# 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 at 6:30 p.m. on March 28, 2024

## REGULAR SCHEDULED MEETING

- **Invocation & Pledges**
- **Chairman Whitfield will Call to Order the Regular Meeting**
- **Establish a Quorum is present**
- **Approve Agenda**
- **Approve Minutes**
  Minutes for the Regular Scheduled Meeting Held on March 14, 2024 at 6:30 p.m.
- **Public Hearing**
  William & Anna Carpenter request a rezone from A-1 (Agricultural) zone to R-1 (Residential) for property located at 430 Old LaFayette Road, Chickamauga, GA 30707. Tax map & parcel number 0-316-009C.

  Kenneth & Judy Lawson request a rezone from A-1 (Agricultural) to R-1 (Residential) for property located at 88 Glass Mill Road, Chickamauga, GA 30707. Tax map & parcel number 0-316-009D.

  Rios Renovations LLC requests a rezone from A-1 (Agricultural) to R-1 (Residential) for property located at 454 Old LaFayette Road, Chickamauga, GA 30707. Tax map & parcel number 0-316-009E.

  Kim Champion requests a rezone from R-2 (Residential) to A-1 (Agricultural) for property located at 1640 Hwy 95, Rock Spring, GA 30739. Tax map & parcel number 0-337-008.

  Cody Jeffcoat requests a rezone from C-1 (Commercial) to R-2 (Residential) for property located at 3464 N. Hwy 27, LaFayette, GA 30728. Tax map & parcel number 0-322-4-001.

  Lori & Camilla Carter request a rezone from R-2 (Residential) to RA (Residential Agricultural) for property located at 348 Middle Road, Lookout Mountain, GA 30750. Tax map & parcel number 0-011-055.

  Eugene Hester requests a variance on the number of required parking spaces for a new Dollar General Store for property located at 126 Black Circle Spur, LaFayette, GA 30728. Tax map & parcel number 0-329-1-021A.

  Larry Bang requests a variance for 30' building setback from the road for property located at 0 Bridle Lane, LaFayette, GA 30728. Tax map & parcel number 0-490-1-017.
- **Public Comment**
- **New Business**
  William & Anna Carpenter request a rezone from A-1 (Agricultural) zone to R-1 (Residential) for property located at 430 Old LaFayette Road, Chickamauga, GA 30707. Tax map & parcel number 0-316-009C.

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

Kenneth & Judy Lawson request a rezone from A-1 (Agricultural) to R-1 (Residential) for property located at 88 Glass Mill Road, Chickamauga, GA 30707. Tax map & parcel number 0-316-009D.

Rios Renovations LLC requests a rezone from A-1 (Agricultural) to R-1 (Residential) for property located at 454 Old LaFayette Road, Chickamauga, GA 30707. Tax map & parcel number 0-316-009E.

Kim Champion requests a rezone from R-2 (Residential) to A-1 (Agricultural) for property located at 1640 Hwy 95, Rock Spring, GA 30739. Tax map & parcel number 0-337-008.

Cody Jeffcoat requests a rezone from C-1 (Commercial) to R-2 (Residential) for property located at 3464 N. Hwy 27, LaFayette, GA 30728. Tax map & parcel number 0-322-4-001.

Lori & Camilla Carter request a rezone from R-2 (Residential) to RA (Residential Agricultural) for property located at 348 Middle Road, Lookout Mountain, GA 30750. Tax map & parcel number 0-011-055.

Eugene Hester requests a variance on the number of required parking spaces for a new Dollar General Store for property located at 126 Black Circle Spur, LaFayette, GA 30728. Tax map & parcel number 0-329-1-021A.

Larry Bang requests a variance for 30' building setback from the road for property located at 0 Bridle Lane, LaFayette, GA 30728. Tax map & parcel number 0-490-1-017.

- **Commissioner Comments**
- **Executive Session** (if necessary)
- **Adjourn**

**NEXT REGULAR MEETING - Thursday, April 11, 2024 at 6:30 p.m.**

**Walker County Governmental Authority**
**101 South Duke Street, P.O. Box 445**
**LaFayette, GA 30728**
**706-638-1437**
**Minutes of the Regular Meeting**
**March 28, 2024 - 6:30 PM**

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 6:30 PM on March 28, 2024.

II. Attendees:

The following were present: Chairman Whitfield, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Robert Stultz, Public Relations Director Joe Legge and Board Clerk Whitney Summey. Other guests signed in at the meeting as well. Please see the attached sign in sheet.

III. Approval of Agenda:

Commissioner Stultz made a motion to accept the agenda as presented, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.

IV. Approval of Minutes:

Commissioner Blakemore made a motion to approve the minutes of the Regular Scheduled Meeting held March 14, 2024 at 6:30 p.m., seconded by Commissioner Askew, 4 ayes and 0 nays, motion was approved.

V. Public Hearing:

I. Chairman Whitfield presented the request from William and Anna Carpenter for a rezone from A-1 to R-1 for property located at 430 Old LaFayette Road, Chickamauga, GA 30707, tax map and parcel number 0-316-009C. No one came forward to speak.

II. Chairman Whitfield presented the request from Kenneth and Judy Lawson for a rezone from A-1 to R-1 for property located at 88 Glass Mill Road, Chickamauga, GA 30707, tax map and parcel number 0-316-009D. No one came forward to speak.

III. Chairman Whitfield presented the request from Rios Renovations LLC for a rezone from A-1 to R-1 for property located at 454 Old LaFayette Road, Chickamauga, GA 30707, tax map and parcel number 0-316-009E. No one came forward to speak.

IV. Chairman Whitfield presented the request from Kim Champion for a rezone from R-2 to A-1 for property located at 1640 Hwy 95, Rock Spring, GA 30739, tax map and parcel number 0-337-008. Kim Champion said the land she is keeping will only be used for farm land and no future buildings.

V. Chairman Whitfield presented the request from Cody Jeffcoat for a rezone from C-1 to R-2 for property located at 3464 N. Hwy 27, LaFayette, GA 30728, tax map and parcel number 0-322-4-001. No one came forward to speak.

VI. Chairman Whitfield presented the request from Lori and Camilla Carter for a rezone from R-2 to RA for property located at 348 Middle Road, Lookout Mountain, GA 30750, tax map and parcel number 0-011-055. Lori and Camilla Carter provided the Board with a handout of the property. They explained they found out their zoning was not in compliance when they tried to obtain a business license. They are wanting to rezone the property in order to be in compliance.

VII. Chairman Whitfield presented the request from Eugene Hester for a variance on the number of required parking spaces for a new Dollar General Store for property located at 126 Black Circle Spur, LaFayette, GA 30728, tax map and parcel number 0-329-1-021A. No one came forward to speak.

VIII. Chairman Whitfield presented the request from Larry Bang for a variance for 30' building setback from the road for property located at 0 Bridle Lane, LaFayette, GA 30728, tax map and parcel number 0-490-1-017. No one came forward to speak.

VI. Public Comment:

I. Laura Owsley asked Chairman Whitfield if his serving on various boards in the County was a conflict and whether he discusses these boards with the Board of Commissioners. Chairman

Whitfield said most boards were separate entities with their own enabling acts requiring the Chair to serve, and they did not interfere with his position as Chairman of the Board of Commissioners. Ms. Owsley then questioned verbiage in the audit that was accepted at the prior meeting. She specifically asked about the county incurring debt from the Walker County Development Authority. Chairman Whitfield explained the situation of an old bond the County used the WCDA to obtain and said the County would not be responsible for any additional debt because the WCDA was a separate entity with its own revenue sources. Ms. Owsley asked if they could check into the exact verbiage in the audit because she thinks the County can incur additional debt. Commissioner Askew discussed this concern and said they will look into the issue.

II. Lenord Johnson said he tried to pull a permit to build a house on his property, but was told he could not use his sawed lumber. He asked why he could not use it and how he could go about getting a permit. Planning and Zoning Director Jon Pursley said sawed lumber has to be approved and follow the guideline of the international building code. He said sawed lumber can be used for nonstructural members but structurals have to be approved. Mr. Johnson asked how he could get the lumber approved. He added the lumber has been sawed and stacked for over two years. Commissioner Askew said these requirements are all to ensure safety and asked for Mr. Pursley to help Mr. Johnson with any information he needs.

## VII. New Business:

I. Chairman Whitfield presented the request from William and Anna Carpenter for a rezone from A-1 to R-1 for property located at 430 Old LaFayette Road, Chickamauga, GA 30707, tax map and parcel number 0-316-009C; the request from Kenneth and Judy Lawson for a rezone from A-1 to R-1 for property located at 88 Glass Mill Road, Chickamauga, GA 30707, tax map and parcel number 0-316-009D; and the request from Rios Renovations LLC for a rezone from A-1 to R-1 for property located at 454 Old LaFayette Road, Chickamauga, GA 30707, tax map and parcel number 0-316-009E. Commissioner Hart said the Board should vote on these three items together because they are all in conjunction and the Planning Commission voted on them together as well. Commissioner Askew said the property is not farmland any more and it wont be able to be used as farmland in the future. Commissioner Askew made a motion to approve all three rezone requests, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.

II. Chairman Whitfield presented the request from Kim Champion for a rezone from R-2 to A-1 for property located at 1640 Hwy 95, Rock Spring, GA 30739, tax map and parcel number 0-337-008. Commissioner Stultz made a motion to approve, seconded by Commissioner Blakemore, 4 ayes and 0 nays, motion carried.

III. Chairman Whitfield presented the request from Cody Jeffcoat for a rezone from C-1 to R-2 for property located at 3464 N. Hwy 27, LaFayette, GA 30728, tax map and parcel number 0-322-4-001. Commissioner Blakemore made a motion to approve, seconded by Commissioner Askew, 4 ayes and 0 nays, motion carried.

IV. Chairman Whitfield presented the request from Lori and Camilla Carter for a rezone from R-2 to RA for property located at 348 Middle Road, Lookout Mountain, GA 30750, tax map and parcel number 0-011-055. Commissioner Stultz made a motion to approve, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.

V. Chairman Whitfield presented the request from Eugene Hester for a variance on the number of required parking spaces for a new Dollar General Store for property located at 126 Black Circle Spur, LaFayette, GA 30728, tax map and parcel number 0-329-1-021A. Commissioner Askew made a motion to approve, seconded by Commissioner Blakemore, 4 ayes and 0 nays, motion carried.

VI. Chairman Whitfield presented the request from Larry Bang for a variance for 30' building setback from the road for property located at 0 Bridle Lane, LaFayette, GA 30728, tax map and parcel number 0-490-1-017. Commissioner Hart made a motion to approve, seconded by Commissioner Blakemore, 4 ayes and 0 nays, motion carried.

## VIII. Commissioner Comments:

I. Commissioner Blakemore thanked everyone for coming out and participating. He thanked all employees for their hard work. He encouraged citizens to reach out with any comments, concerns, or questions.

II. Commissioner Askew thanked everyone for their participation and for all of the employees dedication to the citizens and the county. He said the Board is working hard to do the best for all citizens in the county. He said all of the community's participation and input helps the Board do a better job for the citizens.

III. Commissioner Hart said the microchipping clinic hosted by the Animal Shelter was a very successful event. He said he was glad to be able to come out and help. He said 157 animals were microchipped. He invited everyone to come out to the Ag Center to celebrate Walker County Agriculture Day on March 29.

I. Commissioner Stultz thanked everyone for coming out and all of the county employees for their dedication and hard work. He wished everyone a Happy Easter and provided information for some services on Easter.

II. Chairman Whitfield said April 22 is earth day and the Landfill is hosting its annual tire amnesty day on April 20. He said they will be taking up to 16 passenger tires from each citizen.

Commissioner Blakemore added the City of Rossville has partnered with the County to be a designated drop off site as well.

IX. Adjournment:

I. Commissioner Hart made a motion to adjourn the meeting, Commissioner Blakemore seconded the motion. Motion carried and the meeting was adjourned at 7:16 PM.

Shannon K. Whitfield
Chairman/CEO
Walker County Georgia

04/11/2024
Date

Minutes prepared by: Walker County Board Clerk, Whitney Summey

**Regular Scheduled Board of Commissioners Meeting**

**Walker County Annex III**

**March 28, 2024**

**6:30 PM**

| **Roll Call** | **Present/Absent** |
|---|---|
| Commissioner Blakemore | Present |
| Commissioner Askew | Present |
| Chairman Whitfield | Present |
| Commissioner Hart | Present |
| Commissioner Stultz | Present |

**Sign In Sheet**

**Regular Scheduled Board of Commissioners Meeting**

**March 28, 2024**

**6:30 PM**

| Name | Address |
|---|---|
| Billy Sims | WC Coroner |
| Richy Austin | |
| Susie Thompson Office | 3464 N Hwy 27 |
| Randy Pittman | Lafayette |
| Kim Champion | 1640 Hwy 95 Rock Spring |
| Larry Bass | 3838 Hwy 337 Lafayette |
| GENE Hester | 190 Stock Hollow Rd |
| Melvin Mann | |
| Paine Cole | Lafayette |
| Kenneth & Judy Lawson | 88 Glassmill Rd. Chickamauga |
| EDDIE & DEBBIE | 1007 Foster Mill DR |
| Anne & J.R Carpenter | 430 Old Lafayette Rd Chickamauga |
| Laura Owsley | ~~[illegible]~~ Lafayette |
| Gene Ellison | FLINTSTONE |
| Brandon Ellison | Lafayette |
| Camilla Carter | 348 Middle Rd. 30750 |
| Lori Carter | 525 Middle Rd 30750 |
| Scott Nabb | 924 Chris Ln |
| travis middlebrooks | Flintstone |
| Carlin Bowers | Road |
| Bobby Brinkley | Road Dept |
| [illegible] | Chickamauga |

## 8040 Election Notices

Georgia 30747
Hours of qualifying are
Monday-Thursday 9:00 AM - 5:00 PM
Friday 9:00AM - 12:00 PM
For more information, please call
Walker County Republican Party
Chairwoman, Jackie Harling at 423-802-6877.
This qualifying period is for the General Primary Election which will be held on May 21, 2024.
2:21,28,2024

Wm9065
spn09
**NOTICE OF ELECTION OF COOSA RIVER SOIL AND WATER CONSERVATION DISTRICT SUPERVISOR**
**February 5, 2024**

To all qualified voters in Walker County:
Notice is hereby given that on November 5, 2024, a non-partisan election will be held to elect 1 supervisor(s) for Walker County in the Coosa River Soil and Water Conservation District. District Supervisors serve as unpaid state officials who represent their counties in support of soil and water conservation activities.
March 8, 2024, is the last day on which nominations for candidates for the election will be accepted. The signatures of at least 25 qualified electors of the county are required to nominate a candidate. Candidates must also be qualified electors of the county. Nominating petitions must be received in the office of the Walker County Election Superintendent at 96 S. Duke Street, Roomm 110, Lafayette, GA not later than 12:00 noon on March 8, 2024. Petitions may be obtained from the Conservation Commission at the address below, from the Commissions website at www.gaswcc.org or from the Election Superintendent of Walker County.
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
Mitch Attaway, Executive Director
4310 Lexington Road
Athens, GA 30605
2:14,21,2024

Wm9081
spn09
**Walker County Democratic/ Non-Partisan Qualifying Announcement**

The Walker County Board of Elections and Registration will register and qualify all Democrat and non-partisan candidates seeking Walker County elective on March 4, 2024 through March 8, 2024 §21-2-153 (c)(1)(A) at the Walker County Courthouse located in La Fayette, 103 S. Duke Street Rm 110 La Fayette, GA 30728
Hours of qualifying are Monday-Thursday 9:00 AM - 5:00 PM
Friday 9:00AM - 12:00 PM
For more information, please call
Walker County Election Director, Danielle L. Montgomery at 706-638-4349
This qualifying period for the General Primary Election which will be held on May 21, 2024
2:21,2024

## 8045 Sheriff's Levy

spn19
WM3582
**PUBLIC NOTICE**

Items available for sale by The Walker County Sheriff's Office or Lookout Mountain Police Department will be held at the Walker County Sheriff's Office. Place will be located at the Sheriff's Office at www.govdeals.com.
1-18+

## 8065 Planning Commission

Wm9076
spn18
**PUBLIC NOTICE**
**WALKER COUNTY PLANNING COMMISSION MEETING**
**Thursday, March 21, 2024 at 6:00 P.M.**
**Walker County Civic Center**
**Rock Spring, GA 30739**

The Walker County Planning Commission will meet and review the following request:
**New Business:**
**Rezone**
1. William & Anna Carpenter: Requests a rezone for property located at 430 Old Lafayette Road Chickamauga, GA. 30707. Tax map & parcel number 0-316-009C.
2. Kenneth & Judy Lawson: Requests a rezone for property located at 88 Glass Mill Road Chickamauga, GA. 30707. Tax map & parcel number 0-316-009D.
3. Rios Renovations LLC: Requests a rezone for property located at 454 Old LaFayette Road Chickamauga, GA. 30707. Tax map & parcel number 0-316-009E.
4. Kim Champion: Requests a rezone for property located at 1640 Hwy 95 Rock Spring, GA. 30739. Tax map & parcel number 0-337-008.
5. Cody Jeffcoat: Requests a rezone for property located at 3464 N. Hwy 27 LaFayette, GA. 30728. Tax map & parcel number 0-322-4-001.
6. Lori & Camilla Carter: Requests a rezone for property located at 348 Middle Road Lookout Mountain, GA. 30750. Tax map & parcel number 0-011-055.
**Variance:**
1. Eugene Hester: Requests a variance for property located at 126 Black Circle Sour LaFayette, GA. 30728. Tax map & parcel number 0-329-1-021A.
2. Larry Bang: Requests a variance for property located at 1 Bridle Lane LaFayette, GA. 30728. Tax map & parcel number 0-490-1-017
The second hearing on these requests will be heard by the Walker County Board of Commissioners on March 28, 2024 at 6:30 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 706-638-4048.
2:21,2024

## 8070 Probate

Wm9077
spn18
**IN THE SUPERIOR COURT OF WALKER COUNTY STATE OF GEORGIA**

CAROLYN WALKER, in official capacity as
TAX COMMISSIONER OF WALKER COUNTY, GEORGIA,
Petitioner,
v.
PHILLIP R. YOUNG, ADMINISTRATOR OF THE ESTATE OF BETTY JEAN YOUNG , CLIFTON RAY YOUNG AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, PHOENIX RECOVERY GROUP, INC. ASSIGNEE OF PROVIDIAN NATIONAL BANK, SHARON MICHELLE MCCLENNON AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, FRANCES REBECCA YOUNG AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, JONATHAN DAVID YOUNG AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, ROBERT D. YOUNG, SR. AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, LINDA YOUNG TAYLOR AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, ANY AND ALL PARTIES THAT MAY CLAIM AN INTEREST IN THE EXCESS FUNDS GENERATED FROM THE MAY 4, 2021 TAX SALE FOR PROPERTY LOCATED AT 10 FINE STREET, ROSSVILLE (TAX PARCEL: 0140 047),
Respondents.
CIVIL ACTION
FILE NO. 23SUCV0211

**NOTICE OF SERVICE BY PUBLICATION**

To Respondents - Clifton Ray Young And/Or His Or Her Known Or Unknown Heirs At Law; Robert D. Young, Sr. And/Or His Or Her Known Or Unknown Heirs At
Law; and Any And All Parties That May Claim An Interest In The Excess Funds Generated From The May 4, 2021 Tax Sale For Property Located At 10 Fine Street, Rossville (Tax Parcel: 0140 047): Please take notice that Petitioner CAROLYN WALKER, in official capacity as TAX COMMISSIONER OF WALKER COUNTY (Petitioner) has filed a Summons and Petition for Interpleader in the Superior Court of Walker County, Georgia in the above-captioned case.
Respondents are hereby commanded to file their Answer to the Petition within 60 days of the date of the Order Directing Service by Publication, or by April 8, 2024, with the Clerk of Superior Court of Walker County, 103 South Duke Street, LaFayette, GA 30728, and serve a copy of their Answer on Petitioners counsel Bradley A. Hutchins, at WEISSMAN PC, One Alliance Center, 4 th Floor, 3500 Lenox Road, NE, Atlanta, Georgia 30326.
Witness, the Judge of Walker County Superior Court.
This, 12 th day of February, 2024.
By: McKayla Tennant
Clerk of Superior Court of Walker County, Georgia
Prepared by:
D. Andrew Folkner
Georgia Bar No. 695599
Bradley A. Hutchins
GA Bar No. 380682
Counsel for Petitioner Carolyn Walker, in official capacity as Tax Commissioner of Walker County
WEISSMAN PC
One Alliance Center, 4 th Floor
3500 Lenox Road, NE
Atlanta, Georgia 30326
(404) 926-4500 | F 4600
2:21,28;3:6,13,2024

## 8075 Foreclosures

Wm9017
spn18
**NOTICE OF FORECLOSURE SALE UNDER POWER**
**WALKER COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a Security Deed given by Shadow Youngblood And Toby Crumcine to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Gateway Mortgage Group, dated September 7, 2021, and recorded in Deed Book 2129, Page 231, Walker County, Georgia Records, as last transferred to Gateway Mortgage, a division of Gateway First Bank by assignment recorded on January 8, 2024 in Book 2318 Page 39 in the Office of the Clerk of Superior Court of Walker County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Sixty-One Thousand Nine Hundred Twelve and 0/100 dollars ($161,912.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Walker County, Georgia, within the legal hours of sale on March 5, 2024, the following described property:
All that tract or parcel of land lying and being in the Seventh District and Fourth Section of Walker County, Georgia and being a part of Original Land No. Twenty-Nine and more particularly described as follows: Being Lot Nos. Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15) in Block "J" of Maple Hills Subdivision of La Fayette, Georgia as recorded in Plat Book No. 1, Page 78, in the Office of the Clerk of the Superior Court of Walker County, Georgia, and the boundaries, metes, courses and distances therein set forth and shown on said plat are incorporated herein by reference pursuant to O.C.G.A § 44-2-28.
The property described above is more particularly described on that certain boundary survey prepared for United Community Bank, prepared by Floyd Land Surveying, LLC, Billy L. Floyd GRLS No. 3078, dated October 14, 2013.
Being the same property conveyed by Warranty Deed recorded in Deed Book 1816, Page 336, in the Office of the Clerk of the Superior Court of Walker County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan is Shadow Youngblood and Toby Crumcine or their successor(s) and said property is more commonly known as 3[illegible] 3rd Avenue, La Fayette, GA 30728.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
Gateway Mortgage, a division of Gateway First Bank as Attorney in Fact for Shadow Youngblood And Toby Crumcine
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-788-2661
B&S file no.: 23-33689
2:7,14,21,28,2024

Wm9037
spn18
**NOTICE OF FORECLOSURE SALE UNDER POWER**
**WALKER COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a Security Deed given by Brett Lee Land and Terri Land to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR BNC Mortgage, Inc A Delaware Corporation dated June 15, 2007, and recorded in Deed Book 1500, Page 191, Walker County, Georgia Records, as last transferred to U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series 2007-BNC1 by assignment recorded in Deed Book 2099 Page 300 in the Office of the Clerk of Superior Court of Walker County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Two Hundred Fifty-Six Thousand and 0/100 dollars ($256,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Walker County, Georgia, within the legal hours of sale on March 5, 2024, the following described property:
All that tract or parcel of land lying and being in Original Land Lot Nos. 13 and 14 in the 4th District and 4th Section of Walker County, Georgia, and being more particularly described as Lot 84 Fieldstone Farms Subdivision, Phase I as shown in plat of record in Plat Book 12, pages 283-286 in the Office of the Superior Court Clerk of Walker County, Georgia.
BEING a part of the same property conveyed unto EAC Builders, LLC by Warranty Deed of record in Deed Book 1379, page 325 in the Office of the Superior Court Clerk of Walker County, Georgia.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:
Any governmental zoning and/or subdivision ordinance or regulation in effect thereon. Rights or claims of parties other than insured in actual possession of any or all of the property. Declaration of Covenants, conditions, and restrictions and Association Dues, Assessments and By-Laws for Fieldstone Farms as set forth in instrument of record in Deed Book 1370, page 719 in the Office of the Superior Court clerk of Walker County, Georgia. Conveyance to Walker County as set forth in instrument of record in Deed Book 1275, page 619 in the Office of the Superior Court Clerk of Walker County, Georgia, as to Highway 27. Limited access provisions contained in Right-of-Way Deed recorded in Deed Book 548, page 224 in the Office of the Clerk of the Superior Court of Walker County, Georgia, as to Highway 27. Drainage provisions contained in Right of Way Deed recorded in Deed Book 62, page 568 in the Office of the Clerk of the Superior court of Walker County, Georgia, as to Highway 27. Thirty-five (35) foot front setback, 15 foot side and rear setback lines all as shown by plat of record in Plat Book 12, page 78, and in Plat Book 12, pages 283-286 in the Office of the Superior Court Clerk of Walker County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan is Daniel Lee Land and Terri Land or tenant(s), and said property is more commonly known as 70 Deer Ridge Ln, Rock Spring, GA 30739.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series 2007-BNC1 as Attorney in Fact for Daniel Lee Land and Terri Land.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-788-2661
B&S file no.: 22-07387
2:7,14,21,28,2024

Wm9043
spn11
**NOTICE OF SALE UNDER POWER**
**STATE OF GEORGIA**
**COUNTY OF WALKER**
**NOTICE OF SALE UNDER POWER**

By virtue of the power of sale contained in that certain Deed to Secure Debt from Madison Elizabeth Grider, dated March 31, 2023, filed for record on April 12, 2023, and recorded in Deed Book 2279, Pages 311-320, in the Walker County, Georgia, Deed Records, said Deed to Secure Debt having been given to secure a Promissory Note dated March 31, 2023, in the original principal amount of Twenty-One Thousand Four Hundred Thirty-Nine Dollars and Fifty-Six Cents ($21,439.56), with interest at the rate stated in said Promissory Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of the Walker County Courthouse between the legal hours of sale, on Tuesday, March 5, 2024, the following described property:
All that tract or parcel of land lying and being in Original Land Lot No. 153 in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, and being described as follows: BEGINNING at the northeast corner of the property described in deed from Robert E. Shields and wife Lela Shields to Arthur L. Chadwick and wife, Winnifred Swaden Chadwick dated January 27, 1959, and recorded in Deed Book 260, Page 165, Walker County, Georgia Deed Records; thence south 0 degrees 39 minutes west 100 feet to a point; thence west, a distance of 420 feet to a point; thence south a distance of 100 feet to the northwest corner of the property described in the aforesaid deed from Shields to Chadwick of record in Deed Book 260, Page 165, Walker County, Georgia Deed Records; thence east, along the north line of the property conveyed formerly by Shields to Chadwick, a distance of 420 feet to the POINT OF BEGINNING.
For prior title, see Warranty Deed with Right of Survivorship from Robert E. Shields and wife Lela Shields dated May 10, 1971, recorded in Deed Book 346, Page 508, Walker County, Georgia Deed Records.
AND
All that tract or parcel of land lying and being in original Land Lot No. 153 in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, and being more particularly described as follows: BEGINNING at a point on the line separating the property of the grantors herein (Robert E. Shields and wife Lela Shields) from the property of Hunt and being the south line of the grantors herein (Shields) said point being a distance of 200 feet east along said south line from the east line of East Garden Road; thence running along the south line of the grantors herein (Shields), the same being the north line of the Hunt property, a distance of 180 feet to a point; thence running northwardly a distance of 110 feet to a point; thence running westwardly a distance of 180 feet to a point; thence running southwardly a distance of 110 feet to the POINT OF BEGINNING.
THERE IS ALSO CONVEYED the right to use a twenty-foot-right-of-way for ingress and egress running along the southwest corner of the above-described property in a westerly direction along the south line of the property of the grantors herein (Shields) to the east line of East Garden Road.
For prior title, see Warranty Deed from Robert E. Shields and wife Lela Shields to Arthur L. Chadwick and wife, Winnifred Louise Chadwick, dated January 27, 1959, and recorded in Deed Book 260, Page 165, Walker County, Georgia Deed Records.
Being the same property as that previously conveyed to Winnifred Louise Chadwick by Robert Lessly Chadwick, Executor of the Estate of Arthur L. Chadwick dated July 30, 2019, and recorded in Deed Book 2040, Pages 363-365, Walker County, Georgia, Deed Records.
Being the same property as conveyed by deed recorded in Deed Book 2279, Page 311, in the Office of the Clerk of the Superior Court of Walker County, Georgia.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the installments on said loan.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale.
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is The Bank of LaFayette, Georgia, P.O. Box 149, LaFayette, GA, 706-638-2520. Said property will be sold subject to any ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption at any time allowed by law, any matters which might be disclosed by an accurate survey and/or inspection of the property, any easements, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Daniel Lee Land and Terri Land or tenant(s), and said property is more commonly known as 70 Deer Ridge Ln, Rock Spring, GA 30739.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series 2007-BNC1 as Attorney in Fact for Daniel Lee Land and Terri Land.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-788-2661
B&S file no.: 22-07387
2:7,14,21,28,2024

Wm9043
spn11
**NOTICE OF SALE UNDER POWER**
**STATE OF GEORGIA**
**COUNTY OF WALKER**
**NOTICE OF SALE UNDER POWER**

By virtue of the power of sale contained in that certain Deed to Secure Debt from Madison Elizabeth Grider, dated March 31, 2023, filed for record on April 12, 2023, and recorded in Deed Book 2279, Pages 311-320, in the Walker County, Georgia, Deed Records, said Deed to Secure Debt having been given to secure a Promissory Note dated March 31, 2023, in the original principal amount of Twenty-One Thousand Four Hundred Thirty-Nine Dollars and Fifty-Six Cents ($21,439.56), with interest at the rate stated in said Promissory Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of the Walker County Courthouse between the legal hours of sale, on Tuesday, March 5, 2024, the following described property:
All that tract or parcel of land lying and being in Original Land Lot No. 153 in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, and being described as follows: BEGINNING at the northeast corner of the property described in deed from Robert E. Shields and wife Lela Shields to Arthur L. Chadwick and wife, Winnifred Swaden Chadwick dated January 27, 1959, and recorded in Deed Book 260, Page 165, Walker County, Georgia Deed Records; thence south a distance of 100 feet to a point; thence west, a distance of 420 feet to a point; thence south a distance of 100 feet to the northwest corner of the property described in the aforesaid deed from Shields to Chadwick of record in Deed Book 260, Page 165, Walker County, Georgia Deed Records; thence east, along the north line of the property conveyed formerly by Shields to Chadwick, a distance of 420 feet to the POINT OF BEGINNING.
For prior title, see Warranty Deed with Right of Survivorship from Robert E. Shields and wife Lela Shields dated May 10, 1971, recorded in Deed Book 346, Page 508, Walker County, Georgia Deed Records.
AND
All that tract or parcel of land lying and being in original Land Lot No. 153 in the Ninth (9th) District and Fourth (4th) Section of Walker County, Georgia, and being more particularly described as follows: BEGINNING at a point on the line separating the property of the grantors herein (Robert E. Shields and wife Lela Shields) from the property of Hunt and being the south line of the grantors herein (Shields) said point being a distance of 200 feet east along said south line from the east line of East Garden Road; thence running along the south line of the grantors herein (Shields), the same being the north line of the Hunt property, a distance of 180 feet to a point; thence running northwardly a distance of 110 feet to a point; thence running westwardly a distance of 180 feet to a point; thence running southwardly a distance of 110 feet to the POINT OF BEGINNING.
THERE IS ALSO CONVEYED the right to use a twenty-foot-right-of-way for ingress and egress running along the southwest corner of the above-described property in a westerly direction along the south line of the property of the grantors herein (Shields) to the east line of East Garden Road.
For prior title, see Warranty Deed from Robert E. Shields and wife Lela Shields to Arthur L. Chadwick and wife, Winnifred Louise Chadwick, dated January 27, 1959, and recorded in Deed Book 260, Page 165, Walker County, Georgia Deed Records.
Being the same property as that previously conveyed to Winnifred Louise Chadwick by Robert Lessly Chadwick, Executor of the Estate of Arthur L. Chadwick dated July 30, 2019, and recorded in Deed Book 2040, Pages 363-365, Walker County, Georgia, Deed Records.
Being the same property as conveyed by deed recorded in Deed Book 2279, Page 311, in the Office of the Clerk of the Superior Court of Walker County, Georgia.
The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the installments on said loan.
The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale.
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is The Bank of LaFayette, Georgia, P.O. Box 149, LaFayette, GA, 706-638-2520. Said property will be sold subject to any ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption at any time allowed by law, any matters which might be disclosed by an accurate survey and/or inspection of the property, any easements, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is Daniel Lee Land and Terri Land or tenant(s), and said property is more commonly known as 70 Deer Ridge Ln, Rock Spring, GA 30739.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series 2007-BNC1 as Attorney in Fact for Daniel Lee Land and Terri Land.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-788-2661
B&S file no.: 22-07387
2:7,14,21,28,2024

Wm9058
spn11
**NOTICE OF SALE UNDER POWER**
**GEORGIA, WALKER COUNTY.**

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in that Security Deed given by STEVEN A. AURILIA, resident of the State of Georgia (the "Borrower"), to TENNESSEE VALLEY FEDERAL CREDIT UNION, a federal credit union (the "Lender"), dated May 27, 2022, and recorded on May 27, 2022 in Deed Book 2231, Page 805 in the Office of the Walker County, Georgia Superior Court Clerk (the "Security Deed"), conveying the property therein described to secure, among other indebtedness, a Promissory Note dated May 27, 2022, in the original principal amount of One Hundred Seven Thousand Seven Hundred and 00/100 Dollars ($107,700.00), executed by Borrower in favor of Lender (the "Note"), and the interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Walker County, Georgia, within the legal hours of sale on the first Tuesday in March, 2024 the following described property known as **31 Enloe Street, LaFayette, Georgia 30728.**
All that tract or parcel of land lying and being in Land Lot No. 8 in the 7th District and 4th Section of Walker County, Georgia, and being known and designated as Lot No. 4, as per plat of E.P. Hall Subdivision, as shown in Plat Book 2, Page 9, Walker County, Georgia Land Records.
FOR PRIOR TITLE: reference is hereby made to Warranty Deed to Steven A. Aurilia recorded and executed May 27, 2022 in Deed Book 2231, Page 802, in the Office of the Clerk of the Superior Court of Walker County, Georgia, subject to the following:
Subject to: (a) Any and all matters as shown on plat of record in Plat Book 2, page 9, in the Office of the Clerk of the Superior Court of Walker County, Georgia. (b) rights or claims of parties in possession; (c) Any and all outstanding mineral and/or mining rights; (d) Any roadways or rights of way extending into, through or over subject property; (e) Governmental zoning or subdivision ordinances or regulations in effect thereon; and (f) Mechanics' and materialmen's liens and other liens or encumbrances which are either unrecorded or not filed in the chain of title of the captioned property, as well as any claim on fixtures either recorded or unrecorded pursuant to the Uniform Commercial Code.
Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.
2022 Walker County property and municipal taxes are paid.
2023 Walker County property and municipal taxes are due and payable in the amount of $1,014.74.
All property taxes for years subsequent to 2023 are a lien against the subject property are now due and payable.
Tax Map No. 1015-046.
The debt secured by the Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and the Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said property also sold subject to the rights of tenant(s) in possession, if any. The sale is conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
To the best knowledge and belief of the undersigned, the parties in possession of the property are Steven A. Aurilia or other tenant or tenant(s), and said property is more commonly known as **31 Enloe Street, LaFayette, GA 30728.**
TENNESSEE VALLEY FEDERAL CREDIT UNION, as Attorney in Fact for STEVEN A. AURILIA Contact:
Chambliss, Bahner & Stophel, P.C.;
ATTN: Jeffrey W. Maddux, 605 Chestnut Street, Suite 1700, Chattanooga, Chattanooga, Tennessee 37450 (423) 757-0296.
2:7,14,21,28,2024

Wm9059
spn11
**NOTICE OF SALE UNDER POWER**
**STATE OF GEORGIA,**
**COUNTY OF WALKER**

By virtue of a Power of Sale contained in that certain Security Deed from Breanna Oliver and Shiloh D. Wright to Sergio Blanchini, dated March 19, 2020 and recorded on April 6, 2020 in Deed Book 2077, Page 0227, in the Office of the Clerk of Superior Court of Walker County, Georgia, said Security Deed having been given to secure to Acre one date, in the original principal amount of Two Thousand and 00/100 dollars ($50,000.00) with interest thereon as provided therein, as last transferred to Curtis Smith, recorded in Deed Book 02259, Page 0361, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Walker County, Georgia. or at such other location as may be lawfully designated as an alternative location, within the legal hours of sale on the First Tuesday in March, 2024, all property described in said Security Deed including but not limited to the following described property: All that real estate situated and being in Original Land Lot 127 in the 9th District, 4th Section of Walker County, Georgia, being known and designated as Part of Lot Sixteen (16) HIDDEN VALLEY SUBDIVISION, as shown by plat in Plat Book 5, Page 113, in the Office of the Clerk of Superior Court of Walker County, Georgia, and described as follows: BEGINNING at a point on the west line of said Subdivision, which is 130.0 feet south along said west line from the northwest corner of said Subdivision; thence south 79 degrees east, 87.7 feet to a point on the cul de sac of Robin Circle; thence along a curve of said cul de sac in a southeasterly direction, the cord of said curve being south 44 degrees 03 minutes east, 45.0 feet to the end of said cul de sac; thence along the west line of Robin Circle, south 0 degrees 31 minutes east, 56.0 feet to a point; thence north 89 degrees 29 minutes west, 118.5 feet to a point on the west line of said Subdivision; thence along said west line, north 13 degrees 21 minutes east, 105.0 feet to the point of beginning. REFERENCE IS MADE TO PRIOR TITLE to Special Warranty Deed of record in Deed Book 579, Page 655, in the Office of the Clerk of Superior Court of Walker County, Georgia SUBJECT TO all restrictions, easements, conditions, reservations, rights, plats or prior deeds of reference. Description contained herein was taken from a prior Deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description. Said property may more commonly be known as 39 Robin Circle, Rossville, GA. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorneys fees (notice of intent to collect attorneys fees having been given). The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Curt Smith, 3 Sandy Ridge Road, or such other as may be designated by Walker County, Georgia in the above-captioned case.
Respondents are hereby commanded to file their Answer to the Petition within 60 days of the date of the Order Directing Service by Publication, or by March 18, 2024, with the Clerk of Superior Court of Walker County, 103 South Duke Street, LaFayette, GA 30728, and serve a copy of their Answer on Petitioners counsel Bradley A. Hutchins, at WEISSMAN PC, One Alliance Center, 4th Floor, 3500 Lenox Road, NE, Atlanta, Georgia 30326.
Witness, the Judge of Walker County Superior Court.
This 24th day of January, 2024.
By: McKayla Tennant
Clerk of Superior Court of Walker County, Georgia
Prepared by:
D. Andrew Folkner
Georgia Bar No. 695599
Bradley A. Hutchins
GA Bar No. 380682
Counsel for Petitioner Carolyn Walker, in official capacity as Tax Commissioner
of Walker County
WEISSMAN PC
One Alliance Center, 4th Floor
3500 Lenox Road, NE
Atlanta, Georgia 30326
(404) 926 4500 | F 4600
2:7,14,21,28,2024

## 8075 Foreclosures

Wm9063
spn11
**NOTICE OF SALE UNDER POWER**
**GEORGIA, WALKER COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by Gretchen A Rossi to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for State Farm Bank, F.S.B., its successors and assigns, dated April 7, 2009, recorded in Deed Book 1601, Page 704, Walker County, Georgia Records, as last transferred to Nationstar Mortgage Corporation by assignment recorded in Deed Book 2151, Page 797, Walker County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-NINE THOUSAND FOUR HUNDRED AND 0/100 DOLLARS ($89,400.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Walker County, Georgia, or at such place as may be lawfully designated as an alternative location within the legal hours of sale on the first Tuesday in March, 2024, the following described property:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of the State of Georgia, any matters which might be disclosed by an accurate survey and inspection of the property, any easements, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including but not limited to those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.
Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is Freedom Mortgage Corporation, 10500 Kincaid Drive, Fishers, IN 46037, 855-690-9500.
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
To the best knowledge and belief of the undersigned, the party in possession of the property is Gretchen A Rossi and Anthony Michael Rossi or a tenant or tenants and said property is more commonly known as 569 Tinkerbell Circle, Flintstone, Georgia 30725. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.
Freedom Mortgage Corporation
as Attorney in Fact for
Gretchen A Rossi
McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
All that tract or parcel of land lying and being in Original Land Lot No. 105 in the 9th District and 4th Section of Walker County, Georgia and being known and designated as Lot Nos. 42 and 43, Fantasy Hills Subdivision, as shown on a plat of said subdivision of record in Plat Book 4, page 286 and revised in Plat Book 4, page 292 in the Office of the Clerk of the Superior Court of Walker County, Georgia and being more particularly described as follows: Beginning at a point on the south line of Tinkerbell Circle a distance of 160 feet east as measured along the south line of Tinkerbell Circle from its intersection with another arm of Tinkerbell Circle; thence in an easterly direction along the south line of Tinkerbell Circle a distance of 200 feet, more or less, to the northwest corner of Lot No. 41 of said subdivision; thence south 27 degrees 33 minutes west along the west line of Lot No. 41, of said subdivision a distance of 183.8 feet to a point; thence north 62 degrees 58 minutes west a distance of 120 feet to a point ; thence north 60 degrees 01 minute west a distance of 76.7 feet to the southeast corner of Lot No. 44, said subdivision; thence along a fence line; thence north 25 degrees 07 minutes east along the east line of Lot No. 44, said subdivision, partly along a fence line a distance of 180 feet to a point on the south line of Tinkerbell Circle and point of beginning.
Reference is made to a survey plat of the above described property prepared by Jack S. Kimsey and Associates, Land Surveyor, dated December 4, 1987 which said plat is by reference incorporated herein.
Subject to an Anchor Easement as shown on recorded plat.
Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.
Subject to Restrictive Covenants and Conditions as recorded in Deed Book 465, page 465 in the Office of the Clerk of the Superior Court of Walker County, Georgia.
MR/kri 3/5/24
Our file no. 22-03161GA - FT17
2:7,14,21,28,2024

## 8077 Tax Notice

Wm9039
spn11
**IN THE SUPERIOR COURT OF WALKER COUNTY**
**STATE OF GEORGIA**

CAROLYN WALKER, in official capacity as TAX COMMISSIONER OF WALKER COUNTY, GEORGIA,
Petitioner,
v.
DAVID R. FABELA AND/OR HIS OR HER KNOWN OR UNKNOWN HEIRS AT LAW, ANY AND ALL PARTIES THAT M

Walker County Planning Commission
Minutes

January 18, 2024
Walker County Civic Center
6:00 PM

## ATTENDEES:

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

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

### I. CALL TO ORDER:

Chairman Haney called the meeting to order at 6:10 P.M.

### II. ROLL CALL

### IV. READING & APPROVAL OF THE JANUARY 18, 2024 MEETING MINUTES:

Chairman Haney asked if there was a motion to approve or deny the minutes. John Morehouse made a motion to approve. Stan Porter seconded the motion to approve. The vote was unanimous. Motion to approve minutes carried.

### V. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to open the public hearing. Todd Holt made a motion to open the public hearing. Rob Walthour seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

## VI. PUBLIC HEARING:

**Rezone:**

**1. William & Anna Carpenter:** Chairman Haney asked if there was anyone present for the Carpenter property. Anna Carpenter came forward and explained the hording situation that had gone on at the adjoing property and they wish to rezone the properties so this does not happen again. There was discussion by the Planning Commission members of the county doing a rezone on all the parcels in that area not meeting the A-1 requirements. Cindy Askew mentioned that she was concerned that rezoning these would make it easier for the larger tracts to be rezoned as well.

**2. Kenneth & Judy Lawson:** Chairman Haney asked if anyone was present for the Lawson property. Mr. & Mrs. Lawson raised their hands. Mrs. Lawson came forward and stated that they have the same reasons as Mrs. Carpenter as why they what the rezone. Chairman Haney said that the first three rezone requests tonight was all for the same reason but each had to be voted on separate.

**3. Rios Renovations LLC:** Chairman Haney asked if there was anyone present for Rios Renovations. Jon Pursley stated that he had talked to Mr. Rios and that he wanted to go along with the neighbors and have his property also rezoned. He bought the property that the hording situation had happened on and had remodeled the house.

**4. Kim Champion:** Chairman Haney asked if Ms. Champion was present. Ms. Champion came forward and stated that she had recently purchased the property and would like it rezoned to ag because she has horses. Kristy Parker stated that sometimes people are unsure of A-1 rezones because they are afraid of poulty houses being built. With all the surrounding property being zoned residential there would have to be a 400' setback from the property lines if someone wanted poultry houses and this property is 780-800' wide making it unable to meet the required setbacks for any poultry houses. Ms. Champion laughed and said she did not want to build any poultry houses.

**5.Cody Jeffcoat:** Chairman Haney asked if anyone was present for Mr. Jeffcoat. Susan Jeffcoat came forward and stated that they own the property where Shirley's BBQ use to be on Hwy 27. She said that the property has three houses on it and that they would like it rezoned for the use it is being used for.

**6. Lori & Camilla Carter:** Chairman Haney asked if the Carters were present. Lori and Camilla Carter came forward and stated that they have a small farm and when they came in to get a business license they found out they were not zoned correctly for the use they were wanting to do. She said they grow fruits, vegetables and flowers and would like to have a small farmer stand that would be set up and taken down daily or after each event. Anita Brandenburg came forward and stated that she was worried if they do this it will cause traffic issues. Camilla Carter came back up and stated that they own two pieces of property and the piece they are wanting to place the farm stand on is across Lula Lake Road and not close to Ms. Brandenburgs property.

**Variance:**

**1. Eugene Hester:** Chairman Haney asked if Mr. Hester was present. Mark Momon with Hibbymo Properties came forward and stated that he was with the Dollar General that is wanting to buy the property from Mr. Hester. He stated that they were requesting a variance on the number of parking spaces. He said that Dollar General has noticed that they really do not need that many parking spaces. Jon Pursley stated that the county has in the past granted theses variance for Dollar Generals and the less spaces means less water runoff.

**2. Larry Bang:** Chairman Haney asked if Mr. Bang was present. Larry Bang came forward and said he purchased some property on Briddle Lane in LaFayette. He said that the county road was never built out and that the pavement ends at his property. He is requesting a variance to build closer to where the road is supposed to be due to the steep dropoff at the back of his property. Jon Pursley explained what the property and road looked like.

## VII. MOTION TO CLOSE THE PUBLIC HEARING:

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

## VIII: MOTION TO OPEN NEW BUSINESS:

Chairman Haney asked if there was a motion to go into new business. John Morehouse made a motion to open the new business. Rob Walthour seconded the motion. The vote was unanimous. Motion to open new business carried.

## IX: NEW BUSINESS:

**1. William & Anna Carpenter:** Chairman Haney asked if there was a motion to approve or deny and if a deny a reason why. Todd Holt made a motion to approve. Rob Walthour seconded the motion. The vote was unanimous. Motion to approve carried.

**2. Kenneth & Judy Lawson:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve. Rob Walthour seconded the motion. Vote was unanimous. Motion to approve carried.

**3. Rios Renovations LLC:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve. Rob Walthour seconded the motion. The vote was unanimous. Motion to approve carried.

**4. Kim Champion:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Randy Pittman made a motion to approve. Stan Porter seconded the motion. The vote was unanimous. Motion to approve carried.

**5. Cody Jeffcoat:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Todd Holt made a motion to approve. Stan Porter seconded the motion. The vote was unanimous. Motion to approve carried.

**6. Camilla & Lori Carter:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. John Morehouse made a motion to approve. Randy Pitttman seconded the motion. The vote was unanimous. Motion to approve carried.

**7. Eugene Hester:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Stan Porter made a motion to approve. Todd Holt seconded the motion. The vote was unanimous. Motion to approve carried.

**8. Larry Bang:** Chairman Haney asked if there was a motion to approve or deny and if deny a reason why. Will Ingram made a motion to approve. John Morhouse seconded the motion. The vote was unanimous. Motion to approve carried

**X: <u>ADJOURNMENT:</u>**

Chairman Haney asked if there was a motion to adjorn. John Morehouse made a motion to adjorn. Randy Pittman seconded the motion. Vote was unanimous.

_____

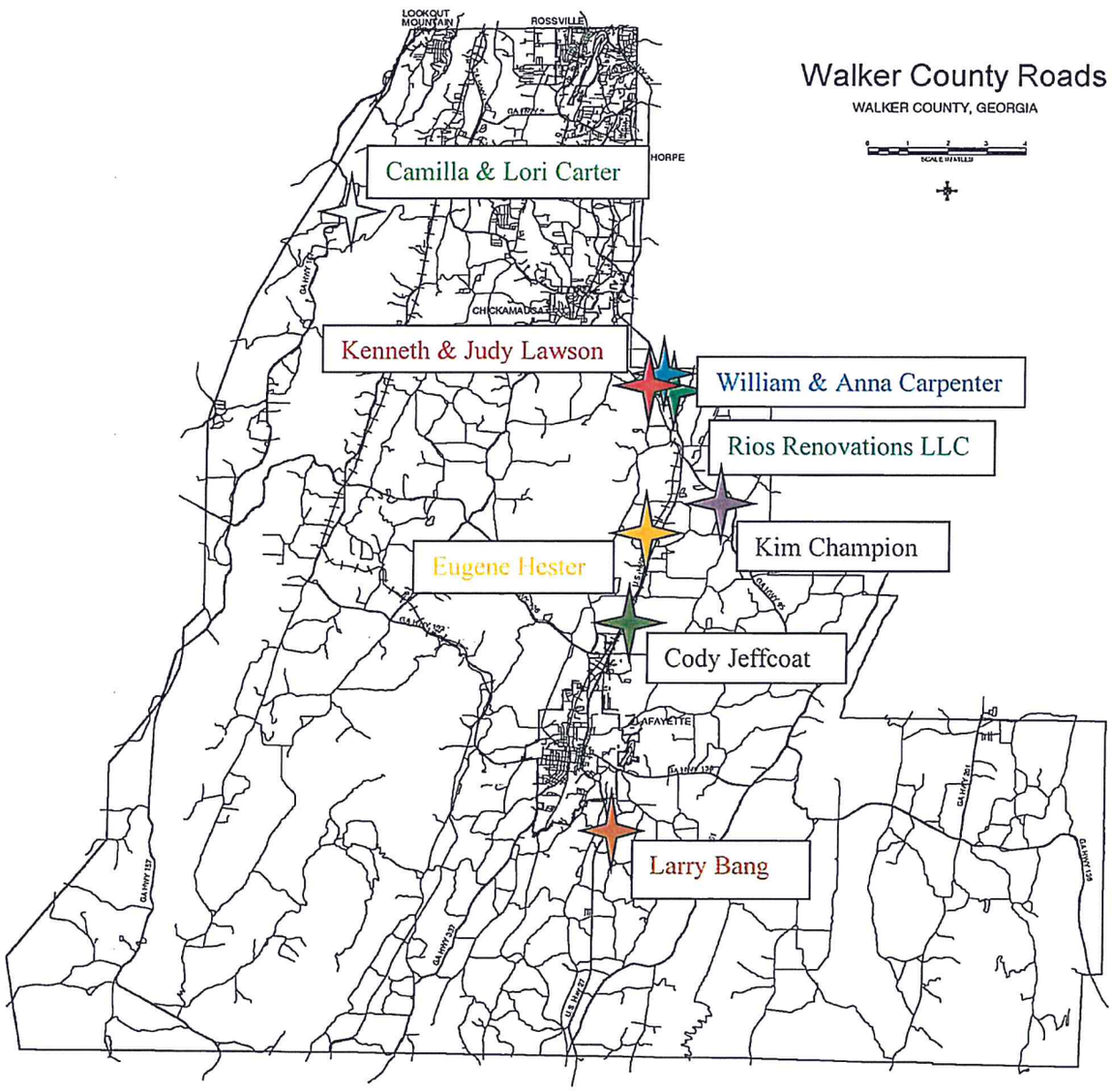
Date Submitted: Planning Commission Chairman

_____

Date Submitted: Planning Commission Secretary

_____

Date Submitted: Planning Commission Director


Walker County Roads
WALKER COUNTY, GEORGIA
LOOKOUT MOUNTAIN
ROSSVILLE
HORPE
CHICKAMAUGA
LAFAYETTE
Camilla & Lori Carter
Kenneth & Judy Lawson
William & Anna Carpenter
Rios Renovations LLC
Kim Champion
Eugene Hester
Cody Jeffcoat
Larry Bang

**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **William & Anna Carpenter**

**Petitioner:** **same**

**Location of Property:** **430 Old LaFayette Road Chickamauga, GA. 30707**

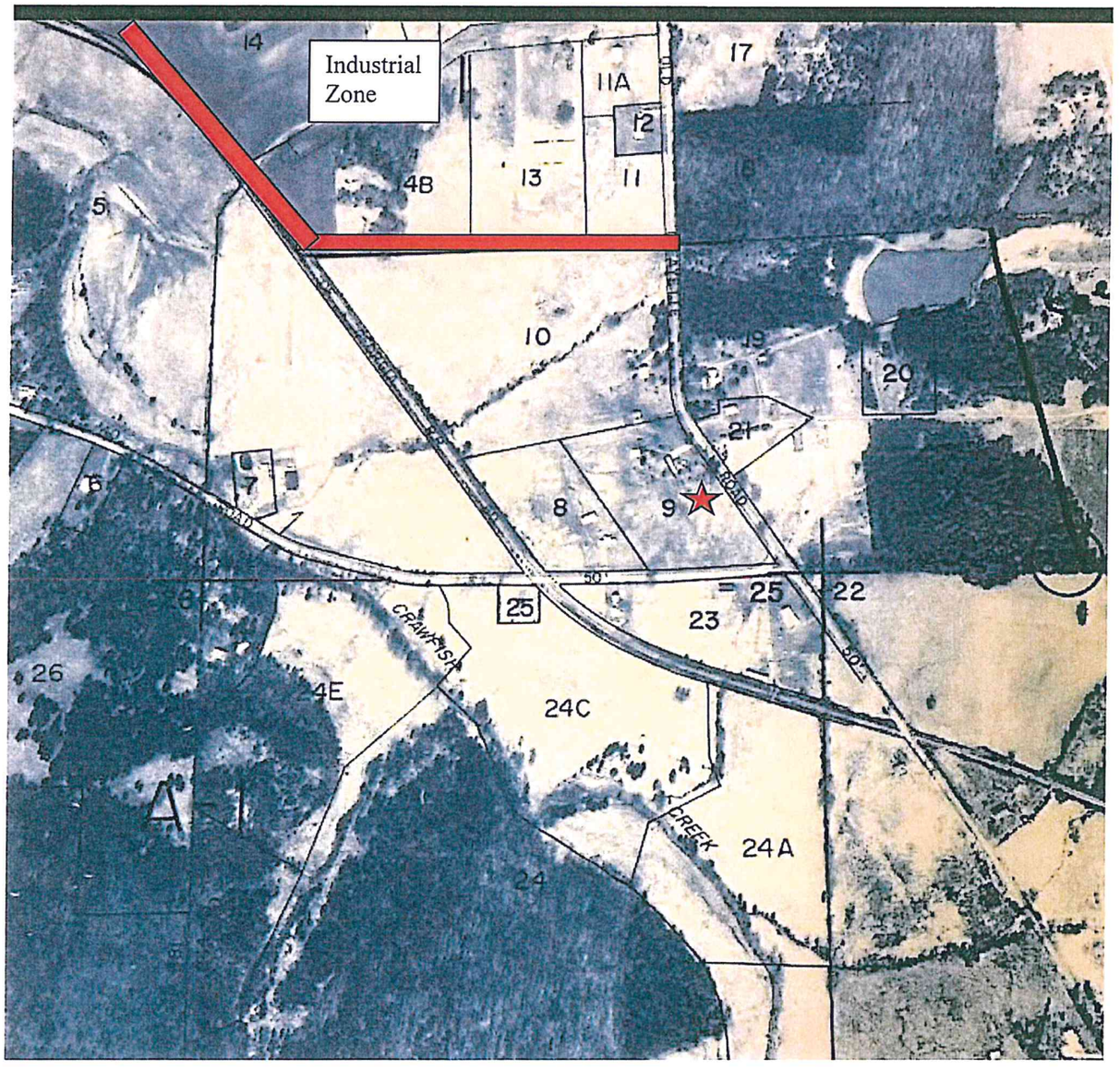
**Tax map & parcel number 0-316-009C**

| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | | |
| | **Present Zoning:** | A-1 (Agricultural) |
| | | |
| **APPLICANT'S INTENT:** | Requesting a rezone from A-1 to R-1 | |
| **DETAILS OF REQUEST:** | The Carpenters own 1.31 acres in an A-1 zone and would like to rezone to R-1. They request this due to the recent events next to their property from poorly maintained A-1 zoning. | |

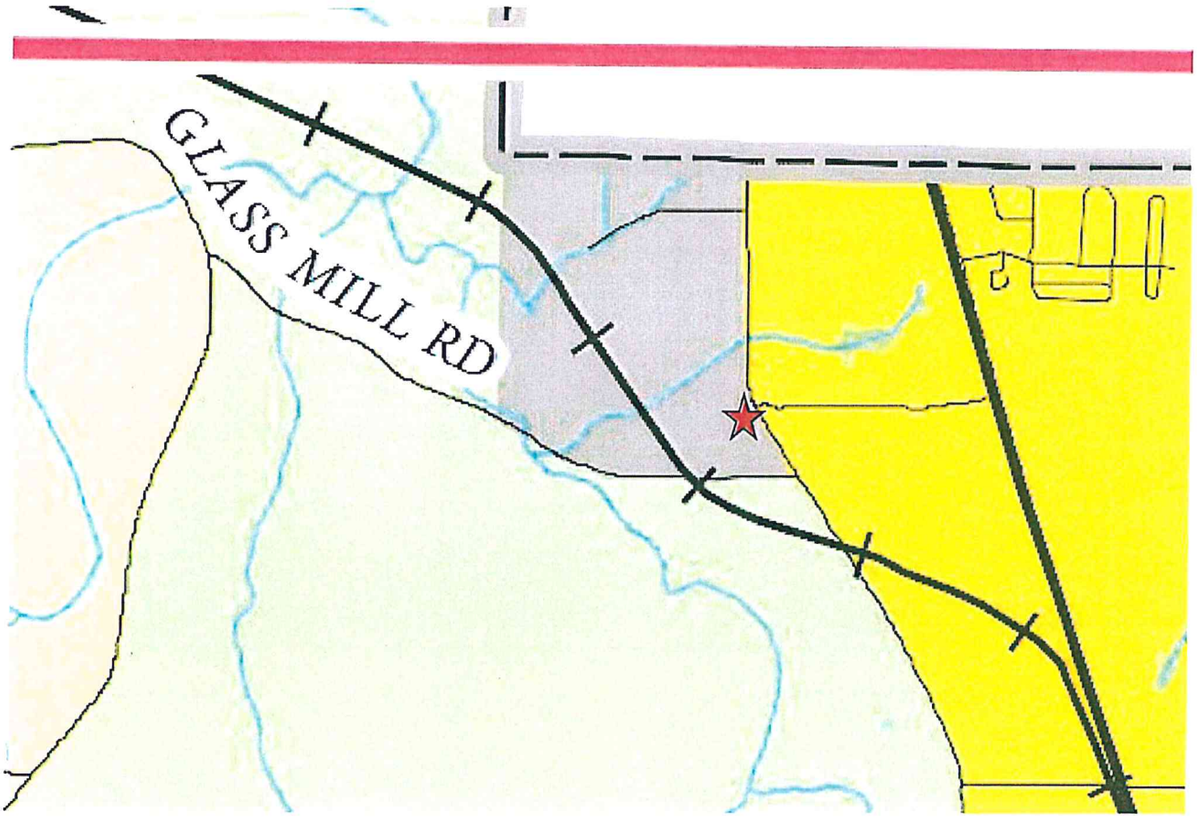
# Projected Area:



## Zoning Map:


Industrial Zone
14
17
11A
12
13
11
48
5
10
19
20
21
8
9
7
6
25
23
22
26
4E
24C
24A
24
A-1
CRAWFISH
CREEK
ROAD

## 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

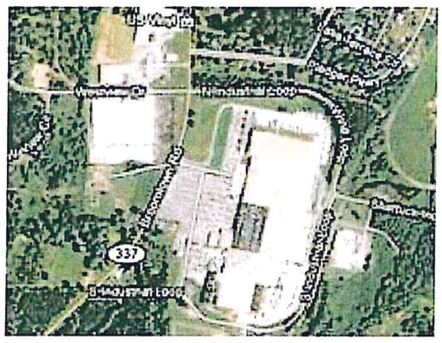



**Figure 76. Industries off of Highway 27, Walker County**

**Industrial:** Chickamauga, LaFayette, Rossville, Walker County

***Description:*** *Land use that may be a single building or a concentration of buildings for the purpose of manufacturing, assembly, processing, and distribution activities. These locations are where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, higher volume of transfer truck traffic, and other uses that may be considered a nuisance not contained on-site alone.*

***Suggested Development Strategy:***

1. When possible, future development should reflect a campus of unified buildings over a single business.
2. Locate complimentary industries near each other.
3. Include commercial/retail services to serve workers
4. Include on-site stormwater detention or retention
5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development.
6. Infill vacant sites to be easier served by existing power, water, and sewer infrastructure.
7. Provide standards for signage to prevent visual clutter
8. Install high-speed internet
9. Provide alternative access roads
10. Maintain and upgrade roads, install traffic lights, and improve utilities.
11. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

***Land uses:***

- Manufacturing
- Technology parks/campus and research facilities
- Wholesale trade
- Distribution
- Assembly manufacturing

## 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)

2. **Suitability of the subject property for the zone purposed:** Yes.

3. **The extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown.

4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public:** None that we know of.

5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** No gain to the public.

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

7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by the Carpenters since December 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:** No.

10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows industrial.

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 are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** This property does not meet the requirements for A-1 zoning.

**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **Kenneth & Judy Lawson**

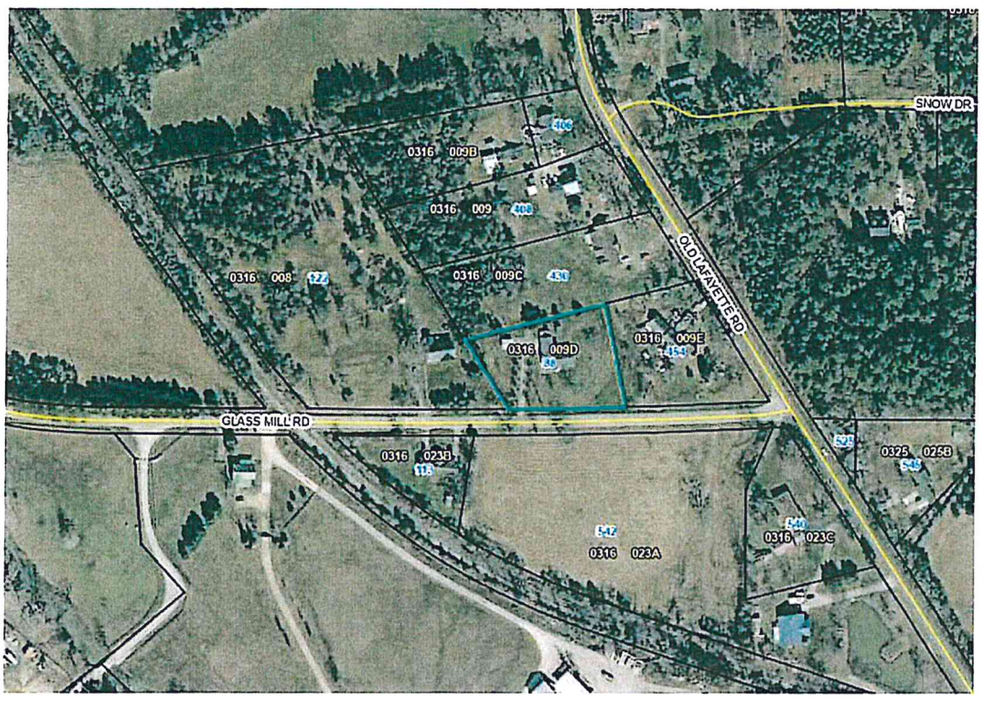
**Petitioner:** **same**

**Location of Property:** **88 Glass Mill Road Chickamauga, GA. 30707**

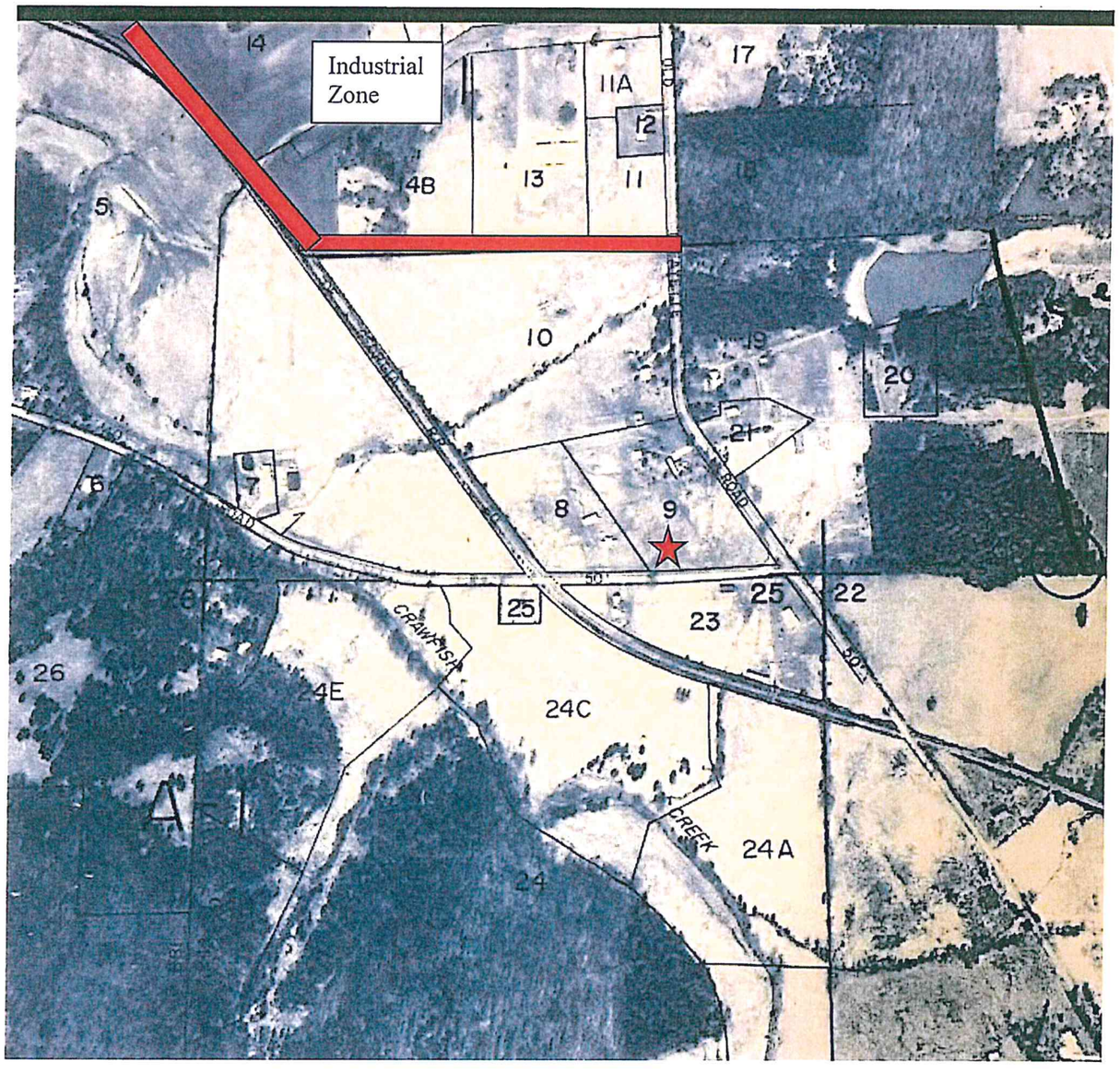
**Tax map & parcel number 0-316-009D**

| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | | |
| | **Present Zoning:** | A-1 (Agricultural) |
| | | |
| **APPLICANT'S INTENT:** | Requesting a rezone from A-1 to R-1 | |
| **DETAILS OF REQUEST:** | The Lawson's owns 1.04 acres in an A-1 zone and would like to rezone to R-1. They request this due to the recent events next to their property from poorly maintained A-1 zoning. | |
| | | |

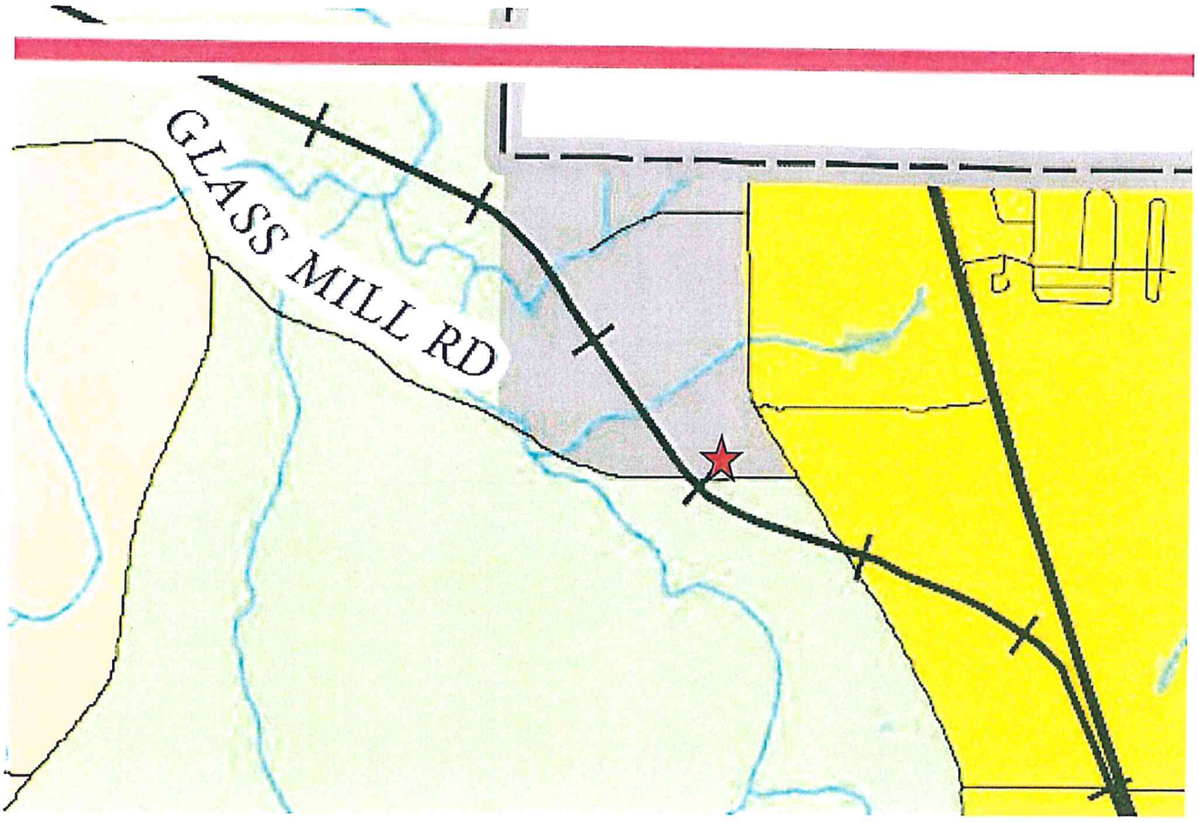
# Projected Area:



## Zoning Map:


Industrial Zone
14
17
11A
12
13
11
48
5
10
19
20
21
7
8
9
25
23
22
26
24E
24C
24A
24
A-1
CRAWFISH
CREEK
ROAD
50'

## Future Land Use Map:




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

*Character Areas*

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

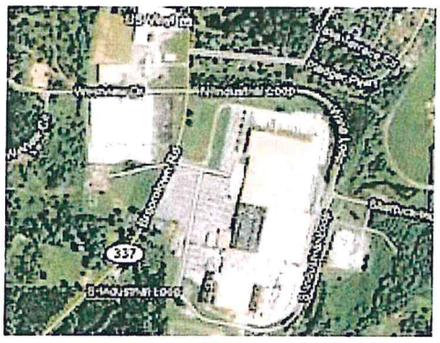



**Figure 76. Industries off of Highway 27, Walker County**

**Industrial:** Chickamauga, LaFayette, Rossville, Walker County

***Description:*** *Land use that may be a single building or a concentration of buildings for the purpose of manufacturing, assembly, processing, and distribution activities. These locations are where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, higher volume of transfer truck traffic, and other uses that may be considered a nuisance not contained on-site alone.*

***Suggested Development Strategy:***

1. When possible, future development should reflect a campus of unified buildings over a single business.
2. Locate complimentary industries near each other.
3. Include commercial/retail services to serve workers
4. Include on-site stormwater detention or retention
5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development.
6. Infill vacant sites to be easier served by existing power, water, and sewer infrastructure.
7. Provide standards for signage to prevent visual clutter
8. Install high-speed internet
9. Provide alternative access roads
10. Maintain and upgrade roads, install traffic lights, and improve utilities.
11. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

***Land uses:***

- Manufacturing
- Technology parks/campus and research facilities
- Wholesale trade
- Distribution
- Assembly manufacturing

## 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)

2. **Suitability of the subject property for the zone purposed:** Yes.

3. **The extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown.

4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public:** None that we know of.

5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** No gain to the public.

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

7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by the Lawson's since October 2006.

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:** No.

10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows industrial.

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 are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** This property does not meet the requirements for A-1 zoning.

**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **Rios Renovations LLC**

**Petitioner:** **Edwin Rios**

**Location of Property:** **454 Old LaFayette Road Chickamauga, GA. 30707**

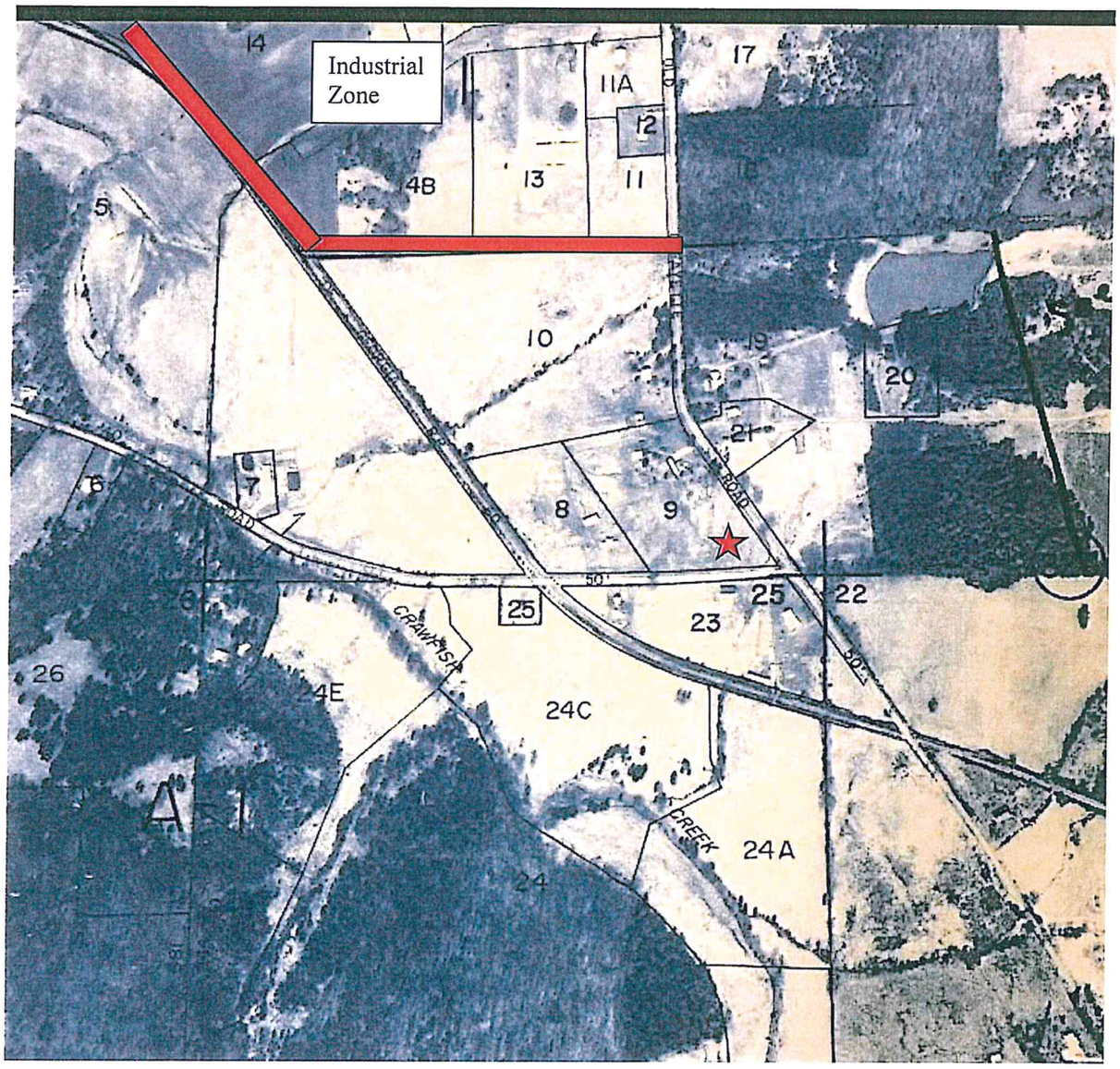
**Tax map & parcel number 0-316-009C**

| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | | |
| | **Present Zoning:** | A-1 (Agricultural) |
| | | |
| **APPLICANT'S INTENT:** | Requesting a rezone from A-1 to R-1 | |
| **DETAILS OF REQUEST:** | Mr. Rios owns 1.06 acres in an A-1 zone and would like to rezone it to R-1. | |

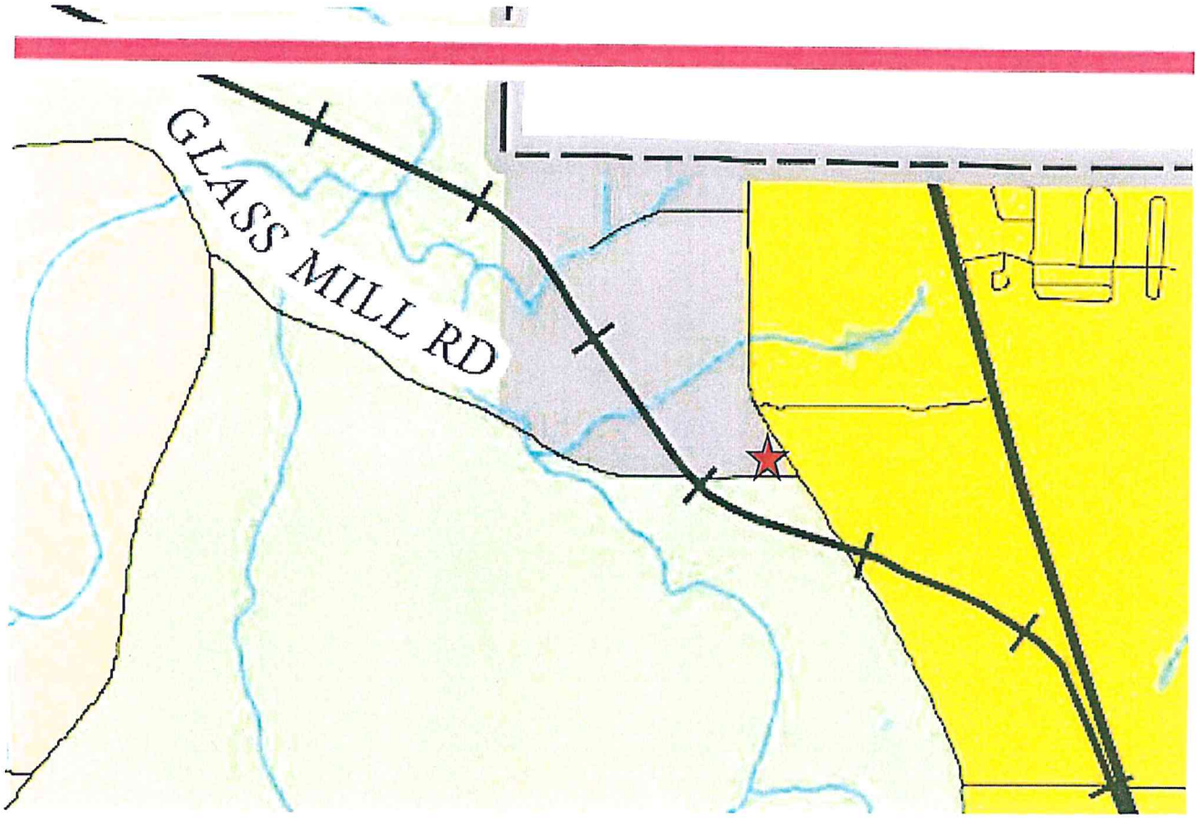
## Projected Area:



## Zoning Map:


Industrial Zone
14
17
11A
12
48
13
11
5
10
19
20
21
6
7
8
9
25
23
22
26
24E
24C
24A
24
CRAWFISH
CREEK

## 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

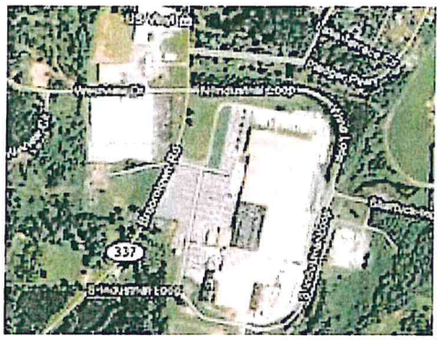



Figure 76. Industries off of Highway 27, Walker County

## Industrial: Chickamauga, LaFayette, Rossville, Walker County

***Description:*** *Land use that may be a single building or a concentration of buildings for the purpose of manufacturing, assembly, processing, and distribution activities. These locations are where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, higher volume of transfer truck traffic, and other uses that may be considered a nuisance not contained on-site alone.*

***Suggested Development Strategy:***

1. When possible, future development should reflect a campus of unified buildings over a single business.
2. Locate complimentary industries near each other.
3. Include commercial/retail services to serve workers
4. Include on-site stormwater detention or retention
5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development.
6. Infill vacant sites to be easier served by existing power, water, and sewer infrastructure.
7. Provide standards for signage to prevent visual clutter
8. Install high-speed internet
9. Provide alternative access roads
10. Maintain and upgrade roads, install traffic lights, and improve utilities.
11. Wherever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

***Land uses:***

- Manufacturing
- Technology parks/campus and research facilities
- Wholesale trade
- Distribution
- Assembly manufacturing

## 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)

2. **Suitability of the subject property for the zone purposed:** Yes.

3. **The extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown.

4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public:** None that we know of.

5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** No gain to the public.

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

7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by the Rios Renovations since November 2023.

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:** No.

10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows industrial.

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 are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** This property does not meet the requirements for A-1 zoning.

**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **Kim Champion**

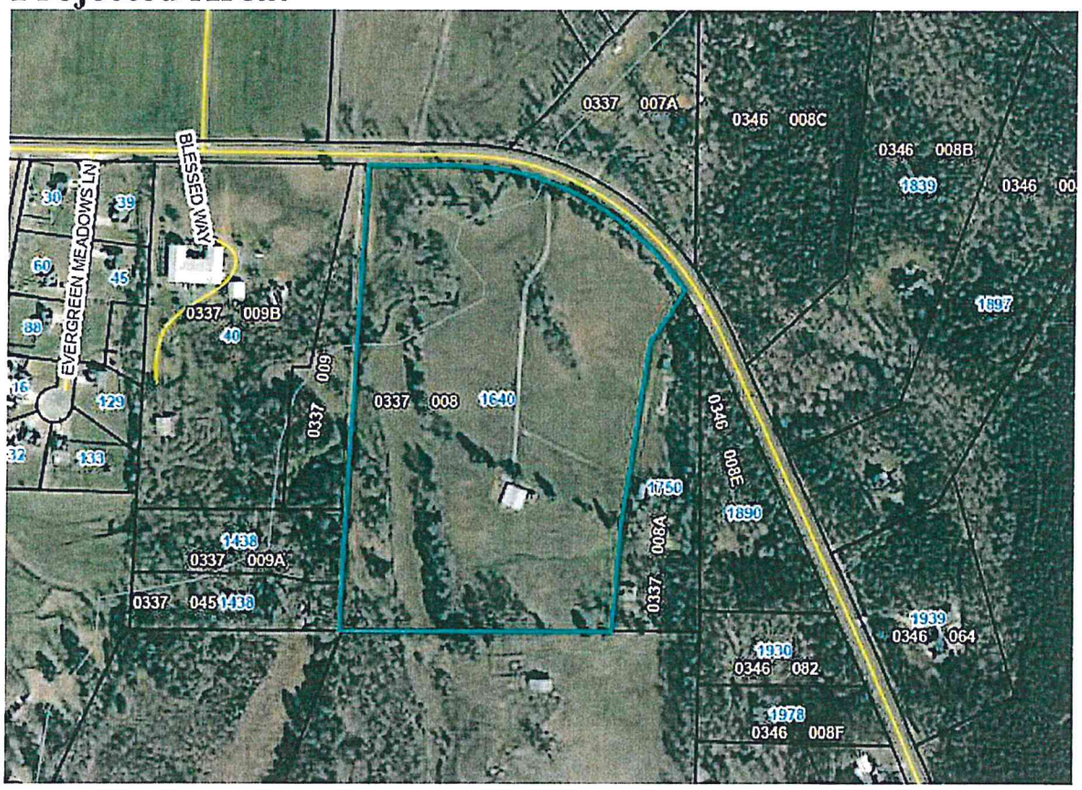
**Petitioner:** **same**

**Location of Property:** **1640 Hwy 95**
**Rock Spring, GA. 30739**

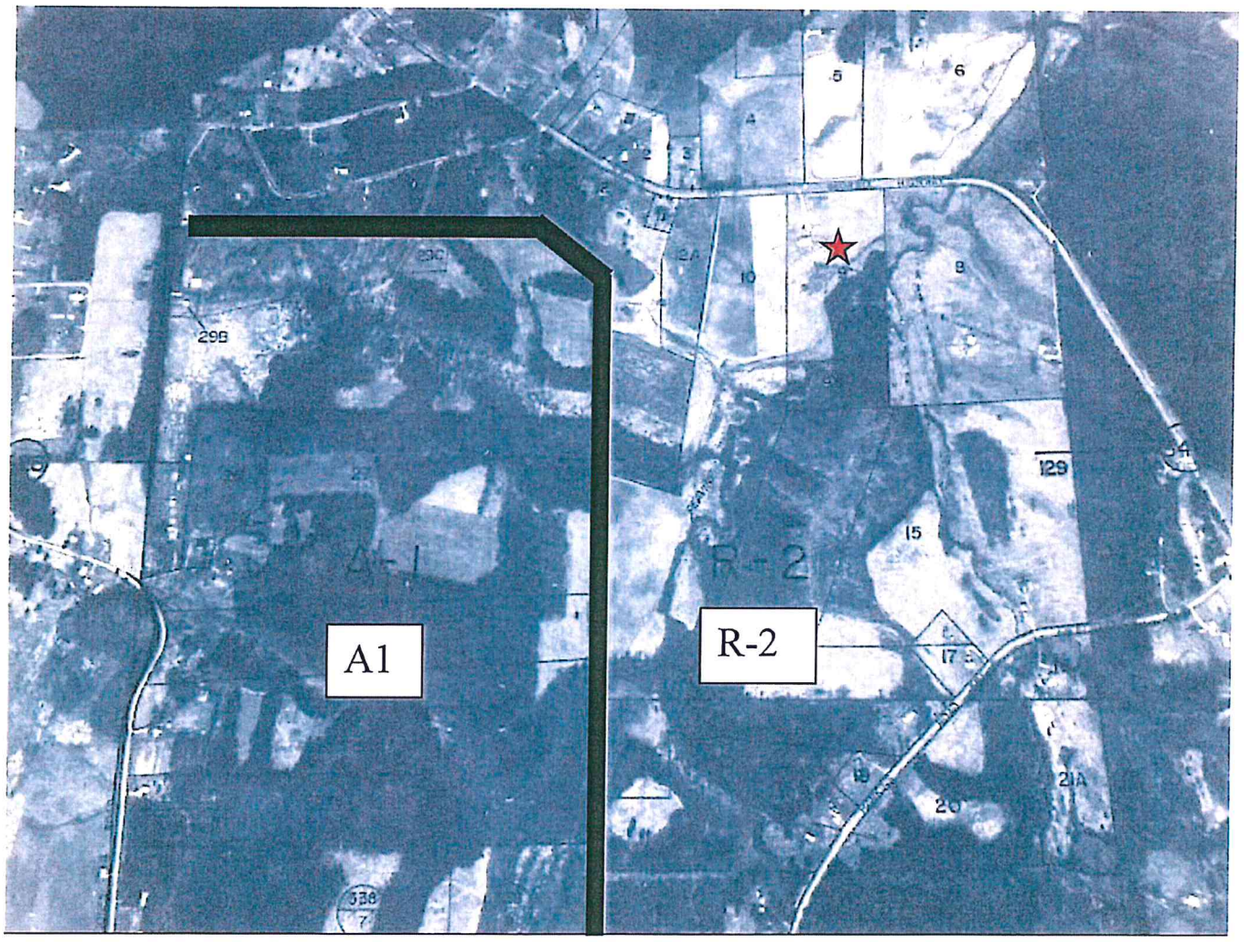
**Tax map & parcel number 0-337-008**

| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | | |
| | **Present Zoning:** | R-2 (Residential) |
| | | |
| **APPLICANT'S INTENT:** | Requesting a rezone from R-2 to A-1 | |
| **DETAILS OF REQUEST:** | Has 23+ acres and wants to rezone the property to agricultural. | |

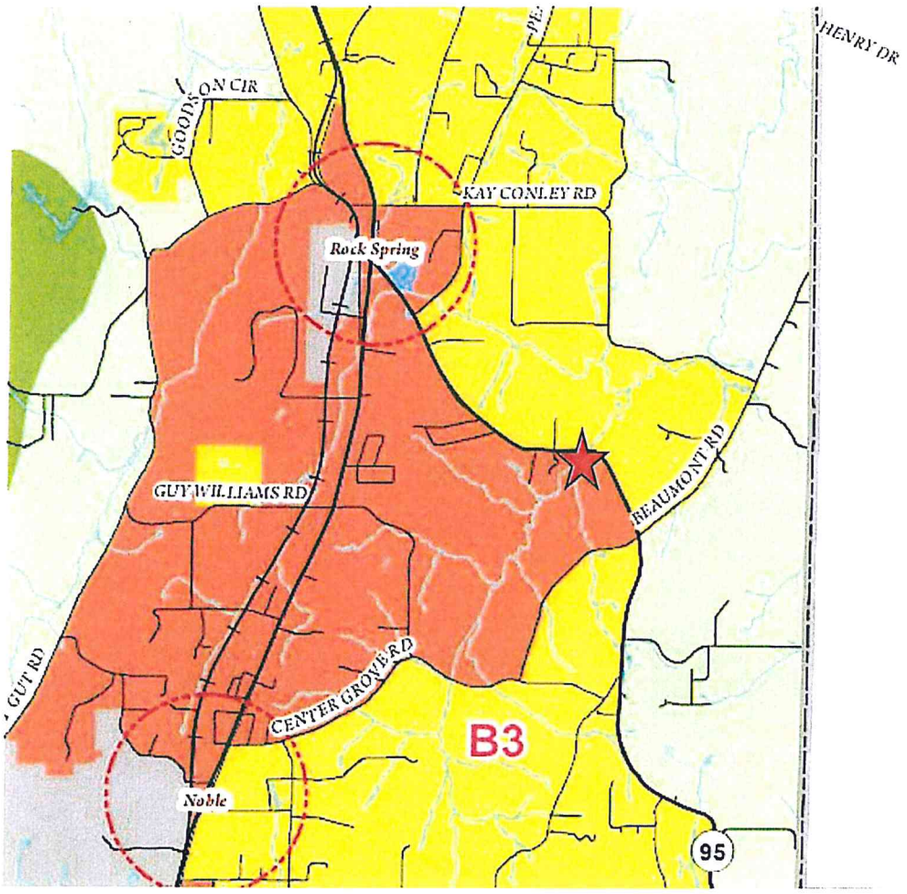
## Projected Area:



## Zoning Map:



# 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
- Mall Village
- Missionary Ridge Residential
- Mixed Use
- Residential Redevelopment Area
- Rural Residential
- School
- Town Center
- Traditional Neighborhood



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

**Mixed use:** LaFayette and Walker County

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

***Suggested Development Strategy:***

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

*2022-2032 Walker County Joint Comprehensive Plan*

***Land uses:***

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

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

## CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential) & A-1 (Agricultural)

2. **Suitability of the subject property for the zone purposed:** Yes.

3. **The extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown.

4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public:** None that we know of.

5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** Would add more agricultural properties..

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

7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Ms. Champion since October 2023.

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:** Unknown.

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.** It would not

12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** This is a 23-acre tract and would meet agricultural requirements.

**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **Cody Jeffcoat**

**Petitioner:** **same**

**Location of Property:** **3464 N. Hwy 27**
**LaFayette, GA. 30728**

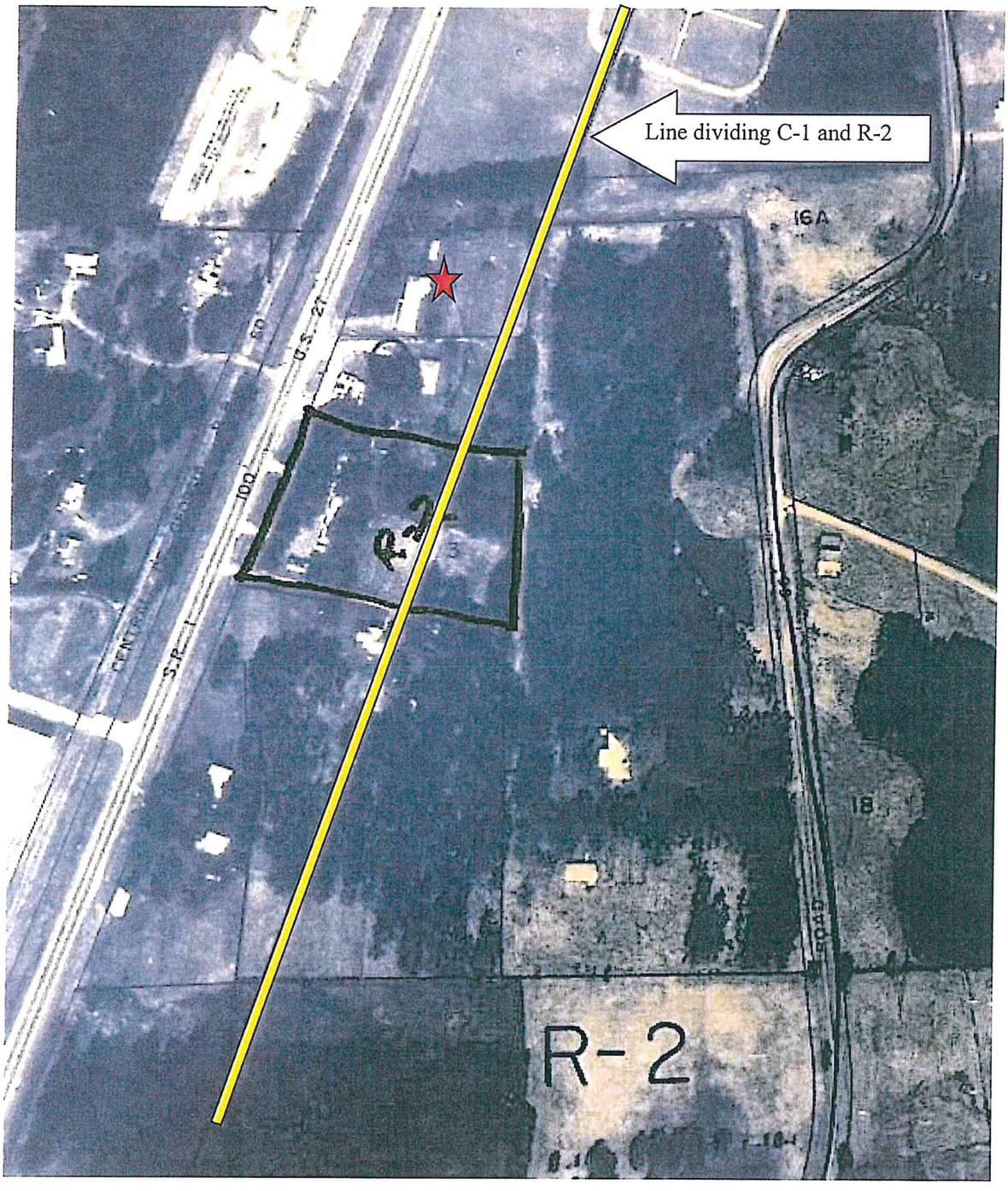
**Tax map & parcel number 0-322-4-001**

| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | | |
| | **Present Zoning:** | C-1 (Commercial) |
| | | |
| **APPLICANT'S INTENT:** | Requesting a rezone from C-1 to R-2 | |
| **DETAILS OF REQUEST:** | The owner currently has three houses on this lot, and they do not use it for any type of commercial activity. | |

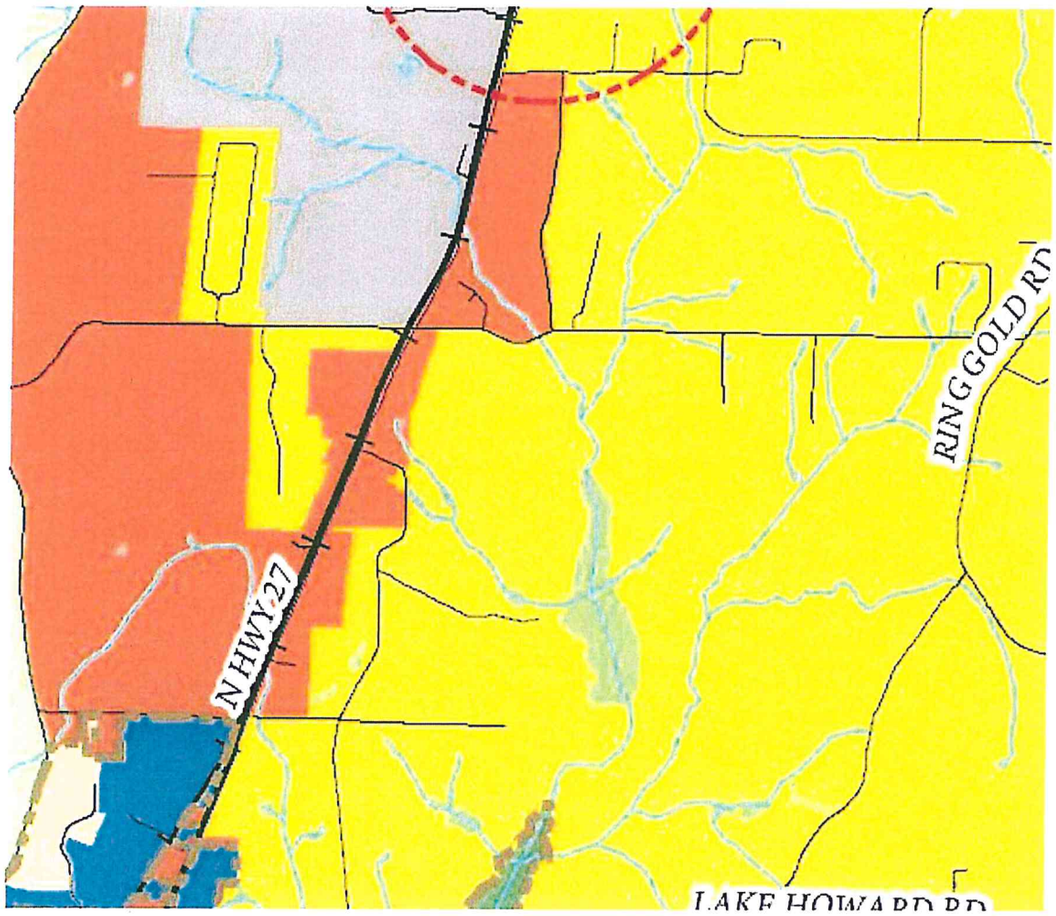
## Projected Area:



## Zoning Map:



## 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
- Mall Village
- Missionary Ridge Residential
- Mixed Use
- Residential Redevelopment Area
- Rural Residential
- School
- Town Center
- Traditional Neighborhood



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

**Mixed use:** LaFayette and Walker County

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

***Suggested Development Strategy:***

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

2022-2032 Walker County Joint Comprehensive Plan

***Land uses:***

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

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

## 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. **The extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown.

4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public:** None that we know of.

5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** Property has always been used as residential.

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

7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Mr. Jeffcoat since October 2019.

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:** It would not.

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.** It would not

12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The property currently has three homes on it and has always been used as residential and does touch other residential properties.

**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **Lori & Camilla Carter**

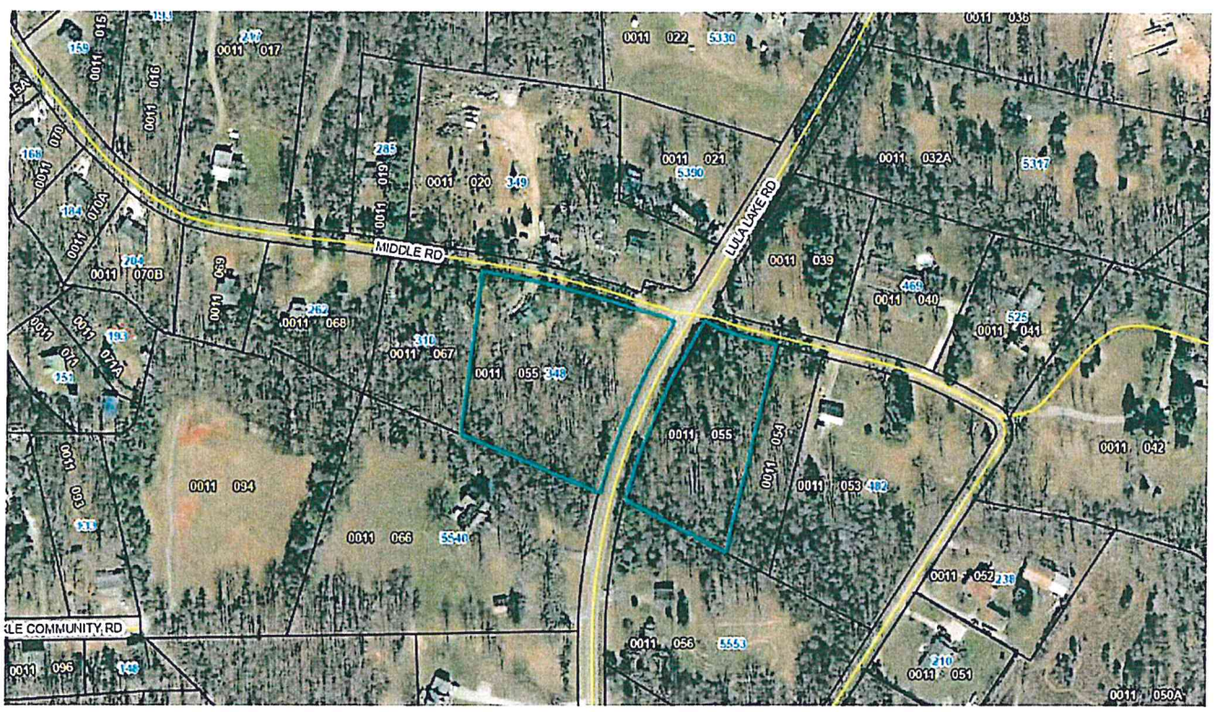
**Petitioner:** **Lori Carter**

**Location of Property:** **348 Middle Road**
**Lookout Mountain, GA. 30750**

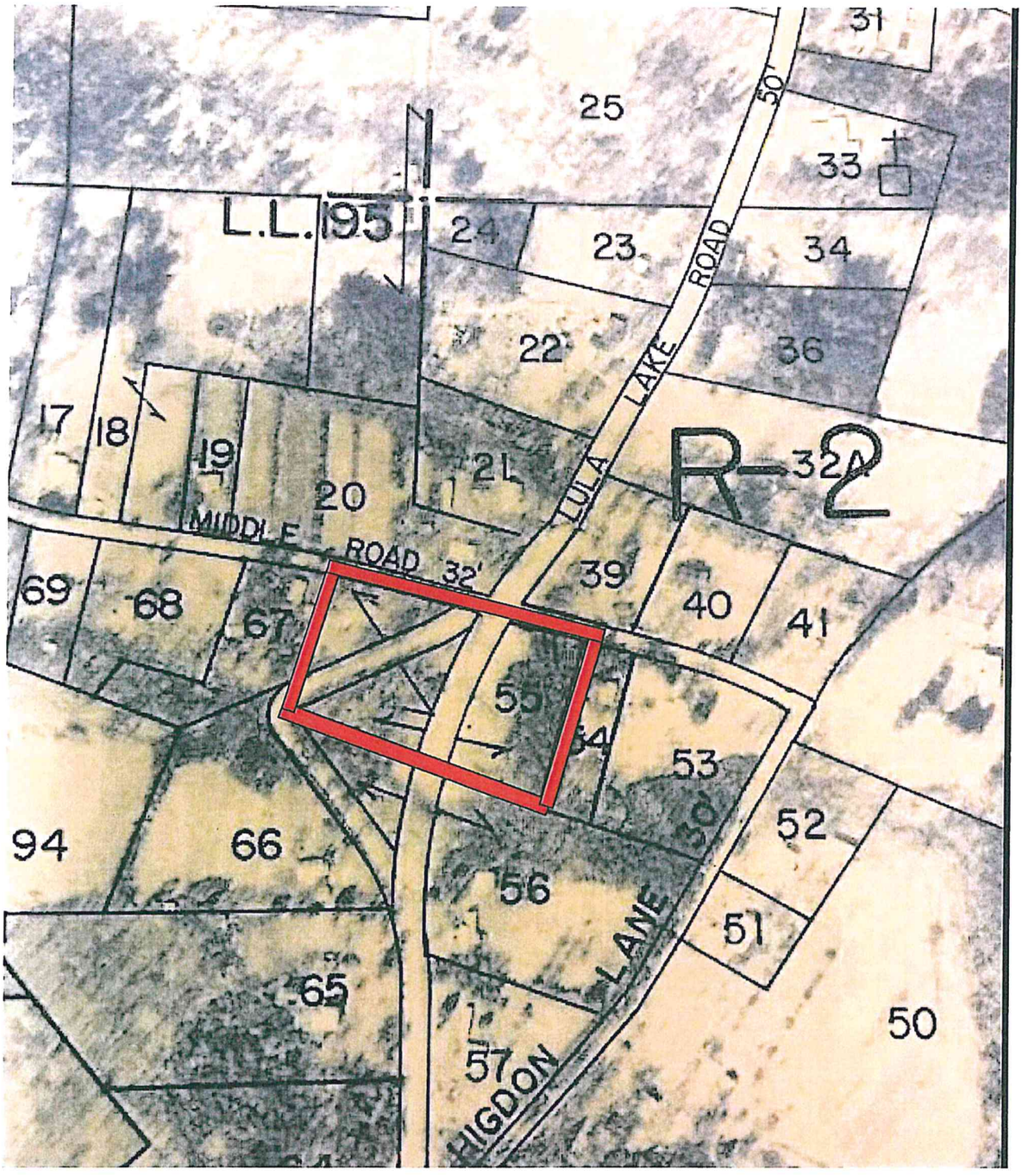
**Tax map & parcel number 0-011-055**

| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | **Present Zoning:** | R-2 (Residential) |
| **APPLICANT'S INTENT:** | Requesting a rezone from R-2 to RA | |
| **DETAILS OF REQUEST:** | Would like to rezone so they can do a small agricultural farmers market | |

# Projected Area:



**Zoning Map:**


L.L. 195
25
24
23
22
21
20
19
18
17
31
33
34
36
32A
R-2
LULA LAKE ROAD 50'
MIDDLE ROAD 32'
39
40
41
55
54
53
52
51
50
56
57
66
65
94
69
68
67
HIGDON LANE 30'

Sec. 22-153. - Zone R-A (Residential-Agricultural).

(a) The R-A zoning district is established to allow limited uses on residential property. The R-A is usually (but not always) in an area that is undergoing a transition from 1 use to another (however, no trend need be proven in order to establish or change property to this designation). All residential uses provided for in the R-2 (A-1) district shall be allowed in the R-A district; however, all agricultural uses as stated in the A-1 district shall be limited as stated hereafter in the section.

(b) On lots 5 acres or larger, stables and horses are permitted so long as said horses are owned by the property owner and the number of horses does not exceed 1 per whole acre of property; provided further that any barn or structure used to house said horses is located at least 200 feet from any dwelling located on adjoining property that is zoned R-A or A-1. If the adjoining property is zoned anything other than R-A or A-1, then the setbacks shall be required as in sections of this Code regarding buffer requirements for agricultural operations. Commercial stables are not permitted, nor are boarding other horses for payment. No other livestock is permitted.

(c) Due to the introduction of new breeds of animals and trends in animal ownership, other nondomesticated animals may be allowed upon the approval of the Planning Commission so long as such animals do not include chickens or other poultry, pigs or other swine, or wild nondomesticated animals known to attack humans without provocation.

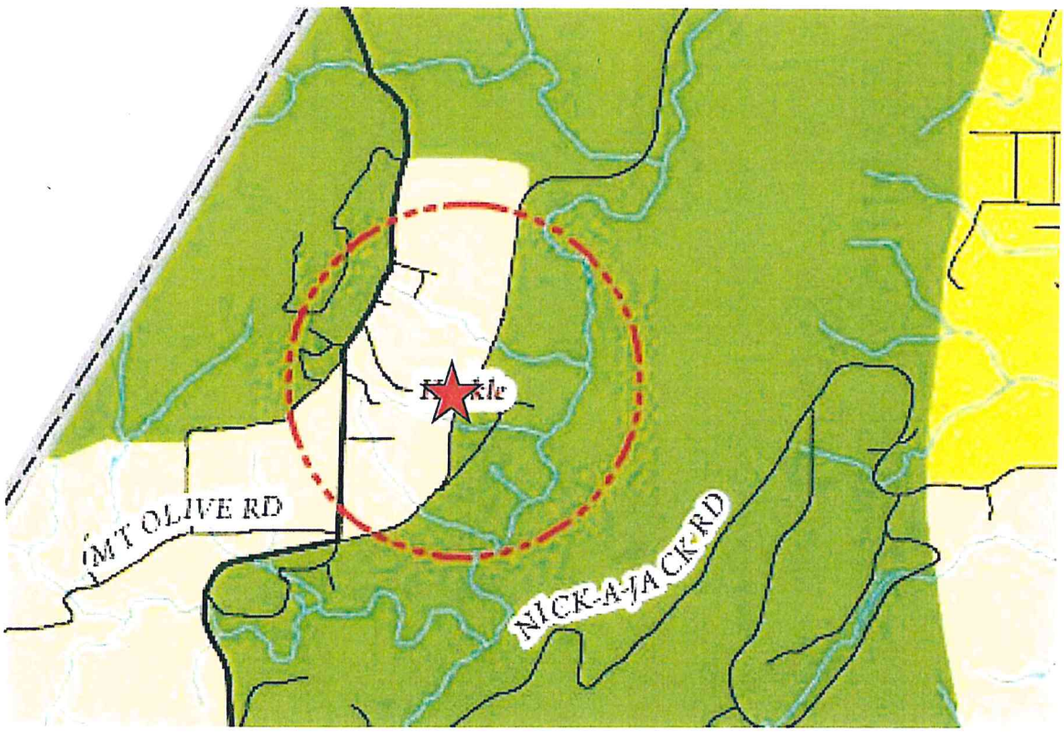
(d) In determining whether to allow the raising of the nondomesticated animals not listed in this subsection, the Planning Commission shall balance the benefits of raising in the proposed type of animal with any possible detrimental effects that the raising of such animal may have on other properties; in conducting such balancing, the Planning Commission shall consider any objections made by other property owners, the approximate degree of emission of odors from this type of animal or from its actions, the tendency of such animals to escape fenced or other types of confinement, the noise typically emitted by this type of animal, any particular health aspects of such animal.

(e) Single-family dwellings shall be allowed on a minimum lot size of 1 acre and shall meet the following setback requirements: 60 feet from the centerline of a County [Road, Highway, etc.] or 35 feet from the right-of-way of a State or Federal Highway, 15 feet from side and rear property lines.

(f) Requests for rezone to the R-A zone shall be limited to property that consists of 10 acres or less. Subdivision of land that is zoned R-A shall be limited to 8 lots or less.

(Ord. of 8-1-2013(4))

## 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



**Figure 51. Chamberlain Road, west of LaFayette**

## **Rural Residential:** LaFayette, Rossville, and Walker County

***Description:*** *A rural, mostly undeveloped lands consisting of large lots, open space, pastoral views, low pedestrian orientation, and a high degree of residential building separation. Residential building separation is greater than what exist in County Suburban Charter area. These locations may face development pressure for lower density subdivisions of one unit per one+ acres. Agricultural and forestry operations are more likely to be found dispersed among large lot residential property.*

***Suggested Development Strategy:***

1. Permit and allow variances for conservation subdivisions designed to incorporate large amount of open space.
2. Allow limited commercial activities.
3. Preserve rural features and limit residential development to lot sizes of 1 to 5 acres (often designated as Residential-Agricultural or Agricultural Zoning Districts).
4. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.
5. Limit the rate of water and sewer infrastructure expansion in a practical, responsible matter.
6. Resurface and repair roads when needed.

***Land uses:***

- Residential
- Agriculture/Forestry
- Parks/Recreation/Conservation

*Key Word Objectives: Conservation, Agriculture, Forestry, Single family residential, Low-density development, Conservation subdivision, Trails*

## CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-2 (Residential)

2. **Suitability of the subject property for the zone purposed:** Yes.

3. **The extent to which property values of the subject property are diminished by the particular zoning restrictions:** Unknown.

4. **The extent to which the destruction of property values of the subject property promotes the health, safety, morals, or general welfare of the public:** None that we know of.

5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** It would allow for a neighborhood farmers market.

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

7. **Length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Ms. Carter since March 2019.

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.

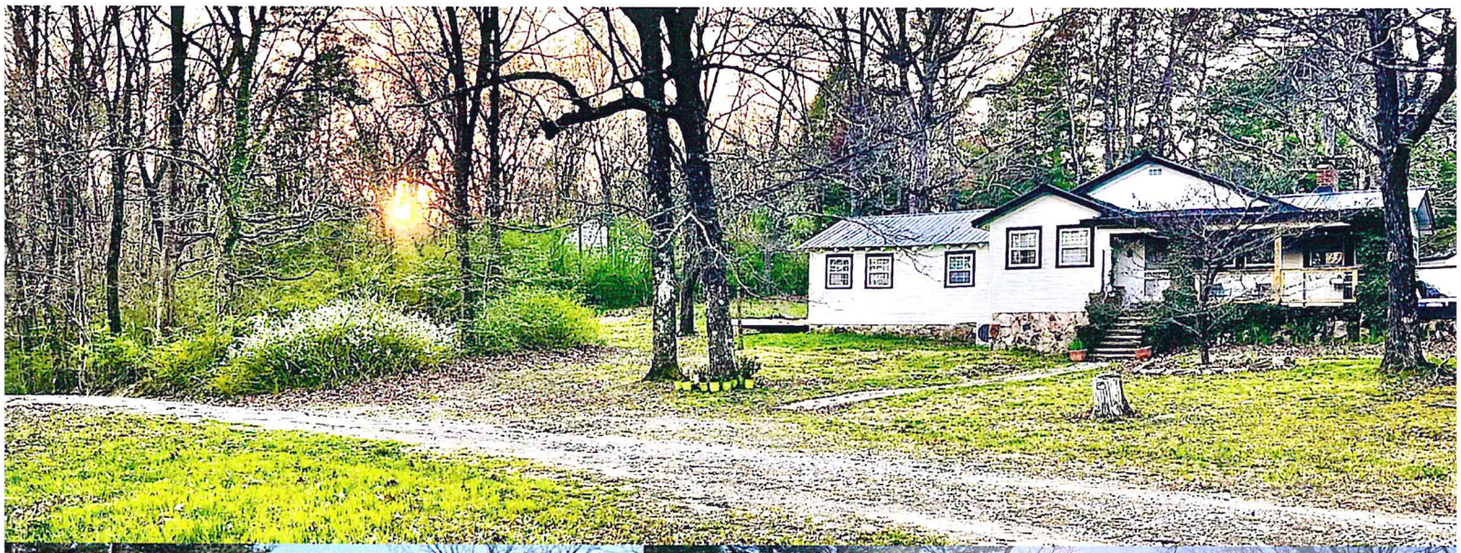
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Unknown.

10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows rural residential.

11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Unknown but she would need to make sure to have space for parking.

12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Non-profit farmer's market.

# LULA LAKE FARM









## *- Questions and Answers Page -*

- ***What is our goal?***

We live in a food desert. So being able to help and share with our community the ability to have fresh vegetables, fruits, flowers, and other healthy items. We would plan to give 15% of what we grow to families or individuals in need. The rest would be available at the farm-stand. This stand is something we would have out at specific times and take down when not in use.

- ***Did we think about safety?***

We have lived in this neighborhood we love so dearly since 2001, so it's a top priority that we keep ourselves and our neighbors safe. We have implemented camera's all over the property with signs posted. The farm-stand we hope to have will be targeted to individuals that would already be in the area. No extra risk should be associated.

- ***Is there other commerce / non-profit / businesses near us?***

Yes, Baker Montgomery Exteriors; **10 feet away,**

Camper Repair Business; **0.2 miles away,**

Rock Creek Fellowship; **0.3 miles away,**

Lula Lake Land Trust + Office; **0.5 - 0.6 miles away** (Both Directions),

& Dollar General **0.5 miles away**

- ***Will any traffic or parking cause issues in the area?***

At the land in question, there is a paved / gravel lot in the center of the property. All parking needs would be coved by this lot. We have a separate driveway just for this lot that leads right on to the road near the stop sign where Lula Lake Road and Middle Road meet. Entering and Exiting would not bother or change the current traffic pattern.

**Thank You So Much For Your Time!**

# WHO WE ARE:

We are a small family owned farm on Lookout Mtn with a passion for serving our community. We hope to enhance health and wellness through providing yoga classes, hiking trips, volunteering opportunities, serving and growing plentiful amounts of fruits, vegetables and flowers for all to enjoy!

We love having "special events days" for outreach, educating children and young adults on the importance of healthy eating, and teaching families how to grow their own food, as well as shop for local healthy food!

- SMALL FARM'S MATTER -





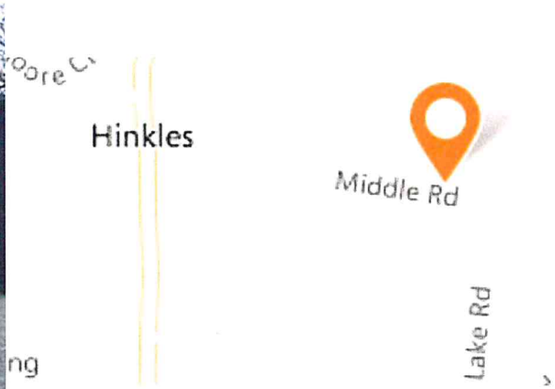





STOP

# Businesses In This Neighborhood:



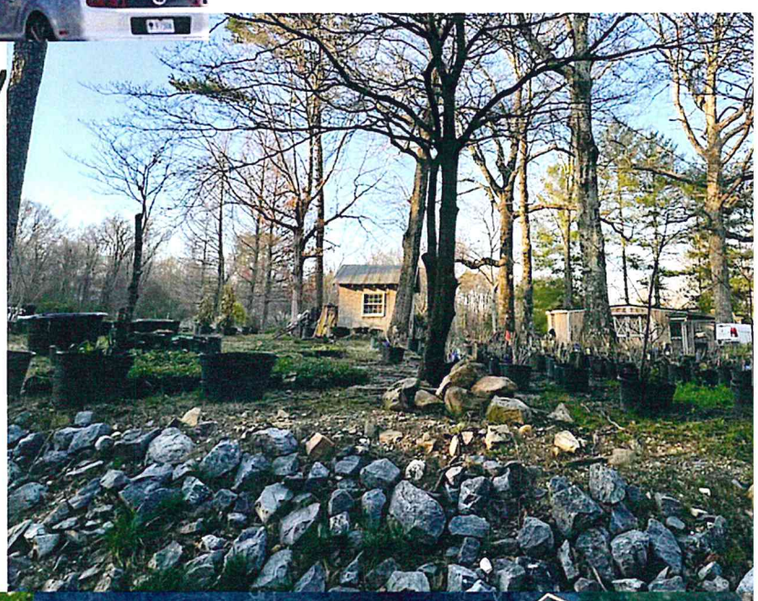

## Baker Montgomery Exteriors

0 Votes

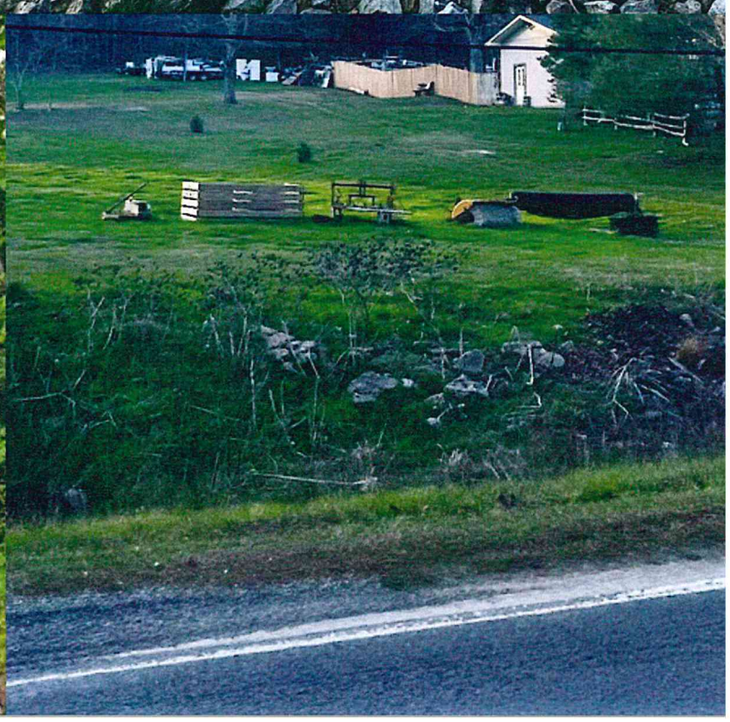
349 Middle Rd
Lookout Mountain, GA, 30750

(706) 820-9365

**Category:** Landscape Services

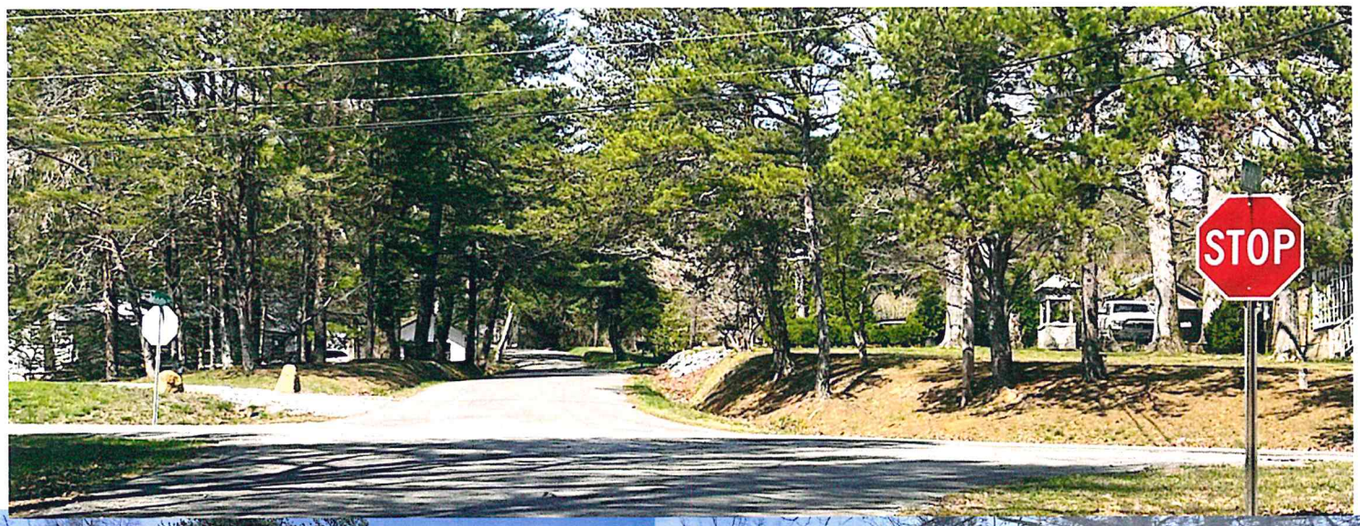




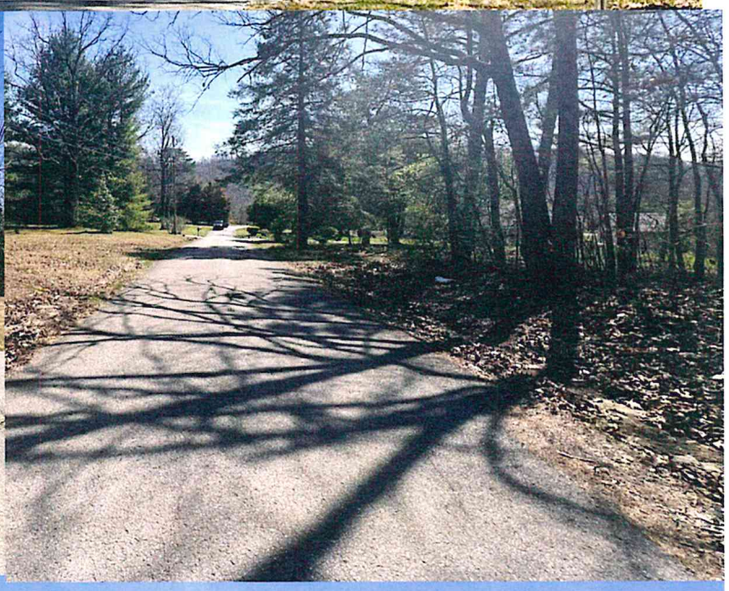



# The Farm: The Neighbors View:

## Michael Long's View:







# The Farm: The Neighbors View:

## Anita Brandenburg's View:












# The Farm: Other Neighbors View:

Fred & Nancy Gravitt's View: (The Business Next Door)



Annie Wildman's View:



William & Justina Bryan & Eric Richard Blick And Caleb Jarrett Gordon View:



**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **Eugene Hester**

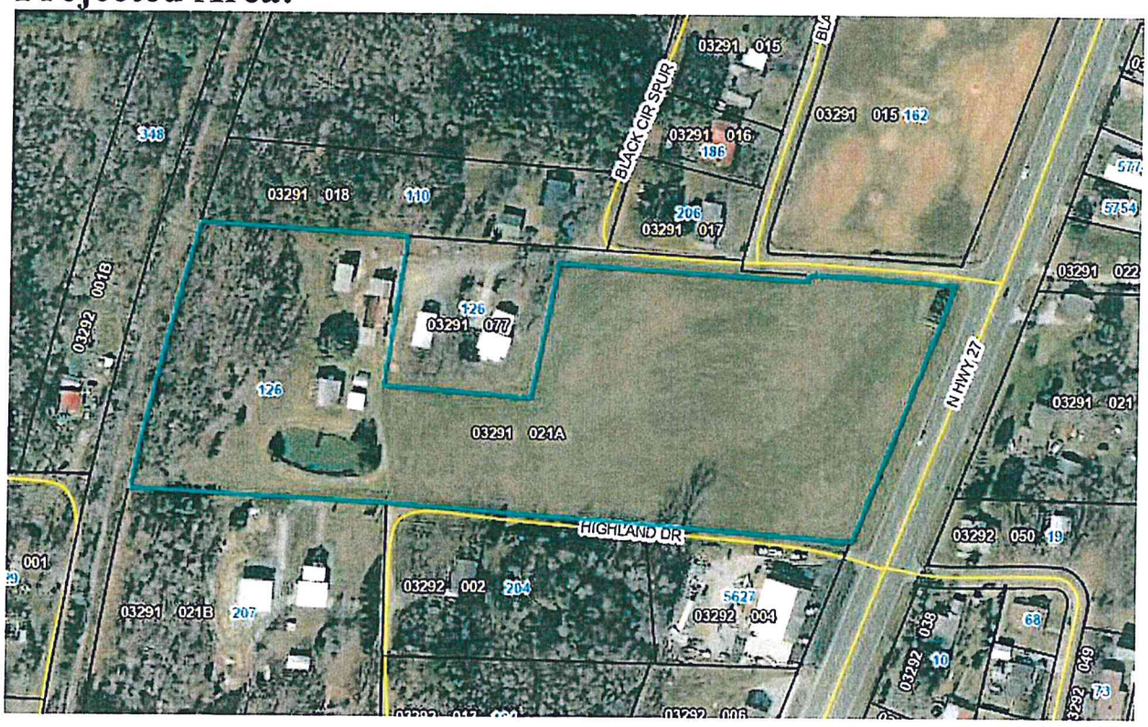
**Petitioner:** **Hibbymo (Dollar General)**

**Location of Property:** **126 Black Circle Spur LaFayette, GA. 30728**

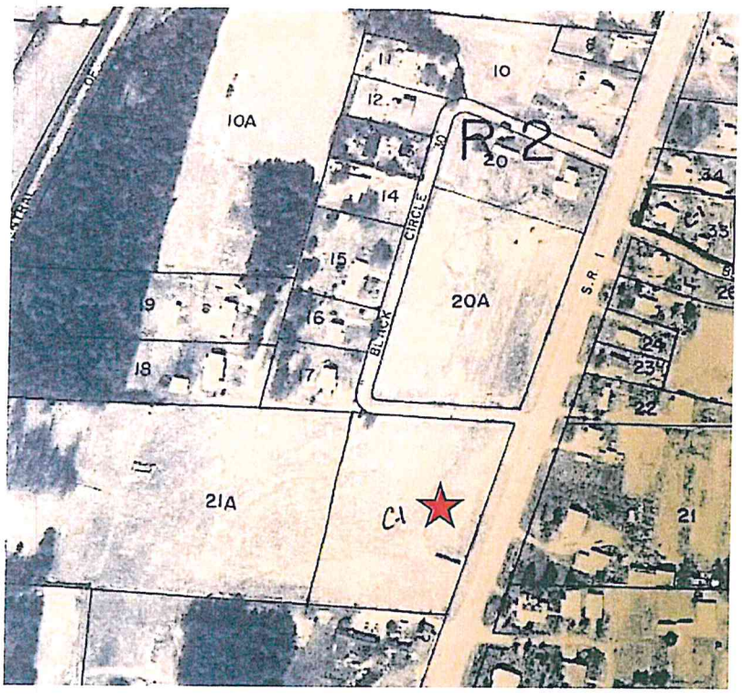
**Tax map & parcel number 0-329-1-021A**

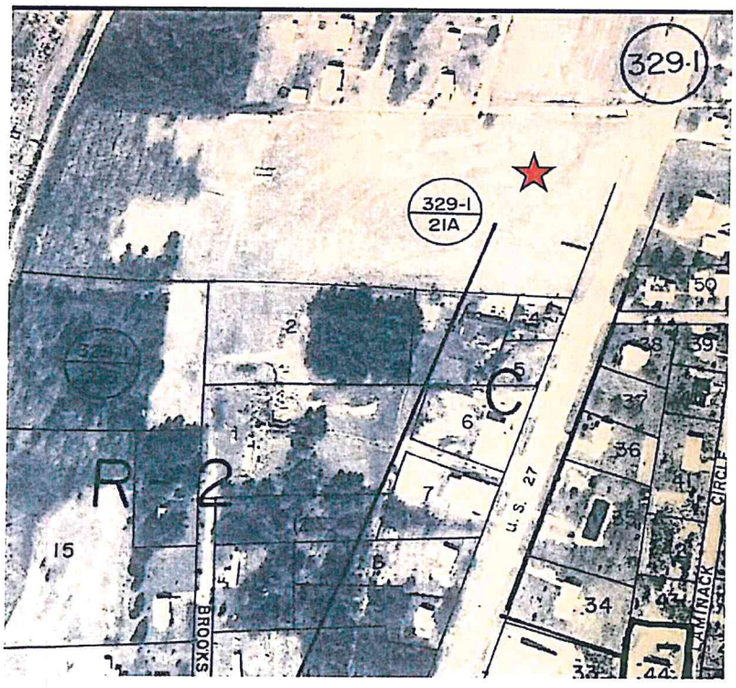
| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | | |
| | **Present Zoning:** | C-1 (Commercial) |
| | | |
| **APPLICANT'S INTENT:** | Requesting lower number of required parking spaces | |
| **DETAILS OF REQUEST:** | Requesting to go from the required 53 parking spaces to 35 for the new proposed 10,640 square foot building for Dollar General. | |

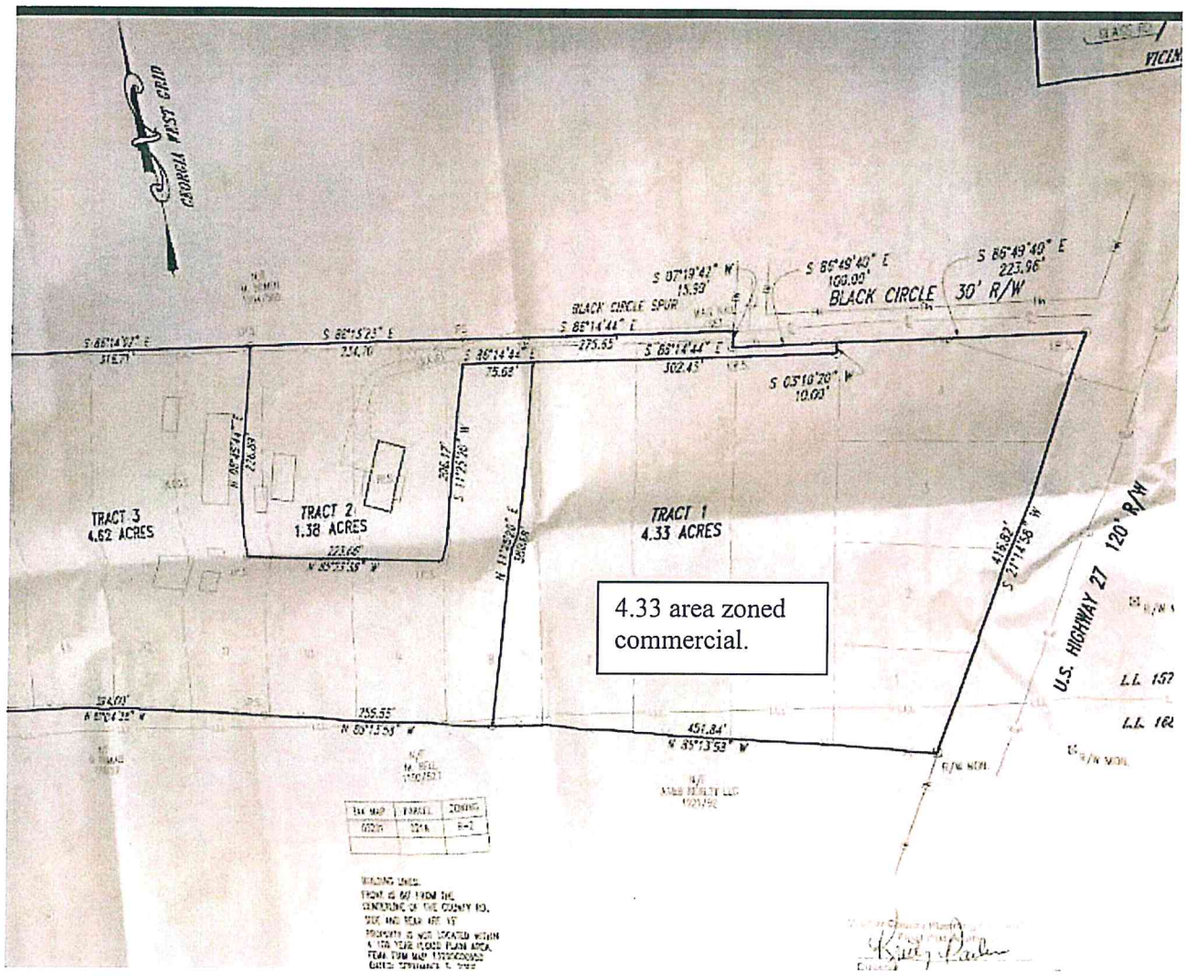
## Projected Area:

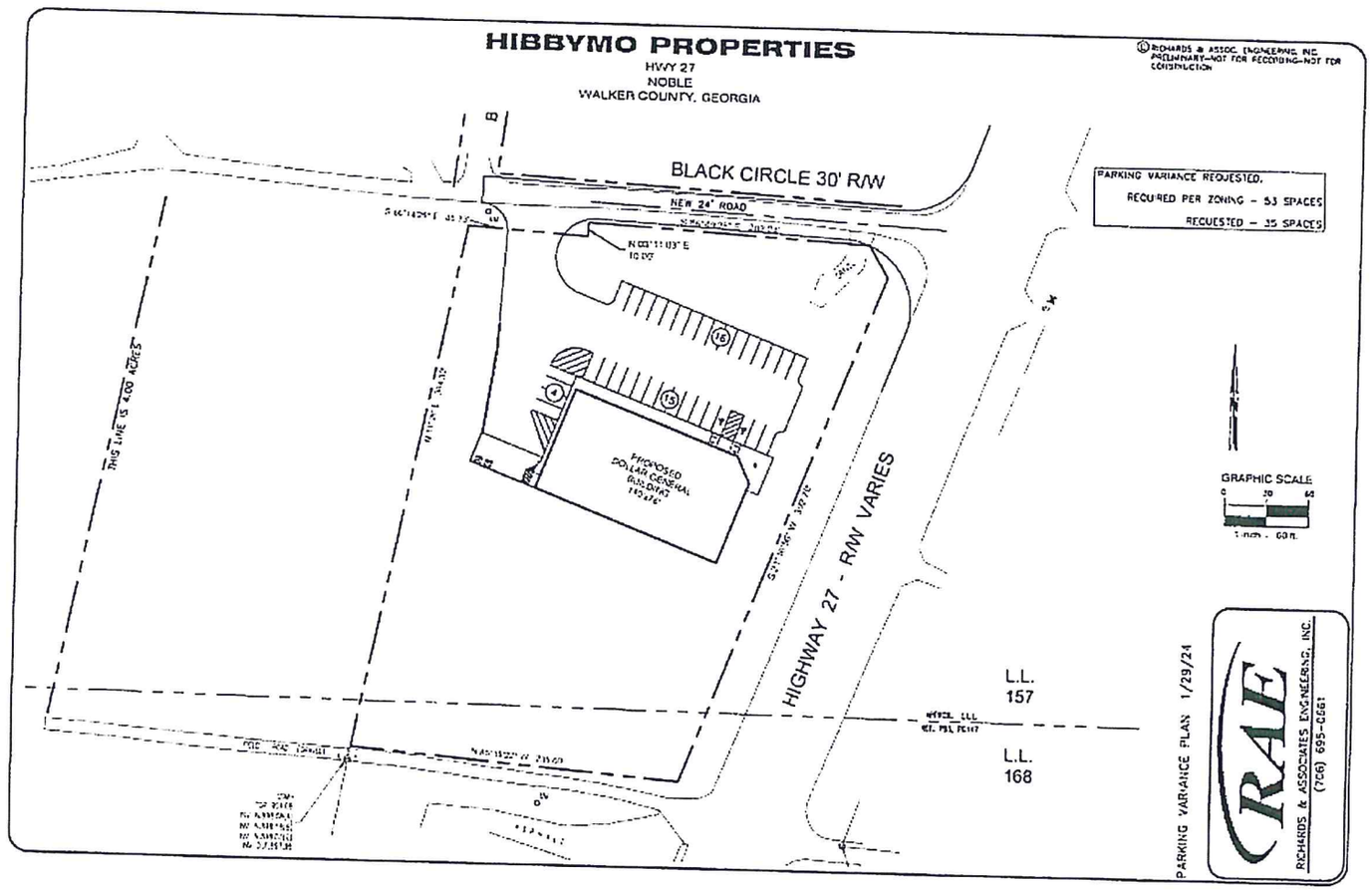


## Zoning Map:


10A
R-2
20
20A
21A
C-1
21
S.R. 1
BLACK CIRCLE RD.


329-1
329-1
21A
C
R-2
U.S. 27
BROOKS
TAMIAMI CIRCLE


CHEROKEE VALLEY DRIVE
BLACK CIRCLE SPUR
BLACK CIRCLE 30' R/W
S 07°19'42" W
15.39'
S 86°49'40" E
100.00'
S 86°49'49" E
223.96'
S 86°14'44" E
275.55'
S 86°14'44" E
302.43'
S 03°10'20" W
10.00'
S 86°14'44" E
75.62'
S 11°25'36" W
206.17'
N 86°54'24" E
226.89'
TRACT 3
4.62 ACRES
TRACT 2
1.38 ACRES
TRACT 1
4.33 ACRES
4.33 area zoned commercial.
U.S. HIGHWAY 27 120' R/W
S 21°17'58" W
418.82'
N 11°25'36" E
206.68'
N 86°54'24" W
224.01'
N 85°13'58" W
255.55'
N 85°13'58" W
451.84'
N 85°13'58" W
L.L. 157
L.L. 162
TAX MAP
PARCEL
ZONING
BUILDING LINES:
FRONT: 60' FROM THE
CENTERLINE OF THE COUNTY RD.
SIDE AND REAR: 10'
PROPERTY IS NOT LOCATED WITHIN
A 100 YEAR FLOOD PLAIN AREA.
FEMA FIRM MAP 1700490005
DATED SEPTEMBER 5, 2007


HIBBYMO PROPERTIES
HWY 27
NOBLE
WALKER COUNTY, GEORGIA
© RICHARDS & ASSOC. ENGINEERING, INC.
PRELIMINARY-NOT FOR RECORDING-NOT FOR CONSTRUCTION
BLACK CIRCLE 30' R/W
NEW 24' ROAD
PARKING VARIANCE REQUESTED.
REQUIRED PER ZONING - 53 SPACES
REQUESTED - 35 SPACES
THIS LINE IS 400' ACRES
PROPOSED DOLLAR GENERAL BUILDING 10,640 SQ. FT.
HIGHWAY 27 - R/W VARIES
GRAPHIC SCALE
L.L. 157
L.L. 168
PARKING VARIANCE PLAN 1/29/24
RAE
RICHARDS & ASSOCIATES ENGINEERING, INC.
(706) 695-0661

Sec. 22-185. - Off-street automobile parking and storage.

(a) Off-street automobile parking or storage space shall be provided on every lot on which any of the uses as set forth in the table in subsection (d) of this section are established. Such automobile parking or storage space shall be provided with vehicular access to a street or alley and shall be equal in area to at least the minimum requirements for the specific use as set forth below. Each off-street parking space shall be at least 8 feet 6 inches wide and 18 feet deep.

(b) If the required automobile parking or storage space cannot be provided on the same lot on which the principal use is located, the Board of Appeals may permit such space to be provided on other off-street property, provided such space is within 500 feet of such principal use. Such space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

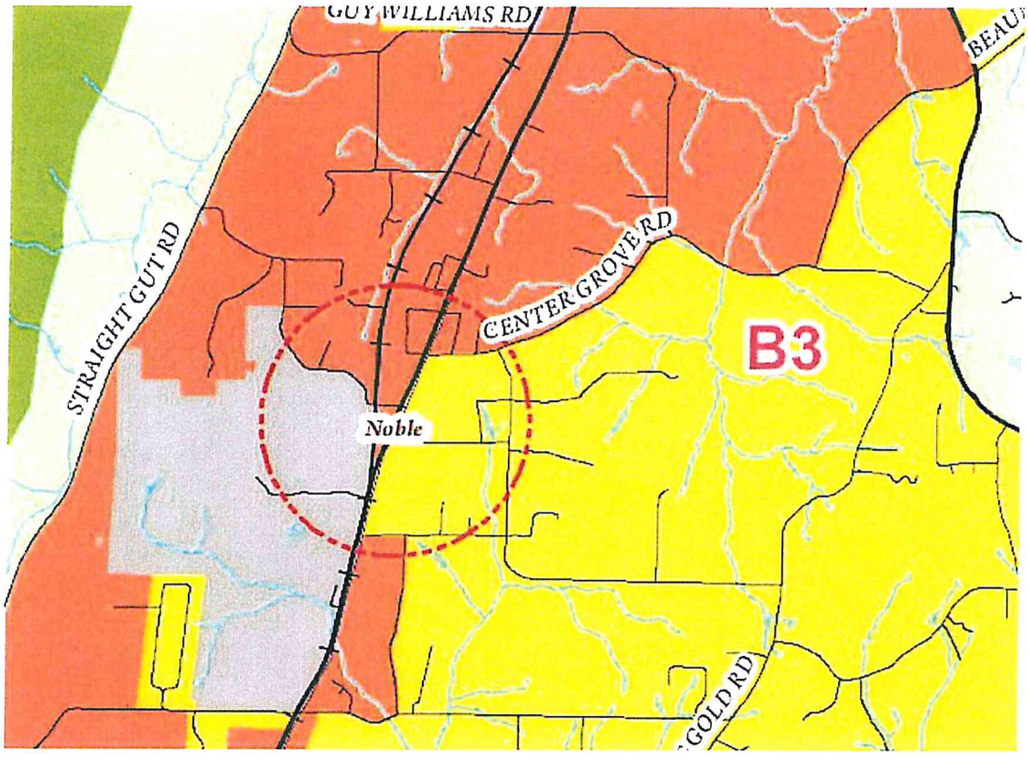
(c) All off-street automobile parking and storage space in residential districts shall be arranged so that vehicles will not be required to back onto a major or arterial street, road or highway when leaving the premises.

(d) Off-street automobile parking and storage space shall be provided as follows:

Off-Street Parking and Storage

| *Use Classifications* | *Minimum Requirements* |
|---|---|
| Single-family residential structures | 2 spaces for each dwelling unit |
| Two-family and multifamily residential structures | 2 spaces for each dwelling unit |
| Roominghouse and boardinghouse | 1 space for each rental unit |
| Churches, synagogues, and other places of worship | 1 space for each 4 seats in the main assembly room |
| Tourist homes, tourist courts, or motels | 1 space for each guest accommodation |
| Hospitals, nursing homes, and similar institutions | 1 space for each 2 beds intended for patients, plus 1 space for each employee at maximum employment on a single shift |
| Retail businesses | 1 space for each 200 square feet of total floor area |
| Service stations | 3 spaces for each grease rack or similar facility, plus 1 space for each 250 square feet of total floor area |
| Mortuaries and funeral parlors | 1 space for each 4 seats in the chapel, 1 additional space for each 2 employees, 1 additional space for each resident family, and 1 additional space for each funeral vehicle |

## 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
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- Traditional Neighborhood

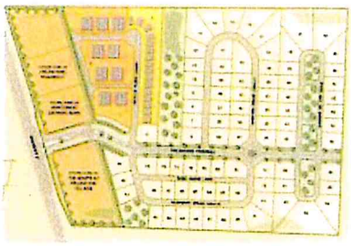


**Figure 63. Fieldstone Farms Mixed Use Planned Unit Development – Phase I**

**Mixed use:** LaFayette and Walker County

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

***Suggested Development Strategy:***

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

*2022-2032 Walker County Joint Comprehensive Plan*

***Land uses:***

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

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

**WALKER COUNTY**
**PLANNING & DEVELOPMENT**
**AGENDA ITEM**

**Owner:** **Larry Bang**

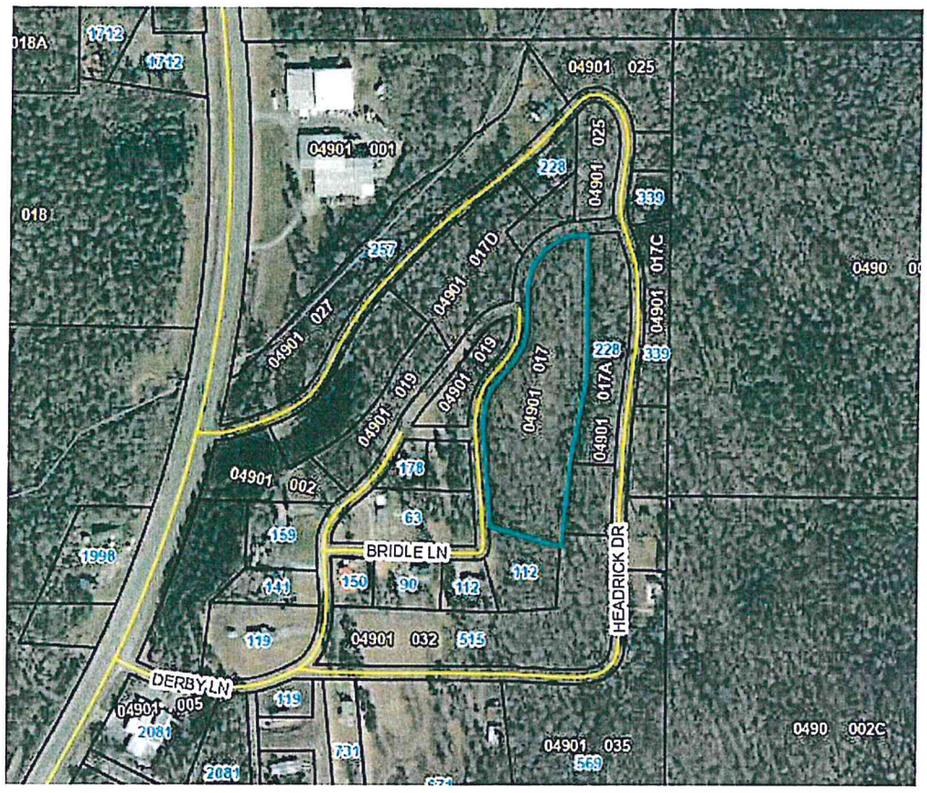
**Petitioner:** **same**

**Location of Property:** **Bridle Lane**
**LaFayette, GA. 30728**

**Tax map & parcel number 0-490-1-017**

| | | |
|---|---|---|
| | **PC Meeting Date:** | **3/21/2024** |
| | | |
| | **Present Zoning:** | R-2 (Residential) |
| | | |
| **APPLICANT'S INTENT:** | Requesting a variance on front setbacks | |
| **DETAILS OF REQUEST:** | Mr. Bang is requesting to build 30' from the center of the county road. | |

# Projected Area:



Google Earth View

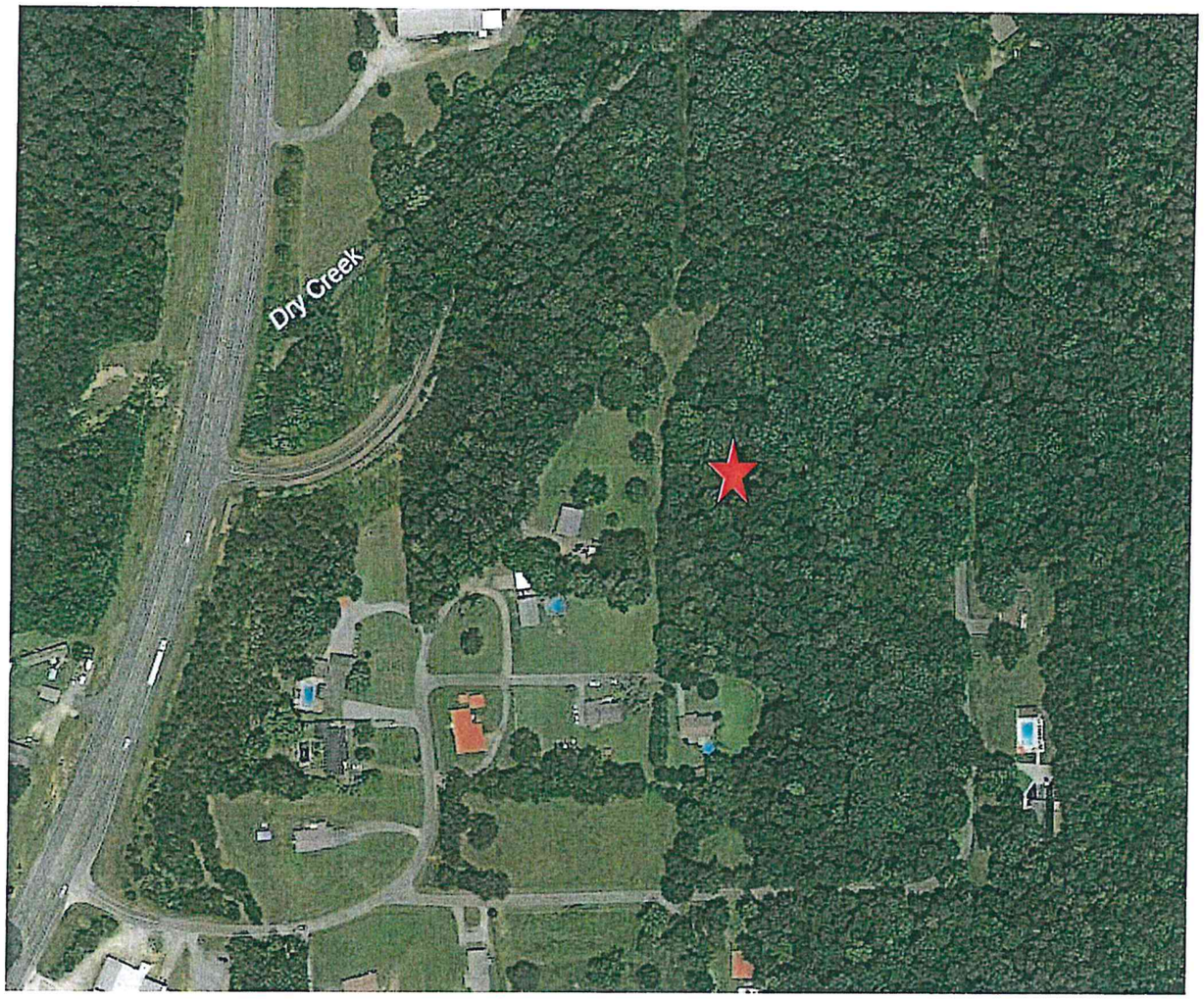


Photo of the unfinshed county road



Sec. 22-181. - Development standards.

Development standards are as follows:

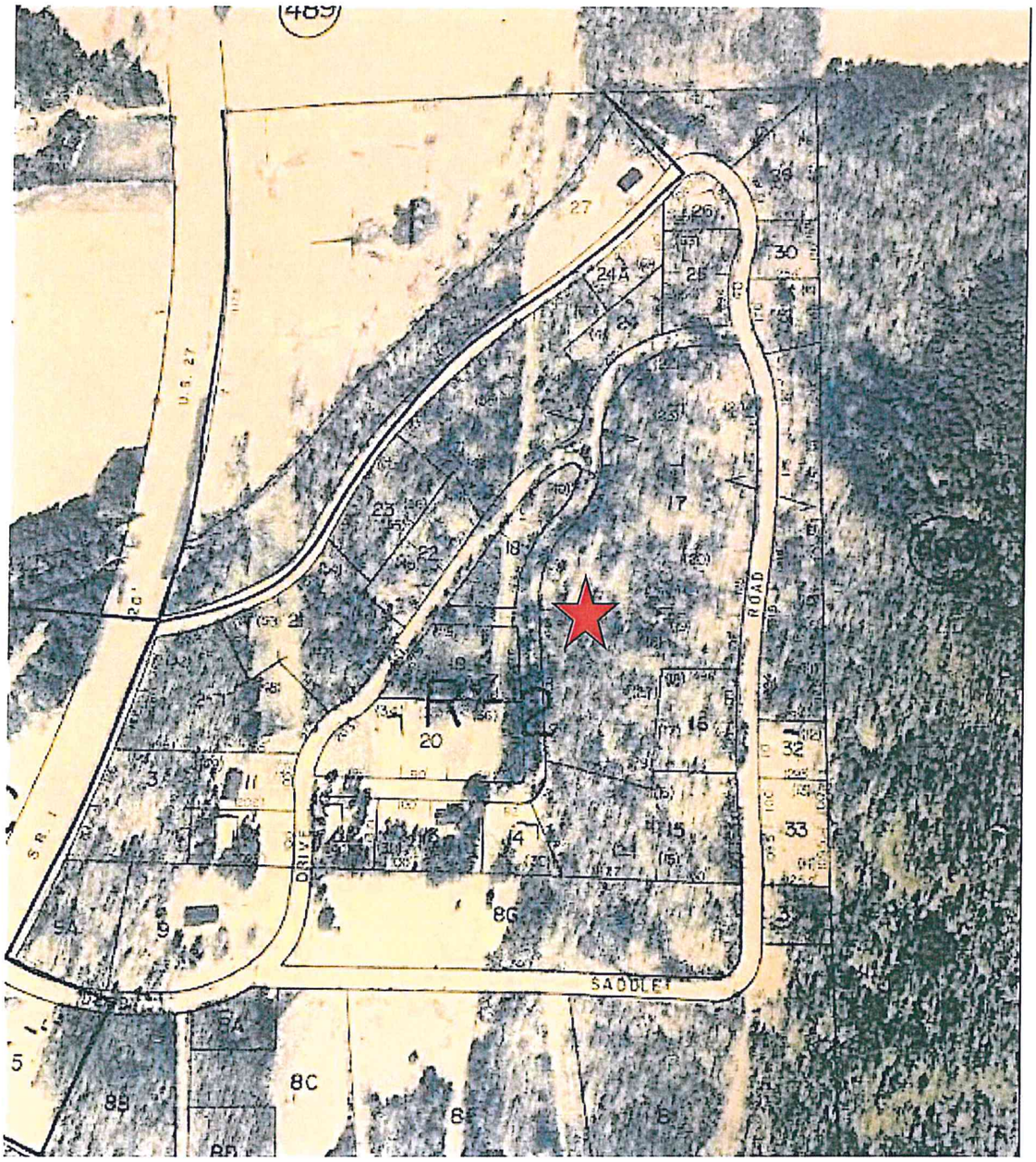
Table of Development Standards Area, Setback and Height Requirements

| *District* | *Minimum Lot Size Per Dwelling Unit* | *Required Road Frontage First Dwelling Unit (ft)* | *Side Setback (ft)* | *Rear Setback (ft)* | *Front Setback from Centerline of County Roads and Private Drives (ft)* | *Front Setback from State and Federal Highways (ft)* | *Maximum Building Height* |
|---|---|---|---|---|---|---|---|
| A-1 | 5 acres | 100 | 15 | 15 | 60 | 35 | 50 |
| R-A | 1 acre | 100 | 15 | 15 | 60 | 35 | 50 |
| R-1 | 15,000 sq. ft. | 75 | 15 | 15 | 60 | 35 | 50 |
| R-2 | 15,000 sq. ft. | 75 | 15 | 15 | 60 | 35 | 50 |
| R-3 | 15,000 sq. ft. | 75 | 15 | 15 | 60 | 35 | 50 |
| C-1 | | | 15 | 15 | 60 | 35 | 50 |
| CN | | | 15 | 15 | 60 | 35 | 50 |
| I-1 | | | 15 | 15 | 60 | 35 | 50 |
| PUD | See additional requirements in Section 22-152 | | | | | | |
| CBOD | See requirements in Chickamauga Battlefield Corridor Overlay District Ordinance | | | | | | |

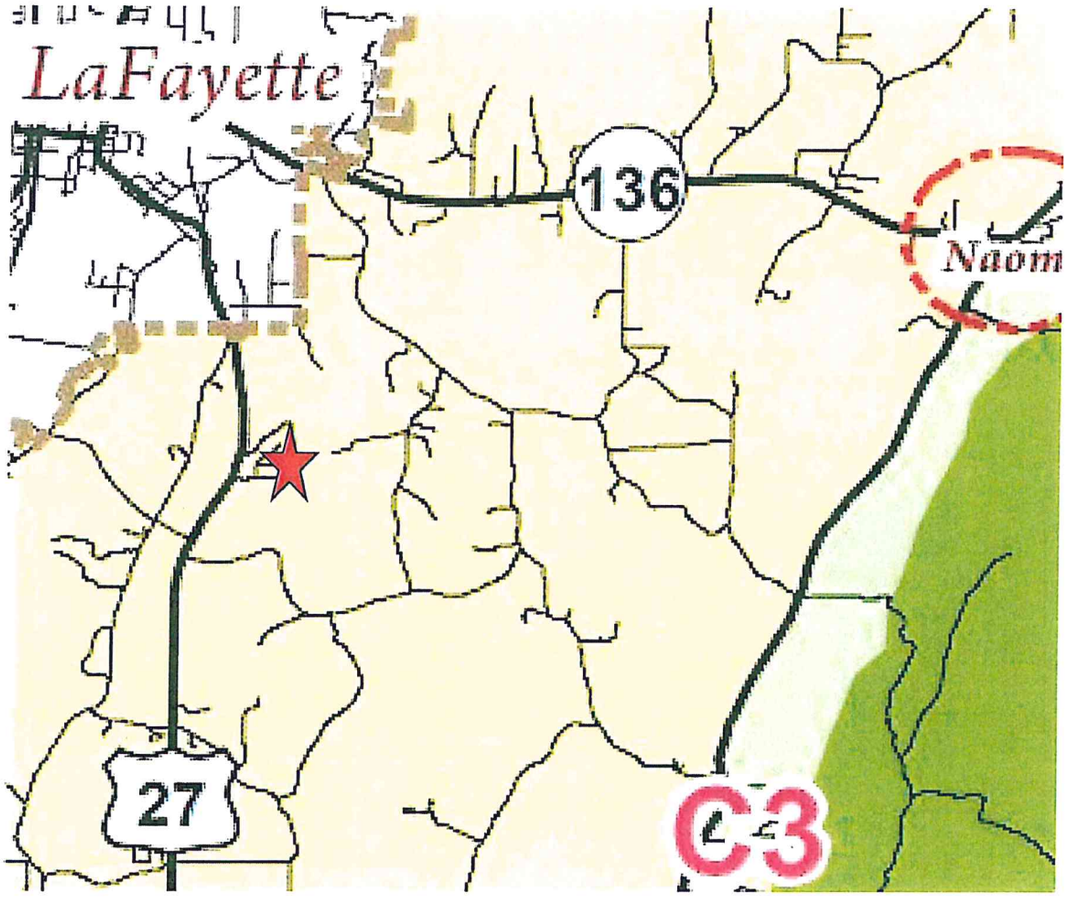
[1] If property is to be divided with a shared private right-of-way, or easement, the lots must be a minimum of 5 acres each.

[2] Or if septic systems will be needed, the regulations of the Health Department must be met, whichever is greater. If on well water, minimum lot size is 1 acre.

## Zoning Map:


489
U.S. 27
SR 1
DRIVE
ROAD
SADDLE
27
26
30
24A
25
17
18
22
23
20
16
15
14
11
3
9A
9
8G
8C
8B
5
33

## 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



**Figure 51. Chamberlain Road, west of LaFayette**

## **Rural Residential:** LaFayette, Rossville, and Walker County

***Description:*** *A rural, mostly undeveloped lands consisting of large lots, open space, pastoral views, low pedestrian orientation, and a high degree of residential building separation. Residential building separation is greater than what exist in County Suburban Charter area. These locations may face development pressure for lower density subdivisions of one unit per one+ acres. Agricultural and forestry operations are more likely to be found dispersed among large lot residential property.*

***Suggested Development Strategy:***

1. Permit and allow variances for conservation subdivisions designed to incorporate large amount of open space.
2. Allow limited commercial activities.
3. Preserve rural features and limit residential development to lot sizes of 1 to 5 acres (often designated as Residential-Agricultural or Agricultural Zoning Districts).
4. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.
5. Limit the rate of water and sewer infrastructure expansion in a practical, responsible matter.
6. Resurface and repair roads when needed.

***Land uses:***

- Residential
- Agriculture/Forestry
- Parks/Recreation/Conservation

*Key Word Objectives: Conservation, Agriculture, Forestry, Single family residential, Low-density development, Conservation subdivision, Trails*

# Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☑ Rezone ☐ Conditional Use Variance ☐ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| A1 | A1 to R1 | |
| Map & Parcel | Date: | Fee: |
| 0316 009C | 1/22/24 | |

Applicant/Owner & Phone: William & Anna Carpenter

Street Name & Number: 430 Old Lafayette Road

Mailing Address: _____

City, State, Zip Code: Chickamauga, GA 30707

Request: We request our property to change from A1 to R1 due to recent events of poorly used A1 property

PLANNING COMMISSION RECOMMENDATION:

3-21-2024 ☑ APPROVED AS SUBMITTED

_____ ☐ APPROVED WITH CONDITIONS

_____ ☐ TABLED

_____ ☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

_____ ☐ APPROVED AS SUBMITTED

_____ ☐ APPROVED WITH CONDITIONS

_____ ☐ TABLED

_____ ☐ DENIAL

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

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

A) The name of the local government official(s) to whom cash contribution or gift was made.

B) The total dollar amount(s) of each campaign made by the applicant to each local official during the two years immediately preceding the filling of the application.

C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

_____ 1/22/24

APPLICANT/OWNER DATE

# Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☑ Rezone ☐ Conditional Use Variance ☐ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| A-1 | R-1 | |
| Map & Parcel | Date: | Fee: |
| 0316 009D | | |

Applicant/Owner & Phone: Kennetl & Judy Lawson

Street Name & Number: 88 Glassmill Road

Mailing Address: 88 Glassmill Rd.

City, State, Zip Code: Chickamauga GA. 30707

Request: Rezoning property due to land next door of Jerry & Patti Bryants Boarding of animals

PLANNING COMMISSION RECOMMENDATION:

3-21-2024 ☑ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

Shannon K Whitfield ☐ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

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C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Kenneth & Judy Lawson 1-22-2024

APPLICANT/OWNER DATE

# Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☐ Rezone ☐ Conditional Use Variance ☐ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| A1 | Residential-1 | |
| **Map & Parcel** | **Date:** | **Fee:** |
| 0316 009E | | |

**Applicant/Owner & Phone:** Edwin Rios 678-925-2990

**Street Name & Number:** 454 Old Lafayette Road

**Mailing Address:** 1065 Woodgate Road Ringgold, GA 30736

**City, State, Zip Code:** Chickamauga, GA. 30707

**Request:** Change property from being zoned as agriculture to residential

**PLANNING COMMISSION RECOMMENDATION:**

3-21-2024 ☑ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

**BOARD OF COMMISSIONERS FINAL DECISION:**

Shannon K Whitfield ☐ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

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C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Edwin Rios 01/26/2024

APPLICANT/OWNER DATE

# Walker County Planning Office

## Rezone, Conditional Use Variance & Variance Application

☐ Rezone ☐ Conditional Use Variance ☐ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| R2 | A1 | |
| Map & Parcel | Date: | Fee: |
| 0337 008 | | 150.00 |

Applicant/Owner & Phone: Kim Champion 423-309-5905

Street Name & Number: 1640 Highway 95

Mailing Address: 1640 Highway 95

City, State, Zip Code: Rock Spring GA 30739-2419

Request: ~~change~~ Change Zoning to agriculture

PLANNING COMMISSION RECOMMENDATION:

3-21-2024 ☑ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

Marion K Whitfield ☐ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

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C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Kim Champion 1-30-2024

APPLICANT/OWNER DATE

# Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☒ Rezone ☐ Conditional Use Variance ☐ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| C-1 | R-2 | |
| **Map & Parcel** | **Date:** | **Fee:** |
| D-322-4-001 | 2-13-24 | 75.00 |

**Applicant/Owner & Phone:** Cody Jeffcoat

**Street Name & Number:** 3466 N. Hwy 27

**Mailing Address:** SAME

**City, State, Zip Code:** Lafayette GA 30728

**Request:** Property is used as residential. No commercial use. Bought it 2019 not planning on any businesses.

PLANNING COMMISSION RECOMMENDATION:

3-21-2024 ☑ APPROVED AS SUBMITTED

_____ ☐ APPROVED WITH CONDITIONS

_____ ☐ TABLED

_____ ☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

Marion Kilpatrick ☐ APPROVED AS SUBMITTED

_____ ☐ APPROVED WITH CONDITIONS

_____ ☐ TABLED

_____ ☐ DENIAL

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C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Cody Jeffcoat 9/13/24

APPLICANT/OWNER DATE

# Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☐ Rezone ☐ Conditional Use Variance ☐ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| R-2 | RA | |
| Map & Parcel | Date: | Fee: |
| 0-011-055 | 2-13-2024 | 75.00 |

Applicant/Owner & Phone: Lori + Camilla Carlock 423.838-3626

Street Name & Number: 348 Middle Rd.

Mailing Address: 348 middle Rd.

City, State, Zip Code: Lookout Mtn GA 30750

Request: Rezone for small Ag purpose - Farmers Market.

PLANNING COMMISSION RECOMMENDATION:

3-21-2024 ☑ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

Shannon K Whitfield ☐ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

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C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Lori Carlock 2-13-24

APPLICANT/OWNER DATE

# Walker County Planning Office

**Rezone, Conditional Use Variance & Variance Application**

☐ Rezone ☐ Conditional Use Variance ☑ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| C1 | Parking Space Count | |
| Map & Parcel | Date: | Fee: |
| 03291 021A | | 150.00 |

Applicant/Owner & Phone: Eugene Hester

Street Name & Number: 126 Black Circle Spur @ GA Hwy 27

Mailing Address: 190 Steele Hollow Road

City, State, Zip Code: Lafayette, GA 30728

Request: To reduce the required number of parking spaces for a 10,640 SF Dollar General store from 53 spaces to 35 spaces.

PLANNING COMMISSION RECOMMENDATION:

3.21.2024 ☑ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

☐ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

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C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Eugene Hester 11/30/2024

APPLICANT/OWNER DATE

# Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☐ Rezone ☐ Conditional Use Variance ☐ Variance

| Current Zoning: | Requested Change: | |
|---|---|---|
| R-2 | front set back | |
| Map & Parcel | Date: | Fee: |
| 0490-1-017 | 2/5/24 | 150.00 |

Applicant/Owner & Phone: LARRY BANG 4236770292

Street Name & Number: Go to end of (Bridle Lane) cend turn Left after pavement ends

Mailing Address: 3838 HIGHWAY 337

City, State, Zip Code: LAFAYETTE GEORGIA 30728

Request: a variance to build 30' from the center of the road due to slope of the land and that this road only goes to my property. the land on the west side is accessed by Derby Dr. the center is approx 10' from the bank on the west side

PLANNING COMMISSION RECOMMENDATION:

3-21-2024 ☑ APPROVED AS SUBMITTED

_____ ☐ APPROVED WITH CONDITIONS

_____ ☐ TABLED

_____ ☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

Shannon Whitfield ☐ APPROVED AS SUBMITTED

_____ ☐ APPROVED WITH CONDITIONS

_____ ☐ TABLED

_____ ☐ DENIAL

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C) An enumeration and description of each gift having value of $250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

Larry Bang 2-2-2024

APPLICANT/OWNER DATE