(s) and date(s) of each campaign made by the applicant to each local government official during the two years immediately preceding the filing of the application: and
- C) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to each local government official within the past two years:

Signature of Petitioner/Owner:

 4/19/22
OWNER DATE

PETITIONER

DATE

**WALKER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SESSION
AFFIDAVIT**

The undersigned, having been duly sworn, states under oath that the following is true and accurate:

1.

The Walker County Board of Commissioners met in an open and duly advertised meeting on May 26, 2022.

2.

During the meeting, the Walker County Board of Commissioners voted to enter into executive session.

3.

In my capacity as Commission Chairman, I presided over the executive session. The executive session was called to order at 10:47 p.m. The following Commissioners were present: Askeu, Blakemore, Hart, Stoltz

Also in attendance: County Attorney Gottlieb

4.

The subject matter of the executive session was devoted to the following matter(s) within the exceptions provided in the open meeting law: (Initial all that are applicable):

☐ **Litigation Matters:** Consultation with the Walker County government attorney to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought, or to be brought, by or against Walker County government or any officer or employee in which Walker County government or any officer or employee may be directly involved; as provided in O.C.G.A. 50-14-2(1);

☐ **Real Estate Matters:** Discussion regarding the future purchase or acquisition, disposal, or leasing of real estate; as provided by O.C.G.A. 50-14-3(b)(1);

Slaw ☒ **Personnel Matters:** Discussion or deliberation upon the appointment, employment, compensation, hiring, disciplinary action or dismissal of a Walker County government officer or employee; as provided in O.C.G.A. 50-14-3(6);

_____ Other (describe exemption to the open meeting law) _____
_____ as provided in O.C.G.A. _____.

X No other matters were discussed during the executive session.

_____ Discussion occurred on a topic not authorized by law. The meeting was declared out of order, immediately ceased and was adjourned.

This 26th day of May, 2022

Shannon K. Whitfield

Print Name: Shannon K. Whitfield

Print Title: Commission Chairman

Sworn to and subscribed before me this
26th day of May, 2022

[Signature]

Notary Public

My commission expires: _____

