

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

The following constitutes the agenda for the regular scheduled meeting of the Board of Commissioners of Walker County, Georgia to be held on June 22, 2023 at 7:00 p.m.

REGULAR SCHEDULED MEETING

- **Invocation & Pledges**
- **Chairman Whitfield will Call to Order the Regular Meeting**
- **Clerk establishes a Quorum is present**
- **Approve Agenda**
- **Approve Minutes**
Approval of the Minutes for the Regular Scheduled Meeting Held on June 8, 2023 at 7:00 p.m.
- **Public Hearing**
Randal Dalton requests a partial rezone from C-1 (Commercial) to A-1 (Agricultural) for property located at 10161 N. Hwy 27, Rock Spring, GA 30739. Tax map & parcel number 0-325-026.

James Lyon requests seven variances for more than six on a private drive for property located at 0 Gilley Lane, Chickamauga, GA 30707. Tax map & parcel number 0-041-025.
- **Public Comment**
- **New Business**
Independent Contractor Agreement with Walker County Development Authority for the sale of real property

Randal Dalton requests a partial rezone from C-1 (Commercial) to A-1 (Agricultural) for property located at 10161 N. Hwy 27, Rock Spring, GA 30739. Tax map & parcel number 0-325-026.

James Lyon requests seven variances for more than six on a private drive for property located at 0 Gilley Lane, Chickamauga, GA 30707. Tax map & parcel number 0-041-025.

May 2023 Departmental Statistics
- **Commissioner Comments**
- **Executive Session** (if necessary)
R-024-23 Approve the Purchase of 311 South Main Street in LaFayette (*this item came out of Executive Session*)
- **Adjourn**

NEXT REGULAR MEETING - Thursday, July 13, 2023



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

Minutes of the Regular Meeting

June 22, 2023

7:00 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 7:00 PM on June 22, 2023.

II. Attendees:

The following were present: Chairman Whitfield, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Robert Stultz, Legal and Policy Director David Gottlieb, 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 approve the agenda, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried to approve the agenda.

IV. Approval of Minutes:

Commissioner Blakemore made a motion to approve the minutes of the Regular Scheduled Meeting held June 8, 2023 at 7:00 p.m., seconded by Commissioner Askew, 4 ayes and 0 nays, motion was approved.

V. Public Hearing:

- I. Chairman Whitfield asked if anyone would like to speak on the request from Randal Dalton for a partial rezone from C-1 to A-1 for property located at 10161 N. Hwy 27, Rock Spring, GA 30739, tax map and parcel number 0-325-026. No one came forward to speak on the request.
- II. Chairman Whitfield asked if anyone would like to speak on the request from James Lyon for seven variances for more than six on a private drive for property located at 0 Gilley Lane, Chickamauga, GA 30707, tax map and parcel number 0-041-025. Ben Bradford, attorney on behalf of the seller, presented the Board with a packet. He said the property is zoned R-2 and the investors are wanting to purchase the property to build multi-million dollar short term rental cabins. He said Gilley Lane is a public road that the golf course has used for many years. He went through sections of the packet and gave details on how their plan follows the joint comprehensive plan and the Walker Rocks program. He said they do not believe they need a variance to do what is being proposed and gave details from the packet to support his belief. He said with the current zoning a quadruplex could be built. Commissioner Askew said this is a great proposal but he is concerned with public safety. He said he would like to see more information on the driveway, erosion control plan, etc. in order for them to move forward with the request. Planning and Zoning Director Jon Pursley said Gilley Lane has about 965 feet of paved road, 430 feet of private drive to a dead end, and then about 400 feet to get to the property. He said public safety access is a concern and the proposed 10 foot private drive that was in the proposal. The Board and Mr. Bradford discussed in detail multiple concerns such as the number of structures on a single parcel, emergency services access, utility easements, if the cabins would be residential, and more detailed information being brought before the Board. John Moorehouse, member of the Planning Commission, said he was pleased with the information brought before the Board. He said the request did not have any of these details when it was brought before the Planning Commission and this answered some of their questions. Janie Yu, realtor on behalf of the seller, said the investors who wanted to purchase the property would be happy to provide further information. She said if the Board would give them specific information they wanted brought back it would help them. Ben Bradford said they would be open to tabling the request and getting more information to bring back to the Board. The Board, Mr. Bradford, and Jon Pursley discussed details of the property. James Lyon said he has lived on the property for over thirty six years and they are keeping their home and just selling the additional property.

VI. Public Comment:

- I. Jim Pope said he was concerned with agricultural zoning being chipped away after the rezone approval at the last meeting. He encouraged the Board to support farmers and agriculture and asked how much income the industry brings into Walker County. Chairman Whitfield said it is the number one industry in the county but he is not sure of the exact dollar amount.

- II. Jennifer and Donald Testa said they would like to invite everyone out to Rock Spring Resort. They said they moved here and purchased the property and have been working to make this a place for Walker County residents. They said they have been renovating the property for about two years and would love to show anyone around the property. Commissioner Stultz said he has seen the property from the road and it looks like they have done a wonderful job. He said he will visit the property soon.

VII. New Business:

- I. Chairman Whitfield read the independent contractor agreement with Walker County Development Authority for the sale of real property. Commissioner Blakemore said they were approached about the property by an investor. He said the City of Rossville wants to be involved with the property and this agreement with WCDA will allow everyone to be involved. Commissioner Blakemore made a motion to approve, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried.
- II. Chairman Whitfield asked if there was any further discussion from the Board on the request from Randal Dalton for a partial rezone from C-1 to A-1 for property located at 10161 N. Hwy 27, Rock Spring, GA 30739, tax map and parcel number 0-325-026. He said the Planning Commission recommended approval as submitted. Commissioner Hart made a motion to approve, seconded by Commissioner Askew, 4 ayes and 0 nays, motion carried.
- III. Chairman Whitfield asked if there was any further discussion from the Board on the request from James Lyon for seven variances for more than six on a private drive for property located at 0 Gilley Lane, Chickamauga, GA 30707, tax map and parcel number 0-041-025. He said the Planning Commission recommended denying the request. Commissioner Hart said he appreciated the information presented but without more details and planning he would not feel comfortable approving. Commissioner Stultz discussed safety issues and more information being brought to the Board. Chairman Whitfield said there is an option to table the request. Commissioner Blakemore asked if the potential owner could be present at the next meeting. Commissioner Blakemore made a motion to table until the next meeting on July 13, 2023. Commissioner Hart seconded the motion, 4 ayes and 0 nays, motion carried to table the request.
- IV. Chairman Whitfield read the departmental statistics for May 2023.

VIII. Commissioner Comments:

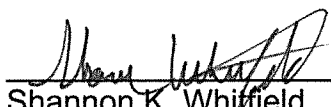
- I. Commissioner Blakemore thanked everyone for coming out and being involved. He encouraged anyone to reach out with any questions or concerns.
- II. Commissioner Askew thanked everyone for coming out and being involved. He said everyone's participation helps the Board better serve the county.
- III. Commissioner Hart gave details about Down Home Days, the Freedom Festival, and the ribbon cutting at the African American Museum coming up.
- IV. Commissioner Stultz thanked all of the county employees for their hard work and dedication. He thanked everyone for coming out and being involved in county government. He thanked all of the members on the various Boards.
- V. Chairman Whitfield said there are two murals under construction and the artists are doing a phenomenal job. He said the murals are part of the City of LaFayettes master plan. He said they hope to have both completed by the end of the summer.

IX. Executive Session:

- I. Chairman Whitfield made a motion to go into executive session for personnel and real estate, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried. Executive session began at 8:40 PM. Chairman Whitfield called the regular meeting back to order at 8:51 PM. He said there is one item from the executive session. He read Resolution R-024-23 to authorize the Chairman to execute all documents and take all further action necessary to purchase the real property located at 311 South Main Street, LaFayette, Georgia. Chairman Whitfield made a motion to approve, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.

X. Adjournment:

- I. Commissioner Hart made a motion to adjourn the meeting, Commissioner Stultz seconded the motion. Motion carried and the meeting was adjourned at 8:53 PM.


Shannon K. Whitfield
Chairman/CEO
Walker County Georgia

07/13/2023
Date

Regular Scheduled Board of Commissioners Meeting

Walker County Annex III

June 22, 2023

7:00 PM

<u>Roll Call</u>	<u>Present/Absent</u>
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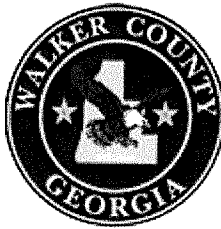
Commissioner Blakemore	Present
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Commissioner Askew	Present
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Chairman Whitfield	Present
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Commissioner Hart	Present
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Commissioner Stultz	Present
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Sign In Sheet

Regular Scheduled Board of Commissioners Meeting

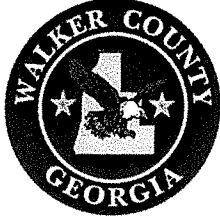
June 22, 2023

7:00 PM

Name

Address

Dan & Jen Testa	40 BLESSAT WAY, ROCKSPRING GA
BILL BROWNE	ROCK SPRING, GA
Jim Lyon	300 Gilley Ln, Chickamauga, GA
Bobby & Briden	Road Dept
Jim Pope	Villanova
Locky Bonner	Road
Mike	Lafayette
Jon Purstey	Planning
Randal Dalton	43 Hidden Hills Chick GA
Ben Bradford	120 E Patton St. Lafayette



**Walker County
Planning Commission Meeting**

**June 15, 2023
6:00 P.M.
Walker County Civic Center**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR MAY 18, 2023 MINUTES

IV. MOTION TO OPEN PUBLIC HEARING:

A. REZONE:

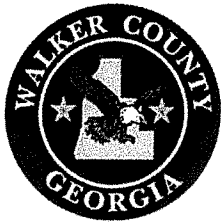
1. **Randal Dalton:** Requests a partial rezone from C-1 (Commercial) to A-1 (Agricultural) for property located at 10161 N. Hwy 27 Rock Spring, GA. 30739. Tax map & parcel number 0-325-026.

B. VARIANCE:

1. **James Lyon:** Requests seven variance for more than six on a private drive for property located at 0 Gilley Lane, Chickamauga, GA. 30707. Tax map & parcel number 0-041-025.

C. FINAL PLAT APPROVAL:

1. **NGA Harrier Development LLC:** Requests final plat approval for twenty-two lots for property located at 0 Happy Valley Road Rossville, GA. 30741. Tax map & parcel number 0-119-002A.



Walker County Planning Commission
Minutes

June 15, 2023
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Cindy Askew
Zack Chapman
Michael Haney
Jon Hentz
Todd Holt
John Morehouse
Stan Porter

Walker County Planning Staff

Jon Pursley, Planning Director
Secretary Kristy Parker, Planning Commission

I. CALL TO ORDER:

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

II. ROLL CALL

III. READING & APPROVAL OF THE MAY 18, 2023 MEETING MINUTES:

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

IV. 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. Stan Porter seconded the motion. The vote was unanimous. Motion to open the public hearing carried.

V. PUBLIC HEARING:

Rezone:

1. Randal Dalton: Chairman Haney asked Mr. Dalton to step forward and explain what he was requesting. Mr. Dalton said that he came before the Board a few months back and requested a rezone for commercial on this entire parcel and now his son and himself would like to build a house on the back of this property so he would like to rezone little over ten acres back to A-1 in order to do this. He said he has had it surveyed into little over five acres each on the back. Zack Chapman asked if this property was previously zoned R-2 and Kristy Parker stated no that he was rezoning it back like it was to A-1.

Variance:

1. James Lyon.: Chairman Haney asked if there was anyone present for this item. Attorney David Lockhart came forward and explained that he felt like Mr. Lyons did not need a variance because in the County ordinance that it states that there can not be more than six houses on a private drive. He said that each one of these cabins would be on one acre and this would not be a subdivision that would change the character of the area. He said this would be the best use for this property. Mr. Craig Braun then came forward and stated that he would be buying the property from Mr. Lyons and building the cabins. He said that these would be places that people could come and stay. Zack Chapman asked who owned two of the front properties because he said that the property is currently landlocked. Mr. Braun said that Mr. Lyons owns two properties that front and would give rights to enter. Mr. Lockhart stated that these would not be residences but cabins. There was discussion on if the "cabins" were built with a bathroom, kitchen and bedrooms and being stayed in they would be considered a residential structure that would have to meet the current building codes. Mr. Braun said that each cabin would be around a thousand square feet and would be on septic. Stan Porter asked if there were five dwellings there now and he was asking to put six more. Kristy Parker stated that where the County part of Gilley Lane stops and the private part starts there are five dwellings on that private part and Mr. Lyons owns an empty parcel making six parcels. Mr. Lyons is asking on his parcel to build a total of eight cabins because he could build one there now making seven variances needed. Zack Chapman stated that would make thirteen. Mr. Lyons came forward and said that he owns two parcels that front the road and that he would give a legal access back to this property. The issue was brought up that if they do get access through one of Mr. Lyons other properties then that could cause there to be a private drive coming off the private drive part of Gilley which the county does not allow.

Final Plat Approval:

NGA Harrier Developers LLC: Chairman Haney asked if there was anyone present on behalf of NGA. Ben Hagaman came forward and said that this was the final plat for section 1D of Hawks Ridge Development. Chairman Haney read a letter on the roads from Carlen Bowers with the Walker County Road Department. Zack Chapman asked about a buffer area. Mr. Hagaman stated that was part of the other plans that have already been approved.

VI. 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. Vote was unanimous. Motion to close the public hearing carried.

VII: MOTION TO OPEN NEW BUSINESS:

Chairman Haney asked if there was a motion to go into new business. Todd Holt made a motion to open the new business. John Morehouse seconded the motion. Vote was unanimous. Motion to open new business carried.

VIII: NEW BUSINESS:

1. Randal Dalton: Chairman Haney asked if there was a motion to approve or deny the rezone request. Todd Holt made a motion to approve. Stan Porter seconded the motion to approve. Vote was unanimous to approve. Motion to approve carried.

2. James Lyon: Chairman Haney asked if there was a motion to approve or deny the variance request. Cindy Askew made a motion to deny. Stan Porter seconded the motion to deny. The vote to deny was unanimous. Motion to deny carried.

3. NGA Harrier Development: Chairman Haney asked if there was a motion to approve or deny the request. John Morehouse made a motion to approve. Todd Holt seconded the motion to approve. The vote was unanimous to approve. Motion to approve carried.

IX: ADJOURNMENT:

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

Date Submitted: Planning Commission Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Randal Dalton

Petitioner: same

Location of Property: 10161 N. Hwy 27
Rock Spring, GA. 30739

Tax map & parcel number 0-325-026

	Date Applied:	5/1/2023
	PC Meeting Date:	6/15/2023
	Present Zoning:	C-1 (Commercial)
APPLICANT’S INTENT:	To rezone 10.26 acres back to A-1	
DETAILS OF REQUEST:	Mr. Dalton rezoned this property back in October 2022 but would like to divide off two lots each over five acres on the back side to A-1 so his children can build homes on.	

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						

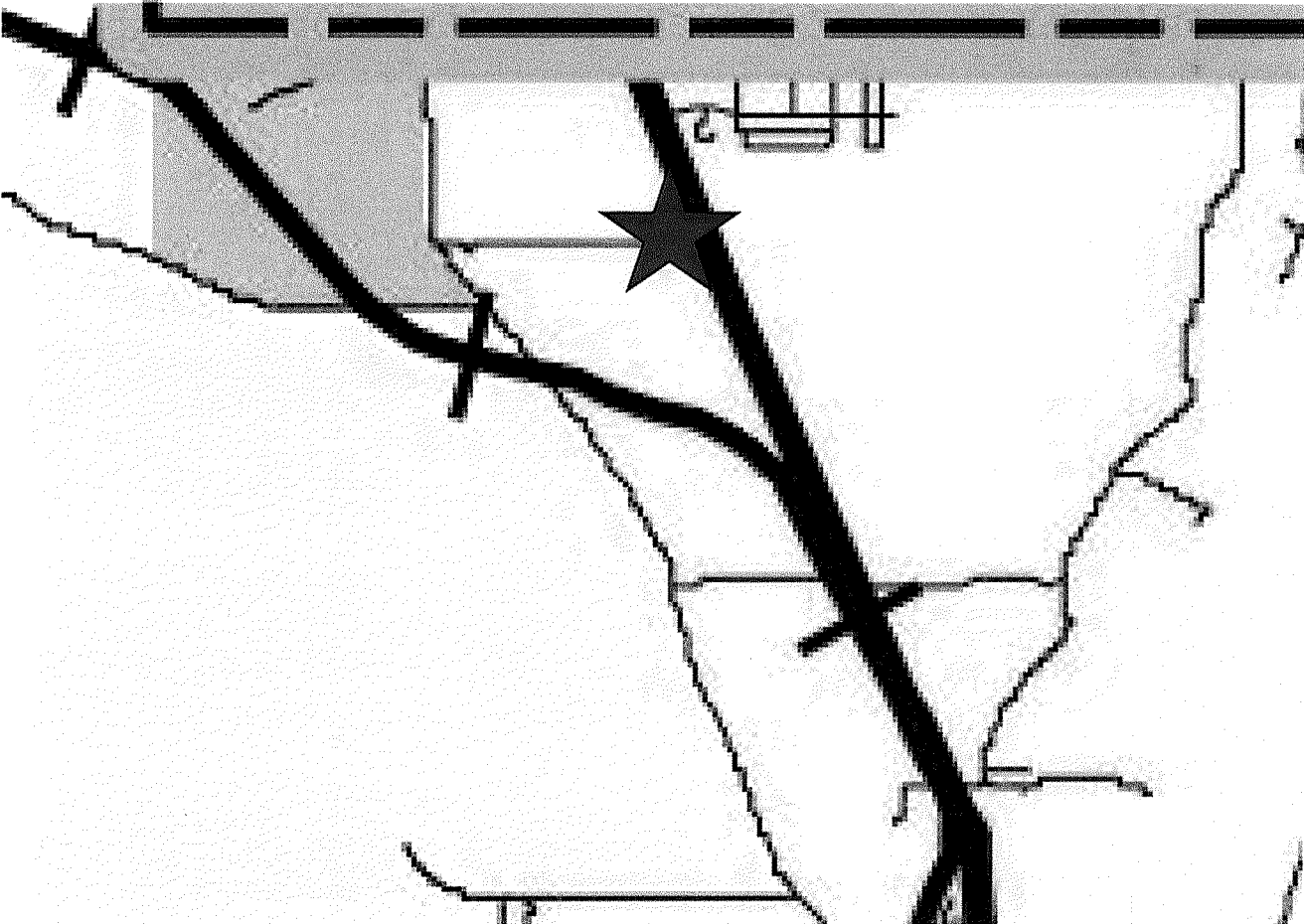
¹ If property is to be divided with a shared private right-of-way, or easement, the lots must be a minimum of 5 acres each.

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.

(Code 2005, § 34-263; Ord. of 7-20-1994, § 4.02; Ord. of 7-15-2004(4); Ord. of 1-29-2009(2), § 34-263; Ord. of 7-31-2014; Ord. No. O-02-21, § 3, 10-28-2021)

[illegible]

Future Land Use Map:



— Roads —+— Railroads — Lakes & Ponds [---] Crossroad Community
— Highways - - - Rivers & Streams [---] City Limits

Character Areas

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



Figure 52. Residential development in the Mountain View area

County Suburban: Walker County

Description: Location of predominately Post-WWII residential single family housing within subdivided parcels of large amounts of open space. County suburban housing is often found in proximity of public water. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a high to moderate degree of residential building separation. Smaller retail establishments may be found in these locations also. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, and ect.

Suggested Development Strategy:

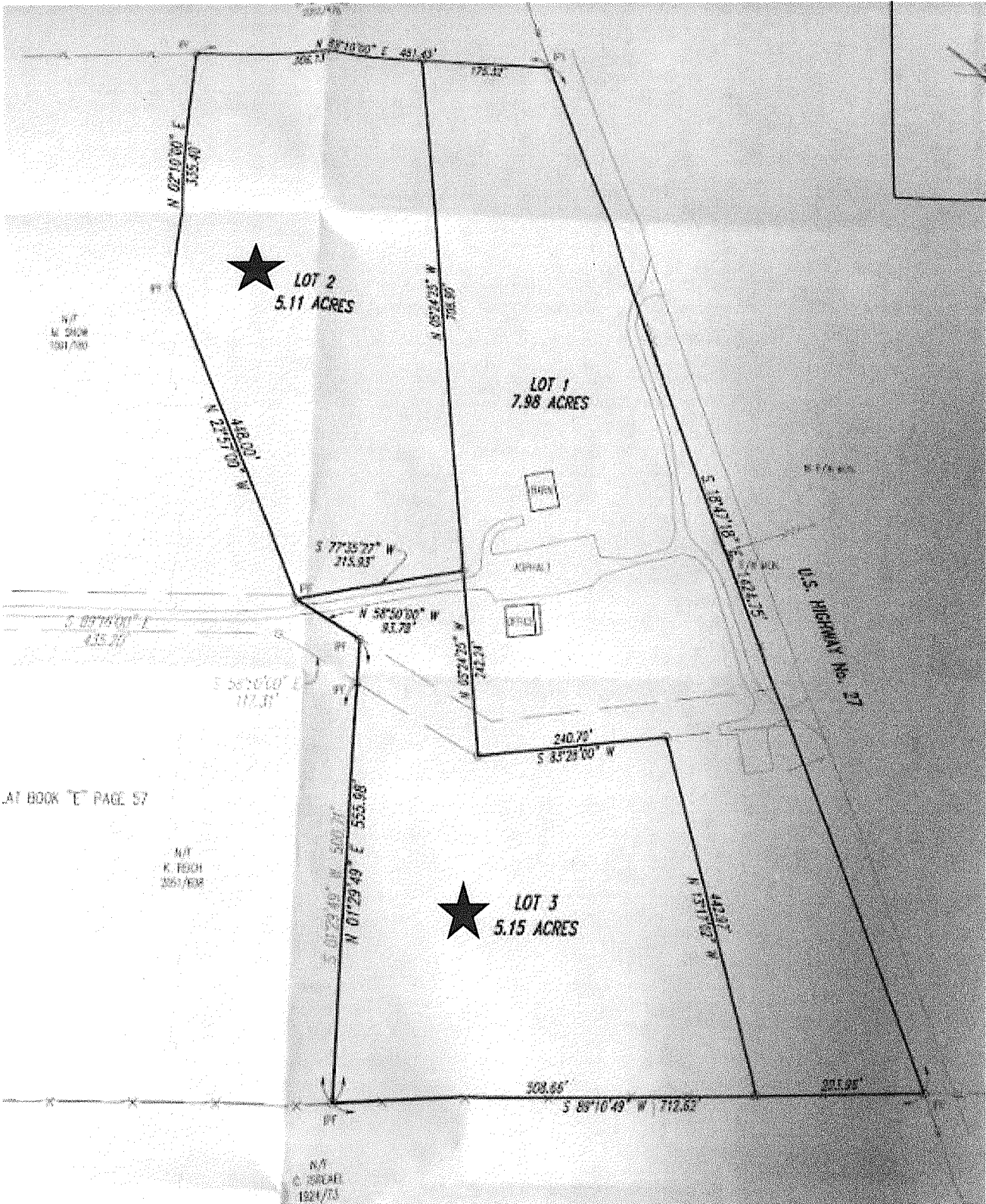
1. Provide only limited planned expansion of water and sewer infrastructure so to control the rate of growth.
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular means of transportation.
3. Encourage compatible architecture styles that maintain the desired, local character, and do not include "franchise" or "corporate" architecture.
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhood.

Land uses:

- Single family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

Key Word Objectives: Post- WWII housing, Subdivision, Building separation, Limited commercial, Public Water, Open space, Recreation, Conservation, Traditional neighborhood, Sense of place, Alternative multimodal transportation, regional identity, Heritage Preservation, Infill development, Open space preservation, Environmental protection

Lots 2 & 3 requesting rezone



Sec.22-112 Standards for Considering Zoning Decisions

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) & 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:** None.
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 just be converting back to the zoning it was before.
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:** Mr. Dalton has owned the property since August 2022
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows country suburban.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there is other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:**
The property would go back to what it was before. The proposed zoning allows for residential structures and would meet the lot size requirements along with the number of houses on a private drive.

WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: James Lyon

Petitioner: Same

Location of Property: 0 Gilley Lane
Chickamauga, GA. 30707

Tax map & parcel number 0-041-025

	Date Applied:	
	PC Meeting Date:	6/15/2023
	Present Zoning:	R-2 (Residential)
APPLICANT’S INTENT:	Potential buyer of property would like to put eight cabins on a private drive that already services six lots/houses	
DETAILS OF REQUEST:	Mr. Lyons owns 63+/- acres off Gilley Lane in Chickamauga. The county road stops short of the portion of Gilley Lane that this property has access to. There are six existing lots/houses that come off on this private part. Mr. Lyons potential buyer would like to build eight cabins on this property making a total of fourteen on this private part of Gilley Lane.	

Sec. 22-401. No permit for structures without publicly accepted and maintained access.

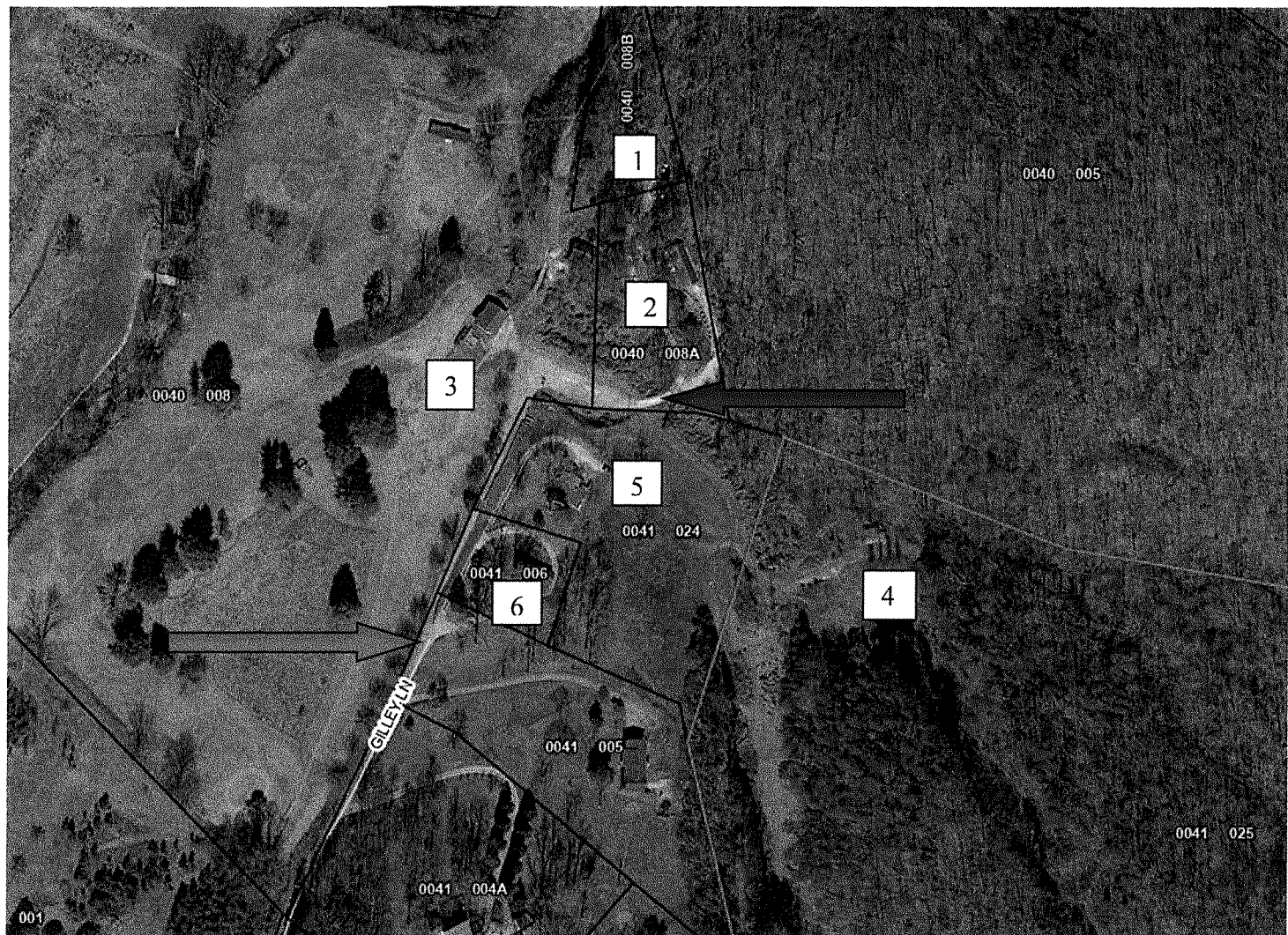
No building permit shall be issued for a building or use on a lot which does not:

- 
- (1) Abut on an already constructed, dedicated and publicly accepted and maintained State, municipal or County street or road;
 - (2) Abut on a street in a subdivision which has received final approval, but is not yet recorded, and for which proper bond has been posted; or
 - (3) Abut on a private drive, or a permanent recorded easement or right-of-way which serves no more than 6 separate residential dwellings, lots or tracts and provides access to a publicly accepted and maintained road, provided that the following criteria are met:
 - a. A private drive, easement or right-of-way utilized for access must be at least 50 feet in width. Each parcel of property that accesses the private drive, easement or right-of-way must be a minimum of 1 acre, except all property that is zoned A-1 requires a minimum of 5 acres. A maximum of 6 parcels may access the private drive, easement or right-of-way. No additional private drive, easement or right-of-way may be created from the original private drive, easement or right-of-way or any parcel that has access thereto. Each private drive, easement or right-of-way must satisfy the County: (1) Fire Department dead end road requirements; (2) setback requirements; and (3) storm water and soil erosion plan requirements. All deeds and plats are required to set forth the private drive, easement or right-of-way. All deeds and permits that provide a private drive, easement or right-of-way to be utilized for access shall include a provision that each property owner shall be responsible for the property owner's share of the cost of the maintenance of the private drive, easement or right-of-way. For example, if 4 property owners access a private drive, easement or right-of-way, then each property owner shall be responsible for ¼ of the cost of the maintenance of the private drive, easement or right-of-way.

(Code 2005, § 34-488; Ord. of 7-20-1994, § 9.18; Ord. of 4-2-1997, § 9.18; Ord. of 7-15-2004(3); Ord. No. O-02-21, § 4, 10-28-2021)

Projected Area:





**Blue arrow shows where the County part of Gilley Lane stops.
Lots 1-6 use the part that is considered the private part of Gilley Lane.**

Red arrow shows where they would like to have a drive going to the eight proposed cabins.

Email from potential buyer on what they would like to build

5/9/23, 3:43 PM

Walker County Government Mail - Gilley Lane Cabins



Kristy Parker <planning@walkerga.us>

Gilley Lane Cabins

Craig Braun <craig@mammothendurance.com>
To: planning@walkerga.us

Tue, May 9, 2023 at 1:41 PM

Thank you for the info on the phone.

I'm attaching one screenshot for now to help you get an idea of what we're looking at doing. The cabins are all spread apart from one another and the driveway acts as one big loop on the property to gain access to each cabin. We're hoping to build 8 cabins each between 800 - 1,200 SQFT depending on the floor plan. All cabins would have water, sewer and electric.

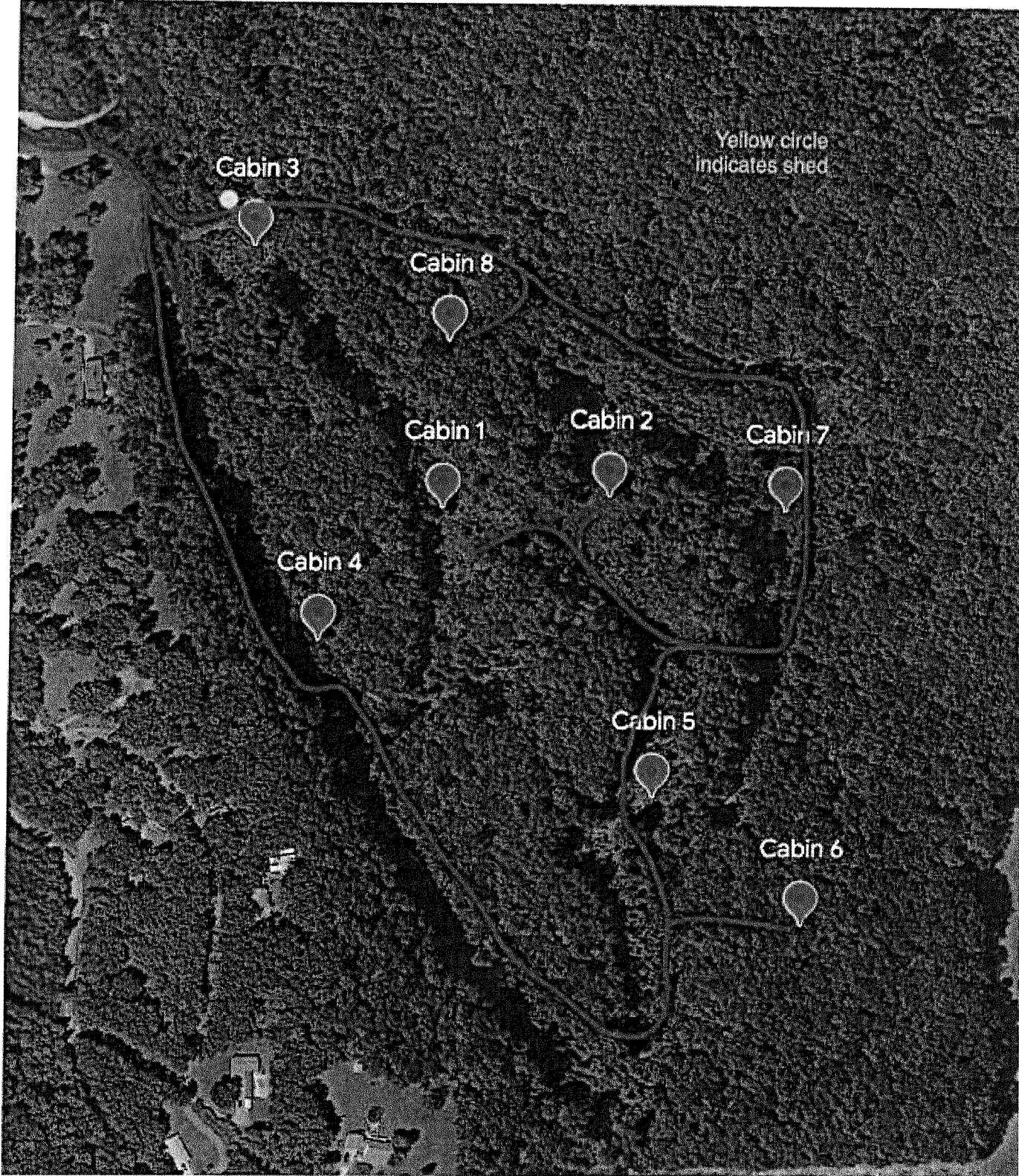
Ideally the driveway would enter the property from the gravel road but we have been given the OK to enter from the existing driveway of Jim Lyon.

Work would begin July 1st and we will only be building 2 cabins to begin with. Over the next few years we will be adding the additional 6 cabins on the property. The cabins will be used as both a short term vacation rental as well as a free retreat / getaway for folks who have gone through a hard time and need a break or for families who have done incredible work for others but may not be able to afford a nice vacation or getaway.

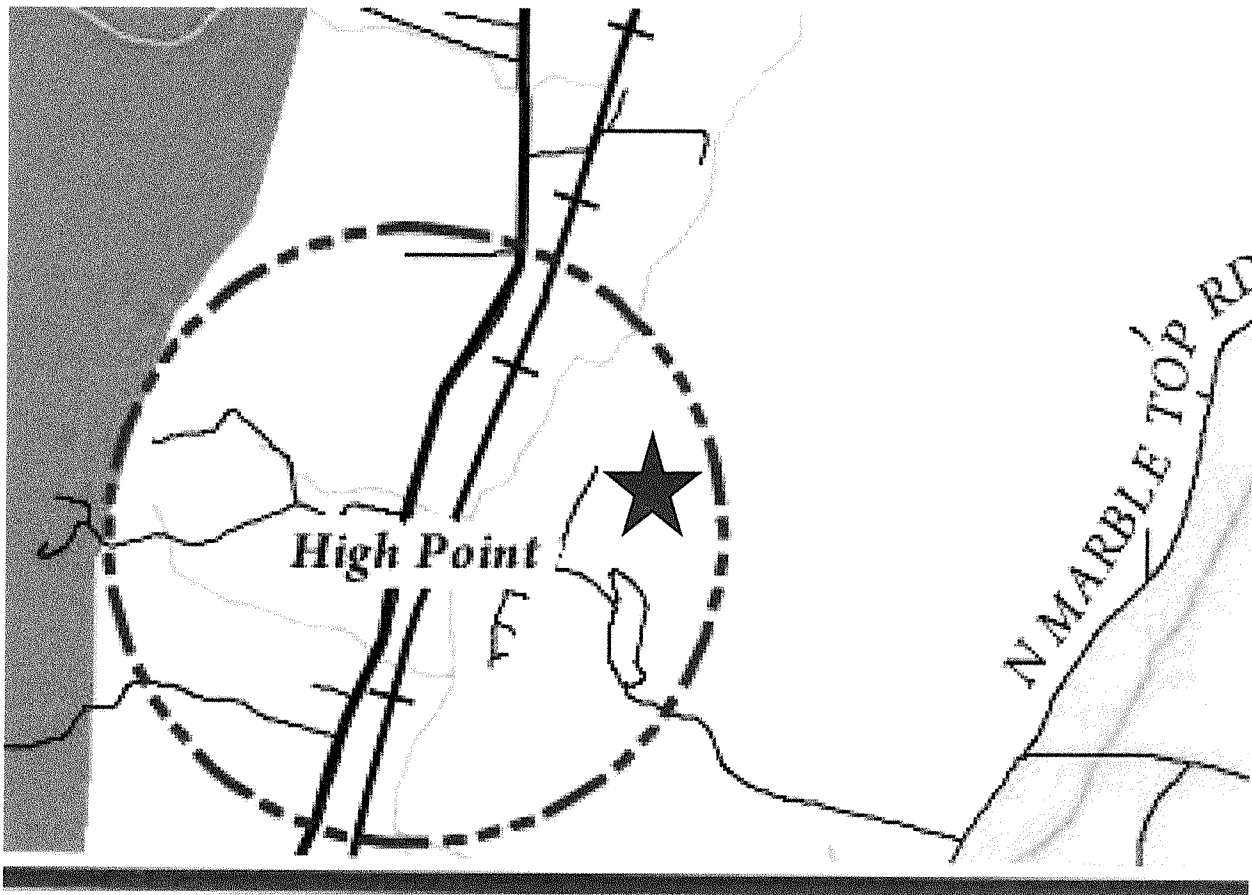
We will also maintain the existing walking paths inside the property so visitors can enjoy the property and walk the maintained paths.

Lastly, a small shed will be erected (about 20x30) and used as a place of storage for maintenance tools and equipment.

Layout of where the cabins would be located.



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

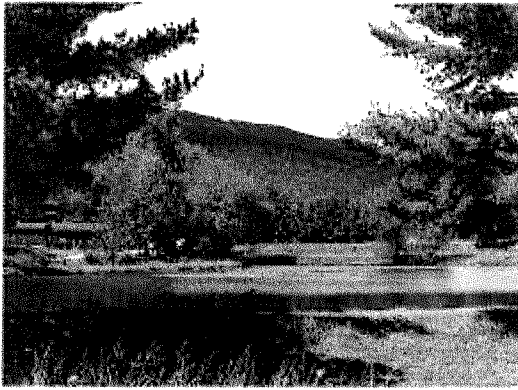


Figure 51. Chamberlain Road, west of LaFayette

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

Gilley Lane Project Details

Jim Lyon (seller) / Craig & Maddie Braun (buyer)

We're planning to build 8 cabins ranging in size from 500 - 1,110 sqft on the 63 acre parcel off Gilley Lane in Chickamauga, GA. The Luxury style cabins will have between 1 - 2 bathrooms and no more than 2 bedrooms in each. Each cabin will have a full kitchen, washer / dryer and hot tub. The cabin will be used both as STVR properties as well as a "retreat" for families and individuals in need of rest. Those families / individuals will be gifted a free stay in one of the cabins to help them find some quiet during hard times.

Craig & Maddie Braun (buyers) have multiple years of experience in the STVR industry and own a business that organizes large events around the country which requires extreme attention to detail and thoughtful planning / execution.

Please also note that we have spoken with and will abide by all rules following the Tourist Accommodation permit as required in Walker County.

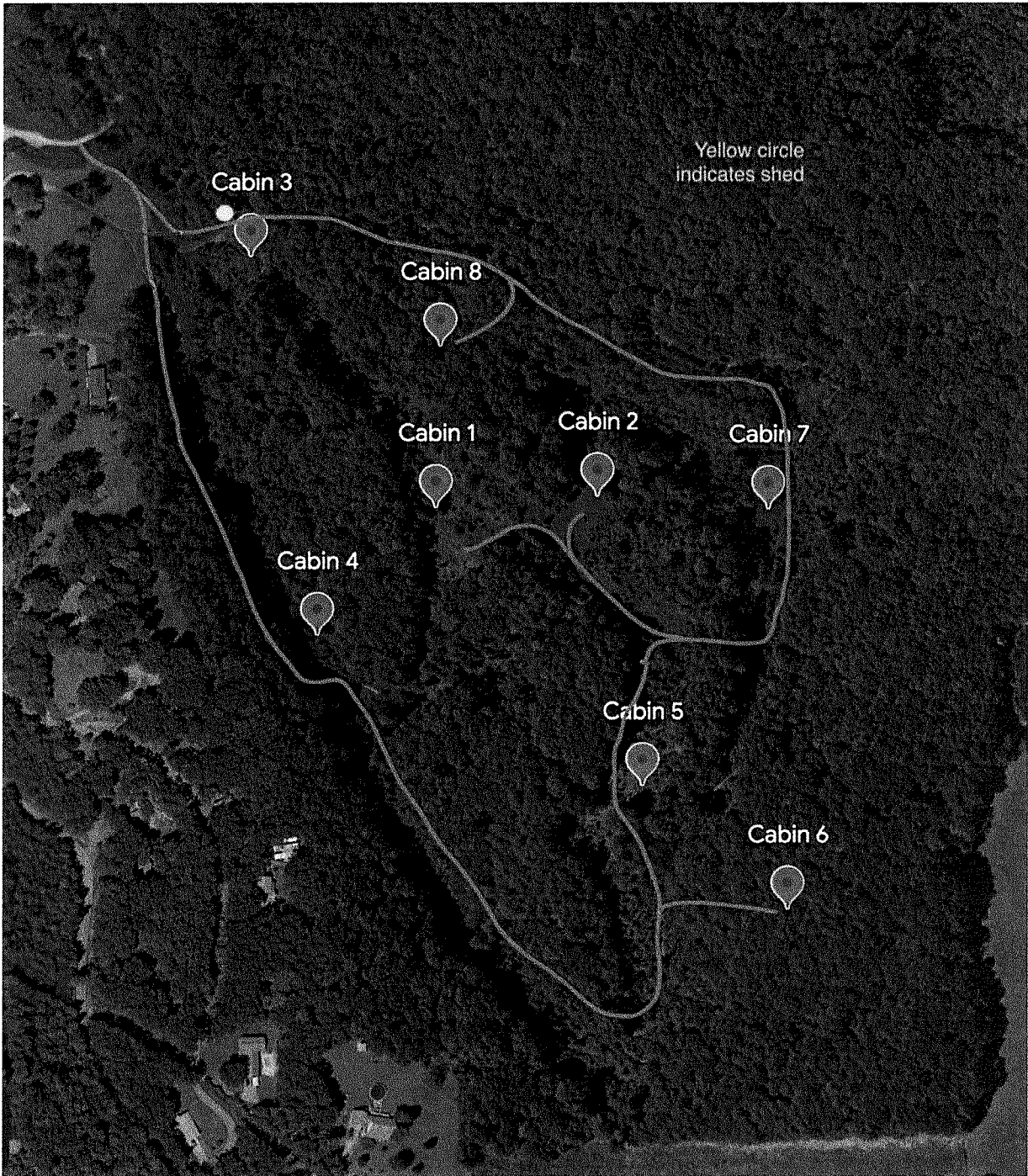
Cabin examples, road details, entry to property details and more can be found below.

I. Gravel Road / Property Safety

- a. The roadway that enters the property from Gilley Lane and circles around the property will be a standard 10ft wide gravel road suitable for delivery trucks and emergency vehicles. The roadway is being constructed with acknowledgment of the standard requirements for gravel road construction in the state of GA.
- b. Illuminated signage will be placed at the entry of the property and throughout the property along the roadway directing guests to each numbered cabin. Each cabin will have a designed "house number" (i.e. Cabin 1, Cabin 2, etc...) and those house numbers will be illuminated on the cabin to be easily identified by guests, delivery drivers or emergency response vehicles.
- c. In the case of an emergency situation. The guest will follow our posted emergency procedures posted in the guestbook of each cabin. Guests would give the main property address along with the cabin number to emergency personal which ensures guests are able to get the help they need.
- d. The driveway loops all around the property acting as a one way road to ensure no vehicles come face to face when entering or leaving.

I. Gravel Road / Property Safety Cont.

The blue line indicates the driveway throughout the property. Please note, pending on the recommendation from the board - the entry point to the property may be from the easement on Jim Lyons property (red line). Jim Lyon has an easement listed on his property currently and has agreed to allow us access using this entry point. This would be required to be listed in the deed upon transfer of ownership.

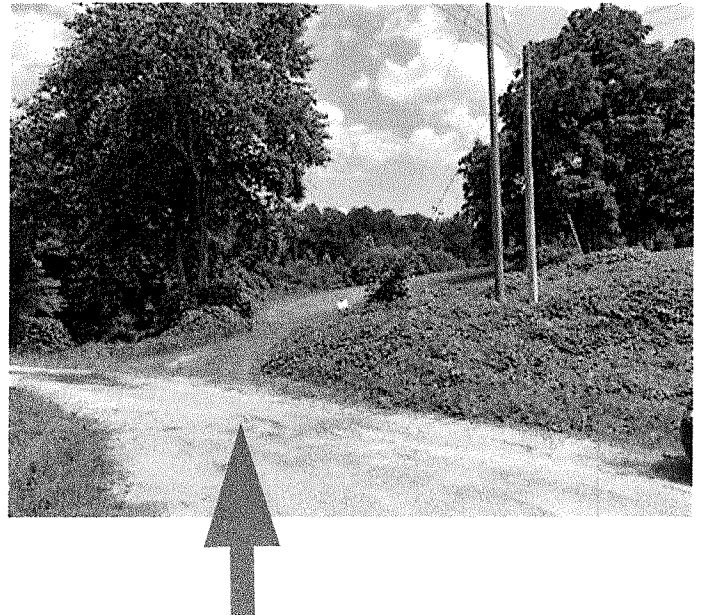
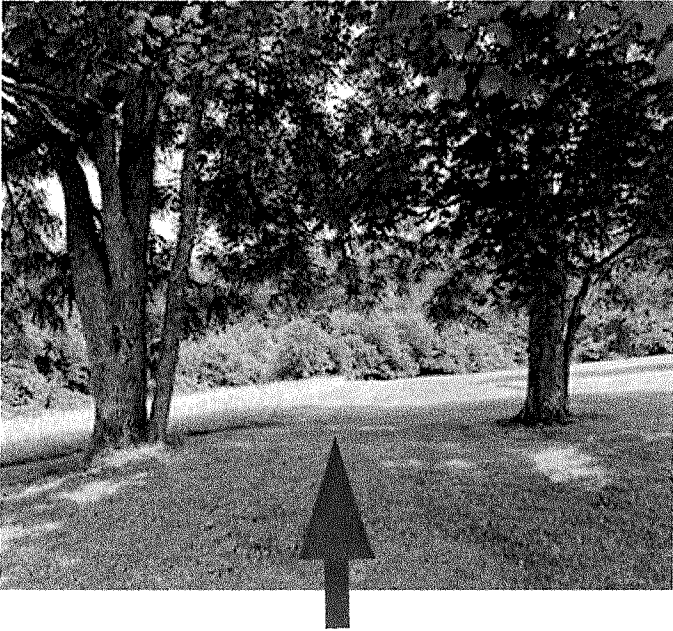


I. Gravel Road / Property Safety Cont.

Photo 1 - entrance to property using easement from Jim Lyon (red line in digram)

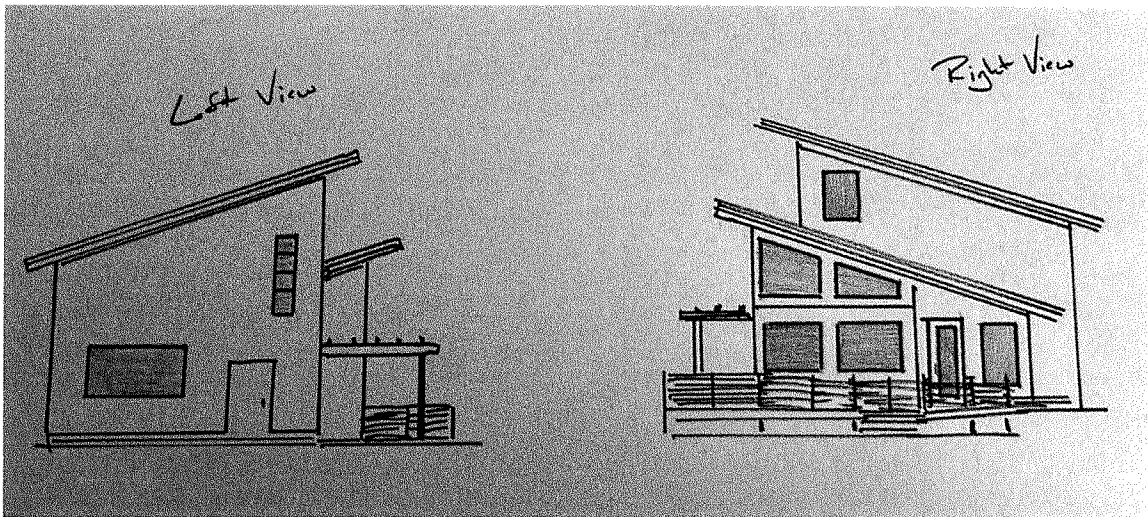
Photo 2 - entrance from gravel road. Please note, we have talked with the two current home owners who utilize the gravel road and have their OK to also use the gravel road as entrance to the property.

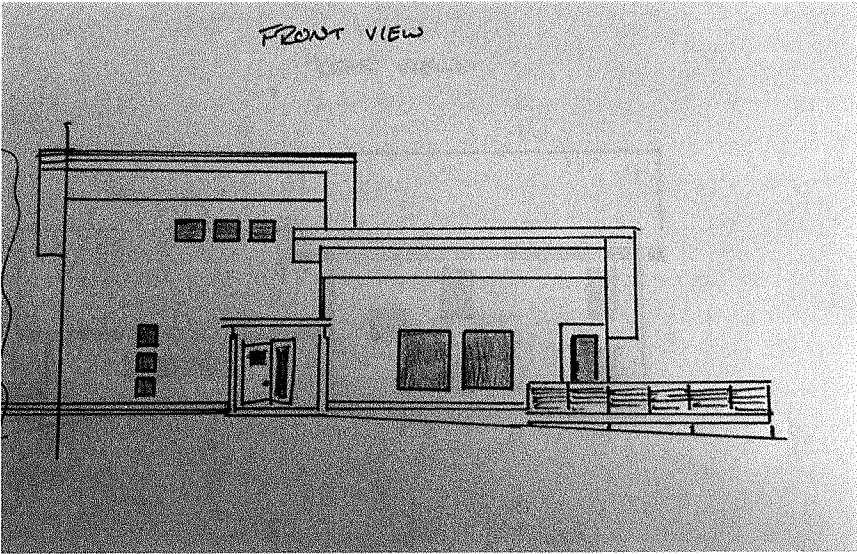
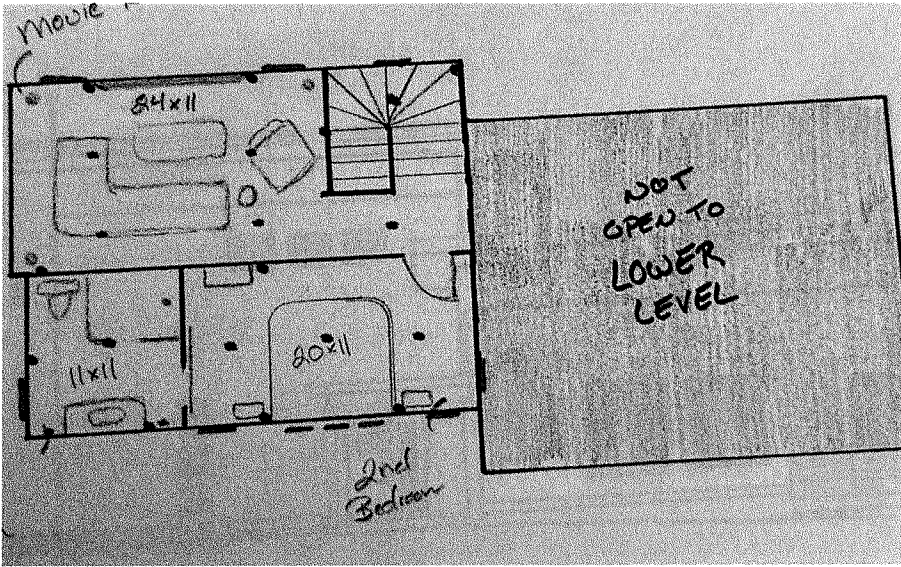
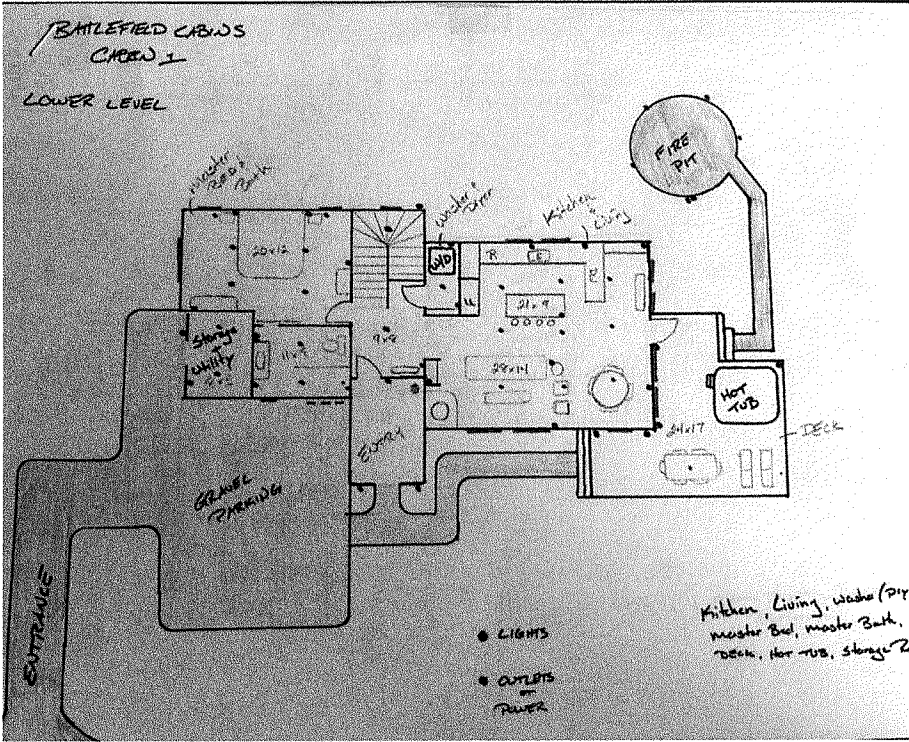
Photo 3 - identifies end of Gilley Lane, The start of gravel road and the start of Jim Lyons driveway which may be used as an entrance to the property.

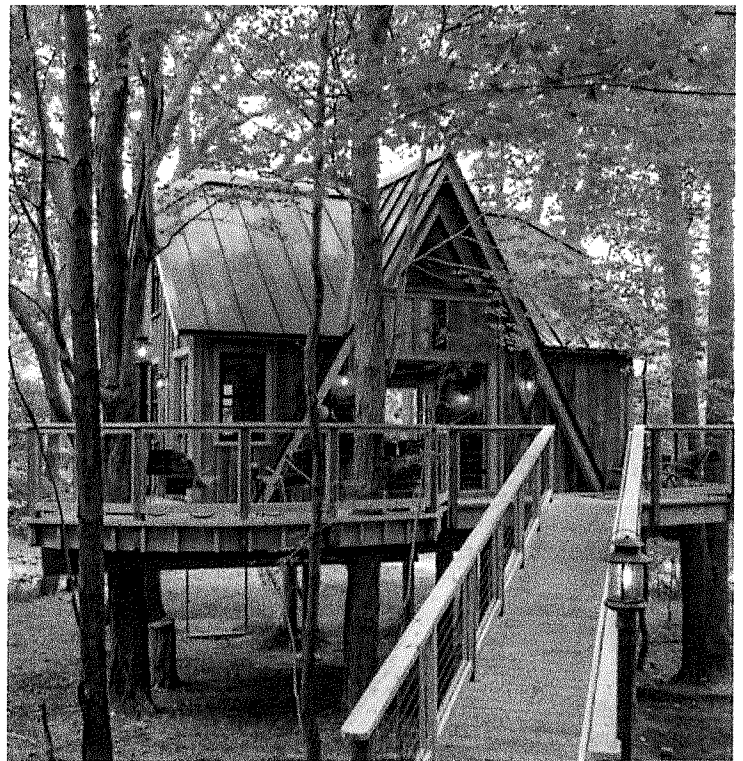
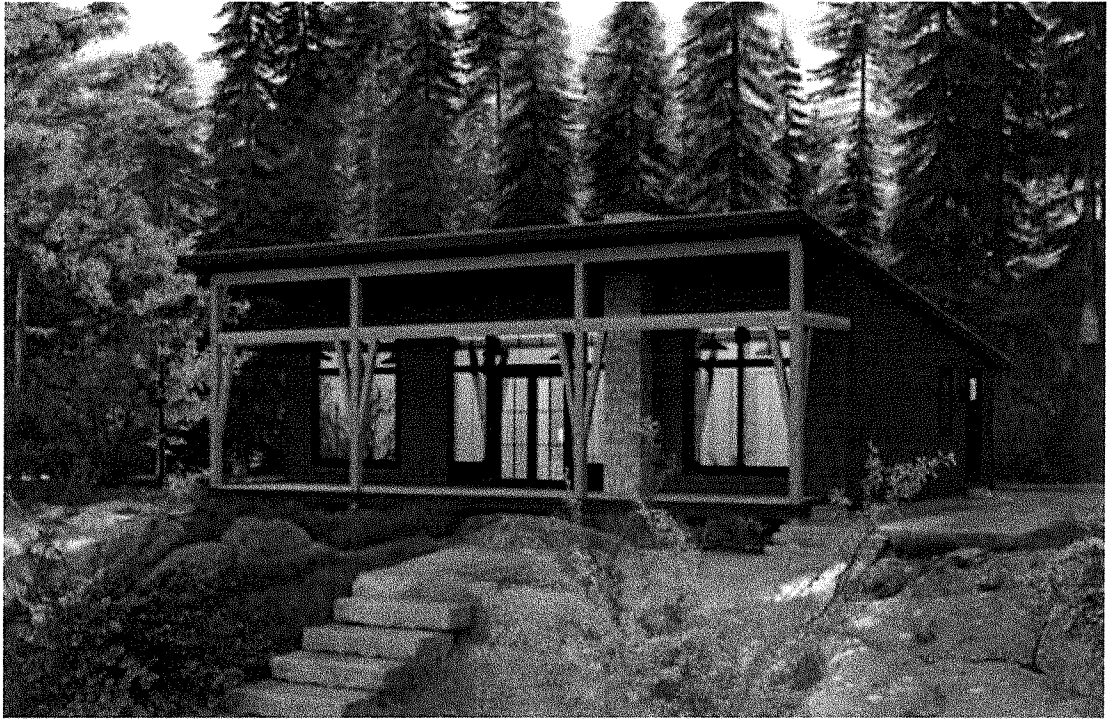


II. Cabin Examples

The 8 Cabins will range in size from 500sqft to 1,100sqft and have no more than 2 beds / 2 baths. Each cabin will have a kitchen, washer / dryer and hot tub. Cabins can be defined as “luxury” and are mostly intended for small families / couples to vacation and enjoy the property / surrounding attractions.







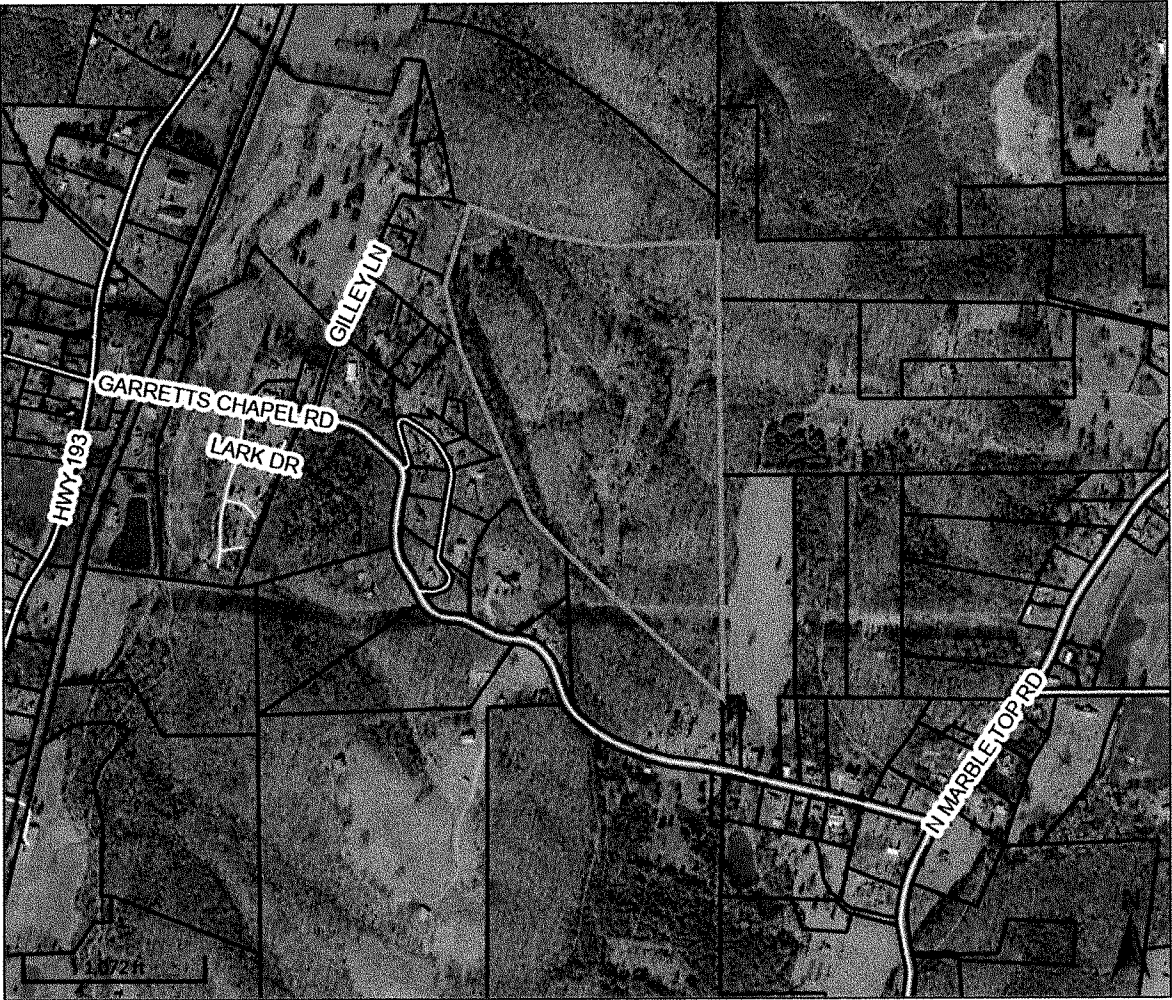
III. Additional Information / Amenities

a. The goal of the property is to create a peaceful place for people to escape and unplug from the hustle and bustle of life. The property was formerly a golf course and has trails and paths cut throughout. We intend to clean up and bring the trails back to their original state to allow guests to enjoy walking in the woods. The paths will be cleared of all debris and certain portions of the trail will have wood chips laid and the path illuminated. We also will build benches along the pathway for folks to sit and enjoy a view or just enjoy the peace and quiet.

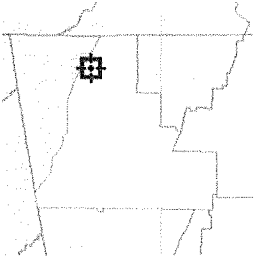
b. Lastly, as an amenity to our guest ONLY, we will design and maintain a 3 hole disc golf course utilizing the previous cut fairways and tee boxes from the original golf course. This disc golf course is simply an extra for our guests and is NOT open to public for play. The course will utilize the previously stated walking paths throughout the property and its free to all guests to enjoy.

c. Strict rules will be posted on all cabins. No parties, no smoking, no pets.

d. A detailed video guidebook and printed guidebook will be available to all guests detailing the cabin and it's features. The books will also highlight the beautiful ares that are close in proximity. Areas like the Chickamauga Battlefield, Cloudland Canyon, St. Elmo, Lookout Mountain, Downtown Chattanooga and our favorite places to eat and shop around the area.



Overview



Legend

 Parcels

 Roads

 Streams and Rivers

Parcel ID	0041 025	Owner	LYON JAMES V JR AS TRUSTEE	Last 2 Sales			
Class Code	Residential		300 GILLEY LANE	Date	Price	Reason	Qual
Taxing District	COUNTY		CHICKAMAUGA, GA 30707	2/24/2023	0	DG	U
Acres	63.04	Physical Address	GILLEY LN	10/10/2012	0	10	U
		Assessed Value	Value \$257710				

(Note: Not to be used on legal documents)

Date created: 6/22/2023
Last Data Uploaded: 6/22/2023 3:36:51 AM

Developed by  **Schneider**
GEOSPATIAL

RETURN TO:
North Georgia Title
120 E. Patton Street
LaFayette, GA 30728

Deed Doc: QCD
Recorded 03/08/2023 12:28PM
Georgia Transfer Tax Paid : \$0.00
Carter Brown
Clerk Superior Court Walker County, Ga.
B# 02274 Pg 0102-0103

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF WALKER

THIS INDENTURE, Made the 24 day of February, 2023, between
Cynthia Lee Lyon,

as party or parties of the first part, hereinafter referenced as Grantor, and

James V. Lyon, Jr., as Trustee of the Gilley Family Irrevocable Trust,

as party or parties of the second part, hereinafter referenced as Grantee (The words "Grantor" and "Grantee shall include their respective heirs, successors and assigns where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

WITNESSETH: That Grantor for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents, bargain, sell, remise, release and forever Quitclaim to Grantee all right, title, interest, claim or demand which Grantor has or may have in and to the following described Property in anywise appertaining or belonging:

All that tract or parcel of land lying and being in Original Land Lot Nos. 288 and 289 in the 9th District and 4th Section of Walker County, Georgia, and being more particularly described as follows: BEGINNING at the southeast corner of Land Lot No. 289; thence North 48 degrees 06 minutes 34 seconds West, a distance of 1,208.08 feet to an angle iron found at end of fence; thence North 43 degrees 39 minutes 04 seconds West, a distance of 267.20 feet to an 18" oak at fence line; thence North 24 degrees 09 minutes 59 seconds West, a distance of 1,013.37 feet to a 1-inch pipe found at the fence corner; thence North 10 degrees 26 minutes 53 seconds West, a distance of 386.60 feet to a point; thence North 17 degrees 11 minutes 10 seconds East, a distance of 482.47 feet to a point; thence South 73 degrees 08 minutes 26 seconds East, a distance of 421.70 feet to a ½-inch capped rebar set; thence South 79 degrees 55 minutes 47 seconds East, a distance of 214.73 feet to a ½-inch capped rebar set; thence South 79 degrees 55 minutes 47 seconds East, a distance of 142.65 feet to a 1-inch open top pipe found on the northern line of Land Lot No. 289; thence continuing along and with the northern line of Land Lot No. 289, North 88 degrees 33 minutes 31 seconds East, a distance of 629.83 feet to a 1-inch open top pipe found at the northeast corner of Land Lot No. 289; thence South 03 degrees 05 minutes 56 seconds West, a distance of 285.87 feet to a ¾-inch open top pipe found; thence South 01 degree 23 minutes 40 seconds East, a distance of 2,312.66 feet to a point on the southeast corner of Land Lot No. 289, said point being the POINT OF BEGINNING.

The above-described property, being shown as "Tract 1, 63.04 acres", is from a plat of survey for Mildred L. Gilley by Compton Surveying, Inc., Max Randall Compton GRLS No. 2584, dated May 31, 2019, being 63.04 acres more or less, recorded in Plat Book D, Page 439, in the Office of the Clerk of the Superior Court of Walker County, Georgia.

NGT D23-20

3

SUBJECT TO all matters, statements, notes, stipulations, and restrictions as shown on plat of survey referenced above and described herein.

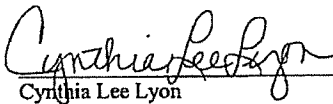
Being part of the same property conveyed by deed recorded in Deed Book 820, Page 128, in the Office of the Clerk of the Superior Court of Walker County, Georgia.

TOGETHER WITH all right, members, and appurtenances to the said described Property in anywise appertaining or belonging.

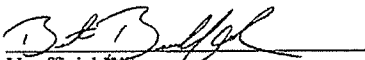
TO HAVE AND TO HOLD the said Property unto the Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to said Property or its appurtenances.

Grantor and Grantee acknowledge that this deed was prepared from information furnished by them. No title examination has been made. Drafting attorney has expressed no opinion, has given no warranty and shall have no liability for the status of title to the property or for the accuracy of such information.

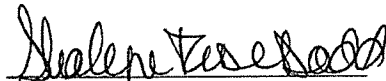
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

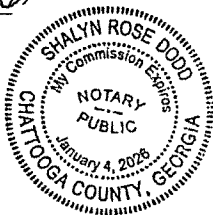
 (SEAL)
Cynthia Lee Lyon

Signed, sealed and delivered in the presence of:

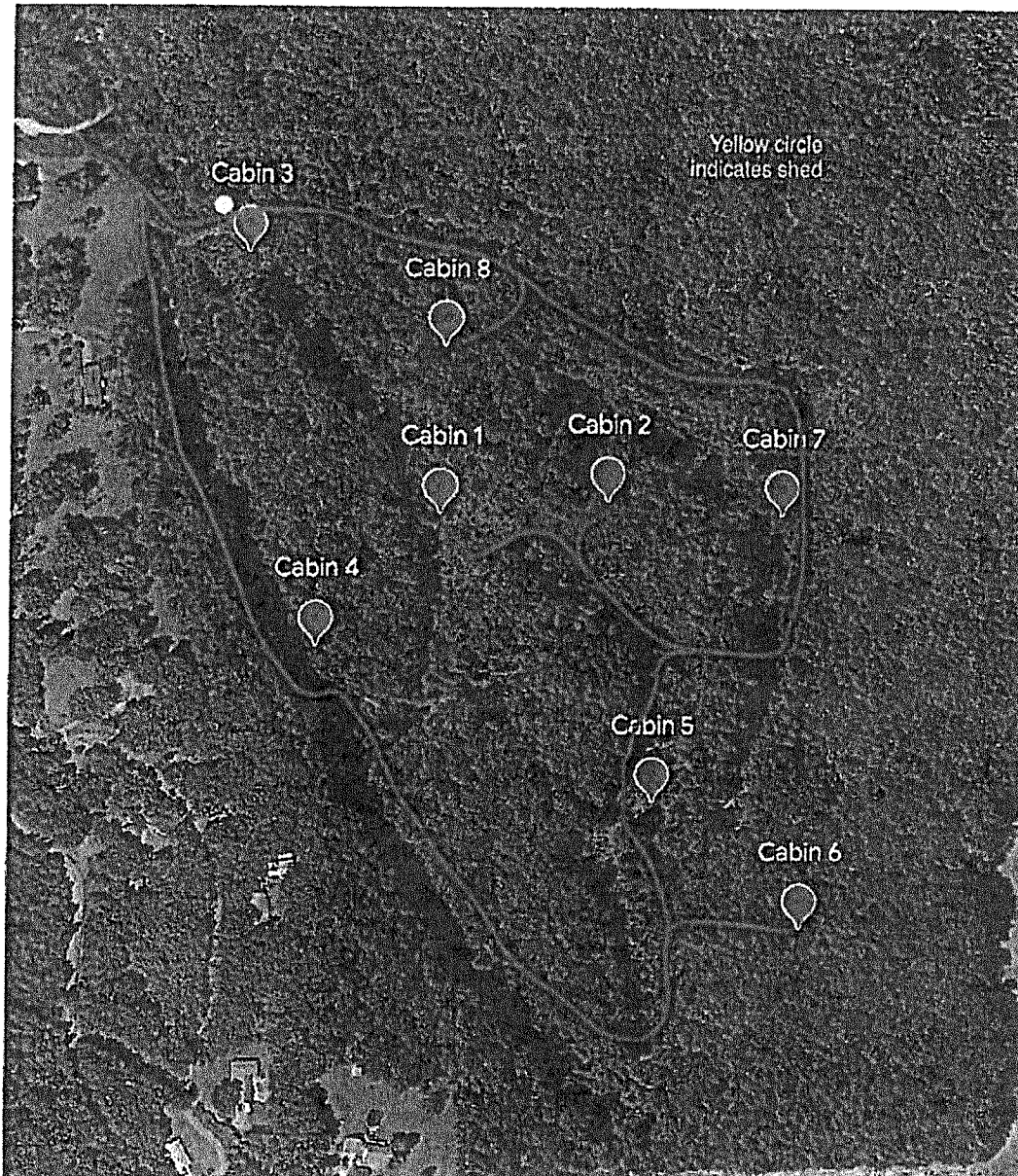

Unofficial Witness

TITLE TO PROPERTY
NOT EXAMINED OF RECORD


Notary Public
My commission expires: 1/4/26

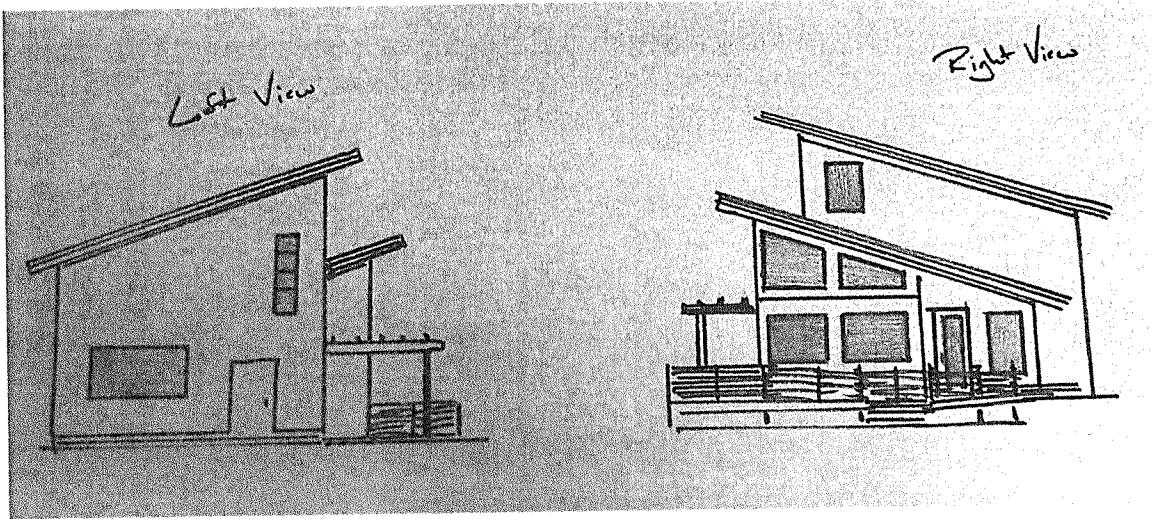
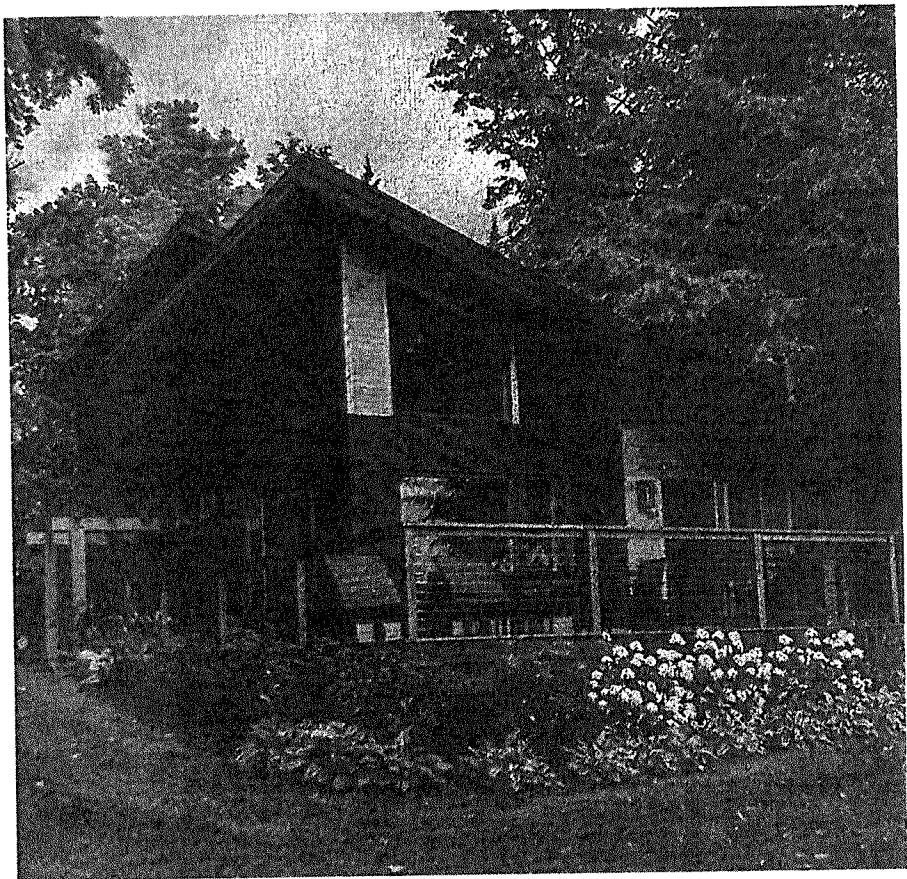


Layout of where the cabins would be located.



II. Cabin Examples

The 8 Cabins will range in size from 500sqft to 1,100sqft and have no more than 2 beds / 2 baths. Each cabin will have a kitchen, washer / dryer and hot tub. Cabins can be defined as "luxury" and are mostly intended for small families / couples to vacation and enjoy the property / surrounding attractions.



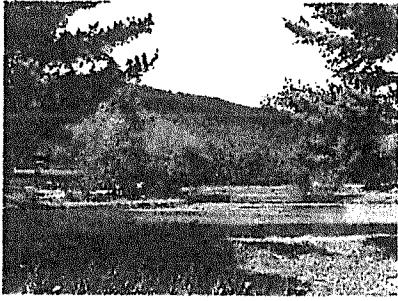


Figure 51. Chamberlain Road, west of LaFayette

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.
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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

CH. 22, ARTICLE VI. - SUBDIVISIONS

Sec. 22-383. - Purposes; jurisdiction.

(a)

These regulations are adopted for the following purposes:

(1)

To protect and provide for the public health, safety, morals and general welfare of the County;

(2)

To provide for adequate light, air and privacy, to secure safety from fire, flood and other danger, and to prevent overcrowding of the land and undue congestion of population;

(3)

To protect the character and the social and economic stability of all parts of the County and to encourage the orderly and beneficial development of all parts of the County;

(4)

To protect and conserve the value of land throughout the County and the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings;

(5)

To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, recreation and other public requirements and facilities;

(6)

To preserve the natural beauty and topography of the County and to ensure appropriate development with regard to these natural features; and

(7)

To ensure the wise development of the County in harmony with the Comprehensive Plan of the County.

(b)

These regulations shall govern the development of land within the unincorporated areas of the County.

CH. 22, ARTICLE VI. - SUBDIVISIONS

Sec. 22-401. - No permit for structures without publicly accepted and maintained access.

No building permit shall be issued for a building or use on a lot which does not:

(1)

Abut on an already constructed, dedicated and publicly accepted and maintained State, municipal or County street or road;

(2)

Abut on a street in a subdivision which has received final approval, but is not yet recorded, and for which proper bond has been posted; or

(3)

Abut on a private drive, or a permanent recorded easement or right-of-way which serves no more than 6 separate residential dwellings, lots or tracts and provides access to a publicly accepted and maintained road, provided that the following criteria are met:

a.

A private drive, easement or right-of-way utilized for access must be at least 50 feet in width. Each parcel of property that accesses the private drive, easement or right-of-way must be a minimum of 1 acre, except all property that is zoned A-1 requires a minimum of 5 acres. A maximum of 6 parcels may access the private drive, easement or right-of-way. No additional private drive, easement or right-of-way may be created from the original private drive, easement or right-of-way or any parcel that has access thereto. Each private drive, easement or right-of-way must satisfy the County: (1) Fire Department dead end road requirements; (2) setback requirements; and (3) storm water and soil erosion plan requirements. All deeds and plats are required to set forth the private drive, easement or right-of-way. All deeds and permits that provide a private drive, easement or right-of-way to be utilized for access shall include a provision that each property owner shall be responsible for the property owner's share of the cost of the maintenance of the private drive, easement or right-of-way. For example, if 4 property owners access a private drive, easement or right-of-way, then each property owner shall be responsible for $\frac{1}{4}$ of the cost of the maintenance of the private drive, easement or right-of-way.

Ch. 1, Sec. 1-2. - Definitions and rules of construction.

Residence. The term "residence" shall be construed to mean the place adopted by a person as his place of habitation, and to which, whenever he is absent, he has the intention of returning. When a person eats at 1 place and sleeps at another, the place where such person sleeps shall be deemed his residence.

Ch. 22, Article IV – Zoning Sec. 22-115. - Definitions.

Dwelling means a building designed, arranged or used for permanent living quarters for 1 or more persons.

MARKETING AGREEMENT

This agreement ("Agreement") is entered into between Walker County, Georgia, a political subdivision of the State of Georgia ("County"), and the Walker County Development Authority ("WCDA"). The effective date ("Effective Date") of this Agreement is the date that the last party signs this Agreement.

WHEREAS, the County is the owner of the property located at 122 Maple Street, Rossville, Georgia, Tax and Map Parcel No. 2007 006, upon which is located one or more buildings that were previously operated by Coats American ("Property"); and

WHEREAS, since prior to the date that Coats American conveyed ownership of the Property to the County, the Property has been in an abandoned state; and

WHEREAS, the County has no use for the Property, and the County desires for the Property to be used in a manner that is the Property's highest and best use; and

WHEREAS, the County desires the assistance of the WCDA in determining the highest and best use of the Property; and

WHEREAS, WCDA has knowledge and is familiar with the Property, and the WCDA has experience in determining the highest and best use, value, and marketing of similar properties; and

WHEREAS, WCDA agrees to assist the County in the evaluation and marketing of the Property;

NOW THEREFORE in consideration of the mutual benefits set forth herein, the parties agree as follows:

1. WCDA shall evaluate the Property and prepare a proposed Request for Proposal (RFP) regarding the Property. WCDA shall submit the proposed RFP to the County for review and approval within ten (10) days of the Effective Date of this Agreement. WCDA shall not release the RFP to the public prior to the County's approval of the RFP.
2. WCDA shall release the RFP to the public no later than seven (7) days after the County approves the RFP.
3. The deadline for the public to respond to the RFP shall be a maximum of forty five (45) days from the date that the RFP is made public.
4. WCDA shall submit its written recommendation regarding the RFP, and copies of all of the responses to the RFP, to the County no later than seven (7) days after the deadline for the response to the RFP.
5. The County, in its sole discretion, may accept, modify, or reject the recommendation of the WCDA, or any of the other responses to the RFP.
6. If the final decision of the County involves the conveyance of the Property to a third party, then a closing shall be scheduled within ten (10) days of the County's final decision. The conveyance shall be from the County to WCDA. WCDA shall immediately thereafter convey the Property to the third party. WCDA shall immediately deliver the total amount of the sale proceeds to the County.
7. WCDA shall have no legal responsibility for any claim related to the Property, including but not limited to, any environmental claims

Walker County, Georgia

Walker County Development Authority

By: Shannon K. Whitfield
Shannon K. Whitfield, Chairman

By: _____

Print Name/Title: _____

Date: 06-22-2023

Date: _____

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning Amendment

PLEASE PRINT OR TYPE		FEE \$ 150.00	Date 5/1/23
Owner's Name Randal Dalton		Mailing Address 43 Hidden Hills	Case No.
City/Zip Chickamauga		Phone 423-421-3029	
Tax Parcel # D-325-026		Street Name and Number 10161 N. Hwy 27	
Current Zoning C-1		Requested Zoning partial A-1	
Reason for Change (Be Specific): partial rezone on two lots 10.26 acres to build on behind commercial part			
Lessee's Name IF APPLICABLE		Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8. IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET			
LAND USE PLAN DESIGNATIONS			
CURRENT		FUTURE	
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.			
Owner's Signature Randal Dalton		Date: 5/1/23	
Date Received by the Planning Office:			
Planning Commission - June 15th, 2023 - 6:00 PM - Civic Center			
Planning Commission Decision/Date Board of Comm. June 22, 2023 7:00 PM Annex III			

FOR OFFICE USE

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

Applicant: Randal Dalton

Map & Parcel: 0-325-026 Rezone from: C-1 to: A-1

PLANNING COMMISSION RECOMMENDATION:

10-15-2023

APPROVED AS SUBMITTED

10-26
acres

APPROVED WITH CONDITIONS

TABLED

DENIAL

COMMISSIONERS FINAL DECISION:

Shane K. White

APPROVED AS SUBMITTED 10-22-2023

APPROVED WITH CONDITIONS

TABLED

DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A-3 of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

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

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

Signature of Petitioner/Owner:

Randal Dalton 5/1/23

OWNER

DATE

PETITIONER

DATE

WALKER COUNTY PLANNING COMMISSION

Application for Zoning Variance

Date <u>5-17-2023</u>
Case No.

PLEASE PRINT OR TYPE

FEE \$ 1050.00

Owner's Name <u>James V. Lyon, Jr., as Trustee</u>		Mailing Address <u>300 Gilley Lane</u>	
City/Zip <u>Chickamauga, GA 30707</u>		Phone <u>706-638-4700</u>	
Tax Parcel # <u>0-041-025</u>		Street Name and Number <u>Gilley Lane</u>	
Current Zoning <u>R-2</u>	Requested Variance <u>87</u>	Owner Occupied? <u>yes</u>	
		Rental Property?	

Reason for Variance (Be Specific):

See Exhibit A attached

Lessee's IF APPLICABLE Name	Lessee's Address
--------------------------------	---------------------

NAME AND ADDRESS OF ALL PROPERTY OWNERS WITHIN 150' OF ANY PROPERTY LINE

1.
2.
3.
4.
5.
6.
7.

IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET

I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE AND CORRECT

Owner's Signature <u>James V. Lyon, Jr.</u>	Date: <u>5-17-2023</u>
---	------------------------

Date Received by the Planning Office: <u>5-17-2023</u>

Planning Commission Decision/Date <u>Planning Comm. 6-15-2023 + Board of Comm. 6-22-2023</u>

THIS FORM MUST BE FULLY COMPLETED.

The Owner/Applicant must notify each property owner within 150' by providing them a copy of this application. Proof of notification must be provided to the Planning Office.

This application must be fully complete prior to filing.

EXHIBIT A

Applicant desires to place a primary residence and up to seven (7) outbuildings on its property. Applicant casually refers to the said outbuildings as "cabins." Applicant does not seek to create new tax parcels for the cabins. Applicant, by and through counsel, maintains that a variance is not necessary for the construction of a home and cabins upon his property. However, the office of planning and zoning will not issue a permit without the granting of a variance. In fact, the same office maintains that Applicant requires seven (7) variances. Even if a variance is necessary, a point that Applicant does not concede, certainly one variance will suffice. Nevertheless, Applicant has paid the application fee demanded in order to move forward, but reserves the right to seek a refund of the monies he feels that he has unnecessarily paid.

The parcel connects to the main highway by use of Gilley Lane, which Applicant is told by Walker County to be a private drive.

Applicant desires to allow short-term rentals for the use of the cabins.

Applicant: James V. Lyon, as Trustee

Map & Parcel: 0-041-025 Variance request More than six on private drive

PLANNING COMMISSION RECOMMENDATION:

_____APPROVED AS SUBMITTED

_____APPROVED WITH CONDITIONS

_____TABLED

6-15-2023 DENIAL

COMMISSIONERS FINAL DECISION:

_____APPROVED AS SUBMITTED

_____APPROVED WITH CONDITIONS

Marian Kluttsfeld TABLED 6-22-2023

_____DENIAL

The following disclosure is required of the applicant(s) by Section 36-67A-3 of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

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

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

Signature of Petitioner/Owner:

James V. Lyon 5-17-23
OWNER DATE

James V. Lyon 5-17-23
PETITIONER DATE

Walker County Departmental Statistics - May 2023



Department		Monthly Totals						YTD Totals		YTD Totals		Yearly Totals		Yearly Totals		
Animal Shelter	April		May		2023		2022		2021		2020		2019		2018	
	Dogs	Cats	Dogs	Cats	Dogs	Cats	Dogs	Cats	Dogs	Cats	Dogs	Cats	Dogs	Cats	Dogs	Cats
Intake	76	130	89	38	527	210	1,138	452	1,322	648	1,093	516	1,094	295	1,176	25
Outake (Adopted, Rescued, Returned)	38	118	64	23	490	193	1,172	433	1,281	624	1,091	474	1,099	279	1,012	47
Adopted	17	2	21	8	93	45	191	150	31	91	33	65	208	152	138	34
Rescued	7	113	31	15	319	143	720	245	999	494	919	397	766	119	749	13
Returned to Owner	14	3	12	0	75	6	249	17	238	18	119	6	112	3	125	0
Euthanized	3	0	10	0	16	0	35	27	17	23	20	6	31	7	56	2

Codes Enforcement & Litter		April		May		2023		2022		2021		2020		2019		2018	
In Compliance		0		3		234		3,553		19,409		6,672		9,309		5,124	
Violations		17		57		143		320		402		343		435		857	
Closed Cases		4		1		13		73		154		161		58		339	
Roadside Trash Pounds		0		0		22,360		74,000		143,723		143,800		143,330		122,912	

Elections		April		May		2023		2022		2021		2020		2019		2018	
Registered Voters		201		200		43,747		43,200		43,025		43,719		40,281		38,202	

Fire Department		April		May		2023		2022		2021		2020		2019		2018	
Calls for Service		521		511		2,611		6,148		4,173		3,478		6,091		5,670	
Units Handling Calls for Service		756		683		3,718		9,433		7,024		5,705		8,815		6,359	
Smoke Alarms Installed		11		26		47		190		368		322		781		228	

Mountain Cove Farms		April		May		2023		2022		2021		2020		2019		2018	
Total Nights Booked		89		135		371		1,016		892		840		1,102		908	

Planning		April		May		2023		2022		2021		2020		2019		2018	
Single Family New Home Construction		32		39		162		142		157		150		128		124	
Building Inspections		373		462		1,566		2,291		1,755		1,595		1,424		1,326	

Public Relations		April		May		2023		2022		2021		2020		2019		2018	
Media Impressions (stories)		25		30		120		327		460		460		451		509	
Facebook Followers Added		108		245		675		2,722		1,227		2,768		1,880		2,182	
Facebook Posts (main page)		33		27		153		342		519		888		602		487	
WalkerCountyGA.gov views		39,961		55,346		218,894		504,354		568,384		668,051		357,989		316,285	
Newsletter Subscribers Added		23		31		117		345		1,376		1,104		971		925	

Public Works		April		May		2023		2022		2021		2020		2019		2018	
Patching/Potholes		391		659		1,341		3,124		4,157		5,785		6,148		4,798	

Walker Transit		April		May		2023		2022		2021		2020		2019		2018	
Total Trips		2,595		2,979		14,196		27,869		18,420		17,436		26,535		21,551	

Best Friends: Data Matrix

Criteria:

Enter from date: 05/01/2023

Enter to date: 05/31/2023

	Species					
	Canine			Feline		
	Adult	Up to 5 months	Unknown Age	Adult	Up to 5 months	Unknown Age
Beginning Animal Count 2023-05-01	80	19	0	8	10	0
Intakes: Stray/At Large	31	17	0	0	10	0
Intakes: Transferred in from Municipal Shelter	0	0	0	0	0	0
Intakes: Transferred in from Other Rescue Group	0	0	0	0	0	0
Intakes: Owner Requested Euthanasia	1	0	0	0	0	0
Intakes: Relinquished by Owner	13	13	0	2	21	0
Intakes: Returns	18	0	0	0	0	0
Intakes: Other Intakes	4	10	0	5	0	0
Live Outcomes: Adoption	20	1	0	0	8	0
Live Outcomes: Returned to Owner	12	0	0	0	0	0
Live Outcomes: Returned To Field	0	0	0	0	0	0
Live Outcomes: Transferred to Municipal Shelter	0	0	0	0	0	0
Live Outcomes: Transferred to Other Rescue Group	7	24	0	3	12	0
Live Outcomes: Other	0	0	0	0	0	0
Other Outcomes: Died in Care	0	0	0	0	1	0
Other Outcomes: Lost in Care	0	0	0	0	0	0
Other Outcomes: Euthanasia	9	0	0	0	0	0
Other Outcomes: Owner Requested Euthanasia	1	0	0	0	0	0
Ending Animal Counts 2023-05-31	99	32	0	12	20	0
Spays/Neuters: Pre-Adoption	39	6	0	2	9	0
Spays/Neuters: Free for Low-Income Families	0	0	0	0	0	0
Spays/Neuters: Low-Cost for Low-Income Families	0	0	0	0	0	0
Spays/Neuters: Low-Cost for General Public	0	0	0	0	0	0
Spays/Neuters: TNR	0	0	0	0	0	0
Spays/Neuters: Other	0	0	0	0	0	0



RESOLUTION R-024-23

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE THE CHAIRMAN TO EXECUTE ALL DOCUMENTS AND TAKE ALL FURTHER ACTION NECESSARY TO PURCHASE THE REAL PROPERTY LOCATED AT 311 SOUTH MAIN STREET, LAFAYETTE, GEORGIA

WHEREAS, the real property and building thereon located at 311 South Main Street, LaFayette, Georgia, Tax and Map Parcel No. 1039 071 ("Property") is for sale; and

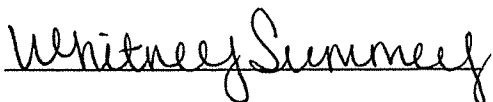
WHEREAS, Walker County would benefit from the acquisition and use of the Property due to its geographical location and the size of the building;

THEREFORE BE IT RESOLVED, the Board of Commissioners of Walker County does hereby authorize (1) the purchase of the Property for a sales price not to exceed \$329,840.00 plus associated closing costs; and (2) the Commission Chairman to execute all documents and take all further action necessary to purchase the Property.

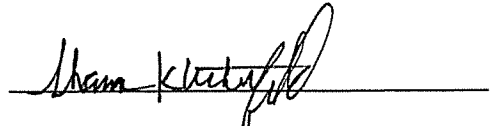
SO RESOLVED AND ADOPTED this 22nd day of June, 2023.

ATTEST:

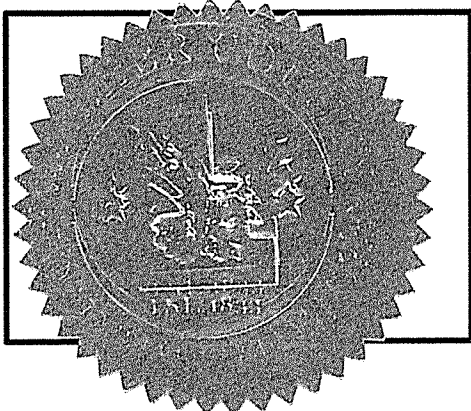
WALKER COUNTY, GEORGIA



Whitney Summey, Deputy Clerk



SHANNON K. WHITFIELD, Chairman



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

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

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

1.

The Walker County Board of Commissioners met in an open and duly advertised meeting on June 22, 2023.

2.

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

3.

In my capacity as Commission Chairman preside over the executive session. The executive session was called to order at 8:43 p.m. The following Commissioners were present: Blakemore, Askew, Hart and Stultz

Also in attendance: County Attorney Gottlieb

4.

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

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

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

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

 Other: (describe exemption of the open meeting law) _____

_____ as provided in O.C.G.A. _____.

SKWx No other matters were discussed during the executive session.

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

This 22nd day of June, 2023.

_____ Shannon K. Whitfield

Print Name: Shannon K. Whitfield

Print Title: Chairman / CEO

Sworn to and subscribed before me this
22nd day of June, 2023.

DAVID D. GOTTLIEB

Notary Public

My commission expires:

