

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 February 23, 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 February 9, 2023 at 7:00 p.m.
- **Public Hearing**
Mack Pettigrew requests to rezone from C-1 (Commercial) to R-2 (Residential) for property located at the corner of East Reed Road and North Highway 27, LaFayette, GA 30728. Tax map and parcel number 0-321-2-027.

Marolyn Saunders requests a lot size variance for property located at 1003 Magnolia Street, Rossville, GA 30741. Tax map and parcel number 0-206-090A.
- **Public Comment**
- **New Business**
Resolution R-011-23 to Support the Filing of a Grant Application by the Walker County History Preservation Commission for a Historic Resources Survey Grant

Resolution R-012-23 to Oppose a State Proposal to Increase Truck Weight Limits

Agreement with Georgia Department of Natural Resources, Environmental Protection Division for a Scrap Tire Amnesty Event (Project: 23-ST-146-006)

Intergovernmental Contract to Operate the Lookout Mountain Judicial Circuit Drug Task Force

Purchase Order 2023-00001022 for \$249,532.00 to purchase a PB Loader BC-4 Patcher Truck (*Funding from 2020 SPLOST*)

Purchase Order 2023-00001023 for \$72,200.00 to purchase a 2023 Peerless Transport Semi Trailer for the Walker County Landfill (*Funding from 2020 SPLOST*)

Mack Pettigrew requests to rezone from C-1 (Commercial) to R-2 (Residential) for property located at the corner of East Reed Road and North Highway 27, LaFayette, GA 30728. Tax map and parcel number 0-321-2-027. (*Planning Commission recommended approval*)

Marolyn Saunders requests a lot size variance for property located at 1003 Magnolia Street, Rossville, GA 30741. Tax map and parcel number 0-206-090A. (*Planning Commission recommended denial*)

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

NEXT REGULAR MEETING - Thursday, March 9, 2023



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

**Minutes of the Regular Meeting
February 23, 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 February 23, 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 Hart made a motion to approve the agenda, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried to approve agenda.
- IV. **Approval of Minutes:**
Commissioner Stultz made a motion to approve the minutes of the Regular Scheduled Meeting held February 9, 2023 at 7:00 p.m., seconded by Commissioner Hart, 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 Mack Pettigrew for a rezone from C-1 to R-2 for property located at the corner of East Reed Road and North Hwy 27, LaFayette, GA 30728, tax map and parcel number 0-321-2-027. Mack Pettigrew said he is requesting the rezone so he can sell the property. Blake Hamilton said he is wanting to purchase the property to build a three unit townhouse. He gave the board a blueprint and reviewed his plans for the property.
 - II. Chairman Whitfield asked if anyone would like to speak on the request from Marolyn Saunders for a lot size variance for property located at 1003 Magnolia Street, Rossville, GA 30741, tax map and parcel number 0-206-090A. Marolyn and Randy Saunders presented the board with a handout. Mrs. Saunders said they are requesting a variance for the lot size so they can put a newer model manufactured home on the property. She said there are similar homes in the area. Commissioner Askew asked if they would meet the setback requirements. Mrs. Saunders said yes.
- VI. **Public Comment:**
 - I. John Culpepper, Historic Preservation Commission Chairman, gave handouts to the Board overviews of things they have done since the Commission was reestablished last year and listed their future goals. Renee Griffin, Historic Preservation Commission Secretary, read a short overview of the handout. John Culpepper said they have a sign dedication coming up and invited everyone to attend. Commissioner Askew said the survey for Oak Grove School should be completed by March 1. Commissioner Stultz asked about a sign at Durham Mine. John said he has submitted everything to Chairman Whitfield and they are waiting on funding. Chairman Whitfield said he is working with Mr. Culpepper to get a complete list of all of the signs they are wanting throughout the county, so they can try to get better pricing. Commissioner Stultz said he would like to see the signs up by spring/summer and for them to be posted on the website. John said they are getting everything together for all of the signs and will send it over to Chairman Whitfield.
 - II. Thomas Beusse, with Path Company, said Commissioner Askew asked him to come speak about the services his company offers. He said they are an infrastructure solutions company that helps with energy savings and improvements to facilities. He gave an overview of a project they completed in Mississippi. Commissioner Askew asked what the steps are to get an assessment, specifically at the Courthouse since improvements are already being looked at. Thomas said they provide no cost assessments. He said they request a list of the county buildings and utility

breakdowns and then come back with a proposal. Commissioner Askew said he would like to move forward with the assessment.

- III. Kerry McCormick with Array Communications said they hope to offer high speed internet solutions for Walker County. He said they are hoping to provide jobs and put a self imposed tax on themselves to benefit the county. He said their buildout project will use federal grant money and not be of any cost to the county. He said he wanted to introduce himself and open the line of communication to discuss what they can offer the county.
- IV. Karen Hughes, Principal of Ridgeland High School, said they were a test site for Array Communications. She said each student has a chromebook and they participate in Google Classrooms. She said they had a great experience with all of the students using Array Communications. She gave statistics of students and families on free and reduced lunch and said many could benefit from wireless internet.

VII. New Business:

- I. Chairman Whitfield read Resolution R-011-23 to support the filing of a grant application by the Walker County Historic Preservation Commission for a historic resources survey grant. Commissioner Blakemore made a motion to approve, seconded by Commissioner Askew, 4 ayes and 0 nays, motion carried.
- II. Chairman Whitfield read Resolution R-012-23 to oppose a state proposal to increase truck weight limits. He said there is statewide opposition to the bills. He read some statistics that ACCG has published. He said if this bill is passed there will be more trucks on local roads because of the federal law restricting them on interstates. He added that more carriers will shift from the rail system to trucks because it will be more time efficient. Commissioner Blakemore said he drives a truck for a living and the more weight a truck can carry will lower the amount of trips on the road. He said the concerns for road deterioration will be affected by the amount of weight per axle, not the overall weight. He said that trucking companies pay their fair share of taxes through fuel tax and road use mileage tax. Commissioner Askew said he is concerned with most of the data being from logging trucks and that enforcement is also part of the problem. He said there is a Senate and House bill and the Governor is supporting them. He said he is concerned but he would like to see more data from other trucking industries. Chairman Whitfield said logging sites have a surety bond of \$5,000 but it has a distance from the site restriction. He said logging companies started this conversation about three years ago and Georgia is number one in the forestry industry. He said public safety is the main priority. Commissioner Askew said safety is number one, but trucks have to get to Walker County somehow. Commissioner Stultz asked how many bonds were currently out to logging sites in the county. Public Works Director Carlen Bowers said there are four out and he just approved one more last week. Commissioner Askew asked if the \$5,000 bond amount could be raised. Carlen said the state put a cap of \$5,000 on the bonds. Commissioner Blakemore made a motion to deny, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried to deny Resolution R-012-23.
- III. Chairman Whitfield read the agreement with Georgia Department of Natural Resources, Environmental Protection Division for a scrap tire amnesty event. He said April 22 is the preliminary date for the event which is also earth day. Commissioner Askew asked what type of tires would be accepted. Chairman Whitfield said passenger and light truck tires. Commissioner Hart made a motion to approve, seconded by Commissioner Blakemore, 4 ayes and 0 nays, motion carried.
- IV. Chairman Whitfield asked Commander Caine Railey to speak about the intergovernmental contract to operate the Lookout Mountain Judicial Circuit Drug Task Force. Commander Railey said this is an agreement that is renewed every year to keep the Drug Task Force in operation. He gave an overview of the agents in the unit and some details of their operations. He thanked the Board for their continued support. Commissioner Askew made a motion to approve, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried.
- V. Chairman Whitfield asked Public Works Director Carlen Bowers to speak about purchase order 2023-00001022 for a PB loader BC-4 patcher truck. Bowers said the current patch truck is old and has some problems. He gave specs of the new truck and said it would take 2-3 people to operate. He said this truck would allow them to fix the newer paved roads. Chairman Whitfield said they went and demoed the truck and found it was simple to operate. He said there is one available that they could get in about three weeks. Carlen said this truck is on hold pending approval of the purchase order. He said a new build would take nine months. He said this is Georgia's contract bidding price so the price is set at any company. He added the truck can use hot mix or cold mix so they can use it year round. Commissioner Hart asked about the availability to mix. Carlen said they can get either mix at two locations, one in Chattanooga and one in Tiftonia. Commissioner Askew asked if the old truck would be surplus. Carlen said they would keep it until it is no longer operational. Commissioner Blakemore made a motion to approve, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried.

- VI. Chairman Whitfield said purchase order 2023-00001023 for a 2023 peerless transport semi trailer is available. He said the landfill will use the trailer to transport wood chips to the recycling plant and to haul tires to Alabama. Commissioner Hart made a motion to approve, seconded by Commissioner Stultz, 4 ayes and 0 nays, motion carried.
- VII. Chairman Whitfield asked if there was any further discussion on the request from Mack Pettigrew for a rezone from C-1 to R-2 for property located at the corner of East Reed Road and North Hwy 27, LaFayette, GA 30728, tax map and parcel number 0-321-2-027. Commissioner Hart made a motion to approve, seconded by Commissioner Askew, 4 ayes and 0 nays, motion carried.
- VIII. Chairman Whitfield asked if there was any further discussion on the request from Marolyn Saunders for a lot size variance for property located at 1003 Magnolia Street, Rossville, GA 30741, tax map and parcel number 0-206-090A. Commissioner Hart asked Interim Planning and Zoning Manager Jon Pursley to give an explanation of the request. Pursley said there was some confusion about the request during the Planning Commission meeting. He said the variance request is for the lot size only and the property is already zoned R-2 which will allow for a mobile home. Commissioner Blakemore asked if the property was on sewer or septic. Pursley said it has sewer. Commissioner Hart clarified the request is not for a zoning change, it is only for a lot size variance. Commissioner Blakemore made a motion to approve, seconded by Commissioner Askew, 4 ayes and 0 nays, motion carried.

VIII. Commissioner Comments:

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

Commissioner Askew thanked everyone for coming out and being involved in county government. He said the public's involvement helps the Board do a better job. He encouraged anyone to reach out with any concerns.

Commissioner Hart thanked Commander Railey for his information about the Drug Task Force.

Commissioner Stultz thanked everyone for coming out and all of the county employees' hard work. He thanked Carlen Bowers and Bobby Snider for their help this past week.

Chairman Whitfield said there was a great turnout at the concert for Ethan Slaughter, American Idol contestant. He encouraged everyone to support Mr. Slaughter on his journey on American Idol.

IX. Executive Session:

Chairman Whitfield made a motion to go into executive session for personnel and litigation, seconded by Commissioner Askew, 4 ayes and 0 nays, motion carried. The Executive Session began at 8:38 PM. Chairman Whitfield called the regular meeting back to order at 9:32 PM with no action to be taken from the Executive Session.

IV. Adjournment:

Commissioner Blakemore made a motion to adjourn the meeting, Commissioner Askew seconded the motion, motion carried and the meeting was adjourned at 9:33 PM.



Shannon K. Whitfield
Chairman/CEO
Walker County Georgia

03-09-2023

Date

Minutes prepared by: Walker County Board Clerk, Whitney Summey

Regular Scheduled Board of Commissioners Meeting

Walker County Annex III

February 23, 2023

7:00 PM

<u>Roll Call</u>	<u>Present/Absent</u>
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Commissioner Blakemore

Present

Commissioner Askew

Present

Chairman Whitfield

Present

Commissioner Hart

Present

Commissioner Stultz

Present



Sign In Sheet

Regular Scheduled Board of Commissioners Meeting

February 23, 2023

7:00 PM

Name

Address

Billy Sims	3499 E. Bramtown R Laf
Thomas Beusse	2140 Cornerstone LN Marietta, GA 30064
Blake Hamilton	187 Southwood Circle
Doug Hamilton	34 Cherokee Gap Ringgold GA
Mark Pettigrew	2344 Bronco Rd LAF
Randy Saunders	6742 White Tail Doltowah
Marilyn Saunders	" " "
Randy Pittman	441 Talley Ave Ross
Gina Pittman	" " "
Theresa Dorsey	302 Whispering Pines LaFayette
Renee Gritter	1474 E. Bramtown Rd. Lafayette
John Cappelletto	1133 Brookview Ln. Chickamauga
Courtney Blekemore	
Randall Pittman	Ross Ave WCHPC,
Vari Gt	LAUDFILL
Frances Cobb	317 N. Duke St, LaFayette, GA WCHPC
Mark	616 E. Wm. H. LaFayette GA
Bobby V. Snider	Roads Dept.
Jan Pugh	Inspection Planning,
Carlton Bowers	Road

100 ANNOUNCEMENTS

Public Notices



DUKE
Duke is a handsome 3 year old German Shepherd who was surrendered to the Humane Pet Foundation due to his previous owner being in hospital. Duke is a bit shy when he first meets new people, but once he settles in to a loving home, Duke is a smart and trainable dog who loves to play with other dogs, but since being at the shelter he has played nicely with another dog, so we believe he is picky with new things. Duke has also been around children in his previous household (ages 4, 5, and 11) and did well with them. Duke is a smart and trainable dog who loves to play with other dogs, but since being at the shelter he has played nicely with another dog, so we believe he is picky with new things. Duke has also been around children in his previous household (ages 4, 5, and 11) and did well with them. Duke is a smart and trainable dog who loves to play with other dogs, but since being at the shelter he has played nicely with another dog, so we believe he is picky with new things. Duke has also been around children in his previous household (ages 4, 5, and 11) and did well with them.

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http://www.humanepet.org/

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Service/Construction Bids



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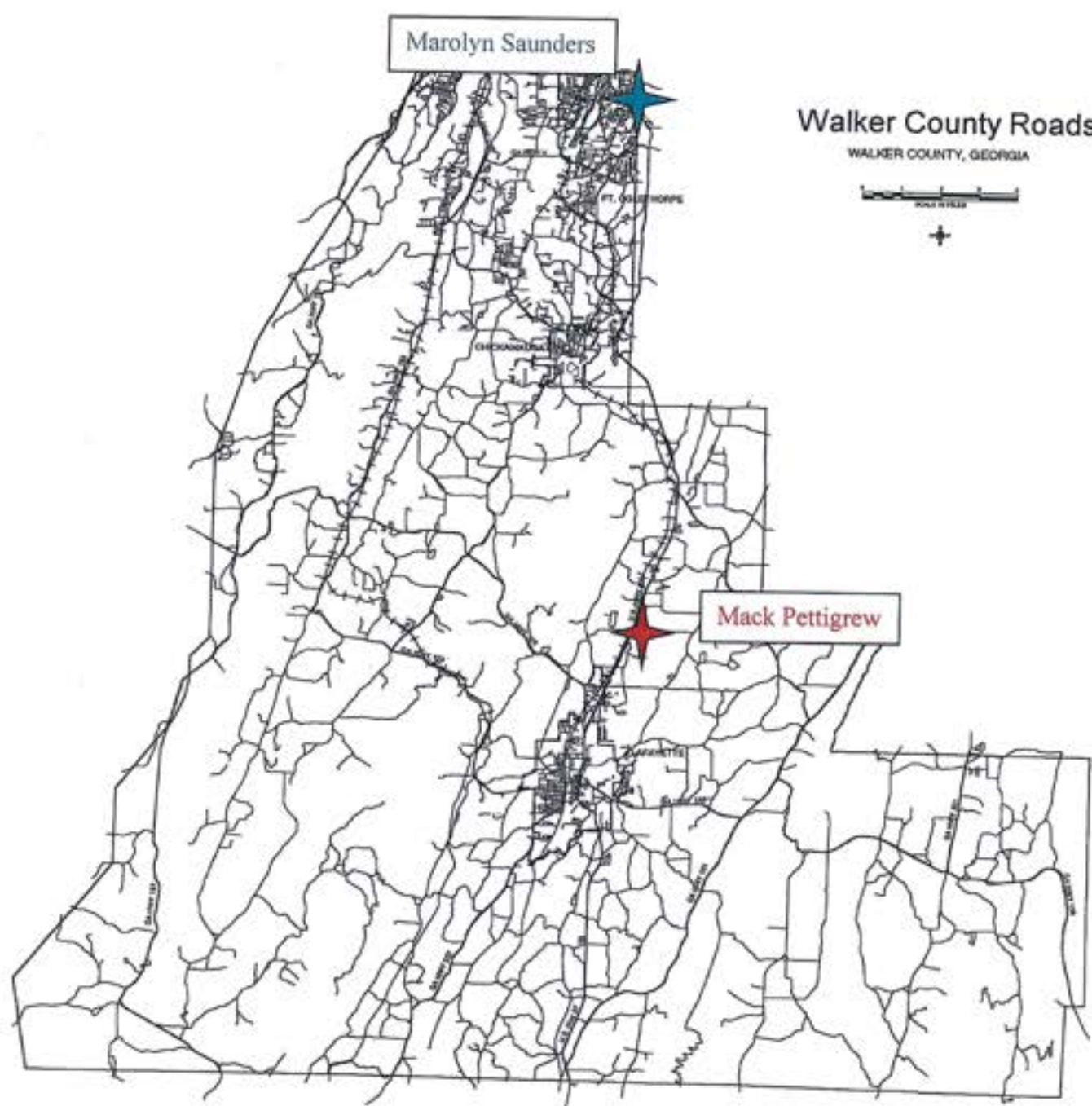
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WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Mack Pettigrew
Petitioner: Blake Hamilton
Location of Property: E. Reed Road @ Hwy 27
LaFayette, GA. 30728

Tax map & parcel number 0-321-2-027

	Date Applied:	1/17/2023
	PC Meeting Date:	2/16/2023
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	Has a buyer that would like the property rezoned to residential in order to build residential structure(s) on.	
DETAILS OF REQUEST:	The property is currently zoned C-1 (Commercial) and the potential buyer would like it rezoned in order to build residential structure(s) on. The property is 1.03 acres and is on sewer. (Rezone requirements in Sec 22-111&112)	

Projected Area:



WALKER COUNTY PLANNING COMMISSION

Application for Variance Request

FEE \$ 75.00

Date 1-17-2023

Owner's Name Mack A. Pettigrew

Mailing Address 2344 Brown Rd

City/State/Zip Lafayette La

Phone 423-762-3974

Tax Parcel # 0- 321-2-027

Street Name & Number: E. Reed Rd @ 27

Current Zoning: C-1

Requested Zoning: R2

Reason for Change (Be Specific) to build residential structures

Owner's Signature Mack A. Pettigrew

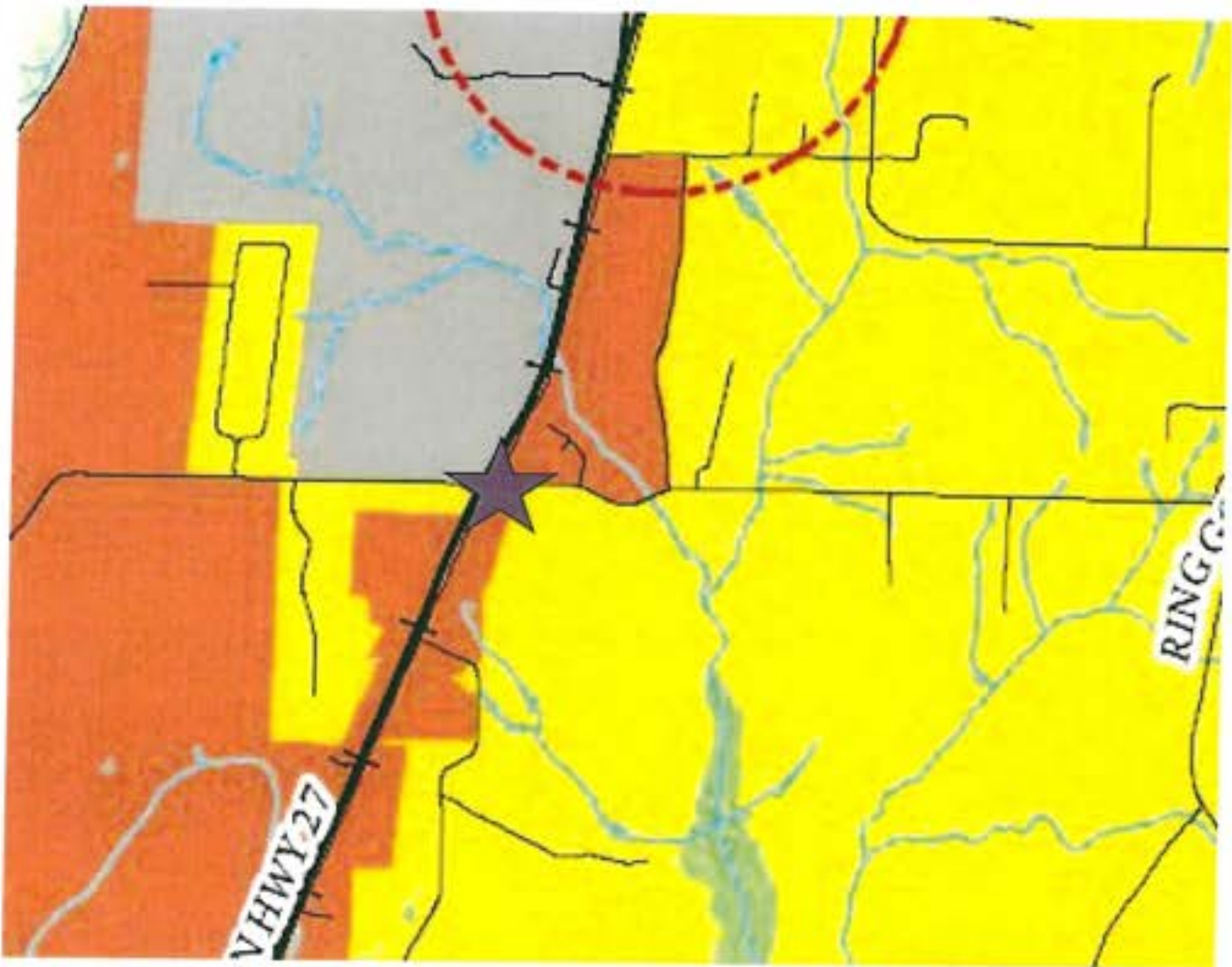
Date 1-17-2023

Date Received by the Planning Office:

Planning Commission Decision/Date:

The Planning Commission will meet on February 16TH at 6:00 P.M. located at the Walker County Civic Center in Rock Spring. The second hearing will be heard by the Walker County Board of Commissioners on February 23, 2023 at 7:00 P.M. located at the Walker County Courthouse Annex III AT 201 S. Main Street in LaFayette.

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	Fairfield Proper	Lookout Mountain Neighborhood	School
Airport	Gateway Corridor	Mill Village	Town Center
County Suburban	Greenpace / Conservation Area	Missionary Ridge Residential	Traditional Neighborhood
Downtown Business District	Historic Downtown	Mixed Use	



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

Mixed use: LaFayette and Walker County

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

Suggested Development Strategy:

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

2022-2032 Walker County Joint Comprehensive Plan

Land uses:

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

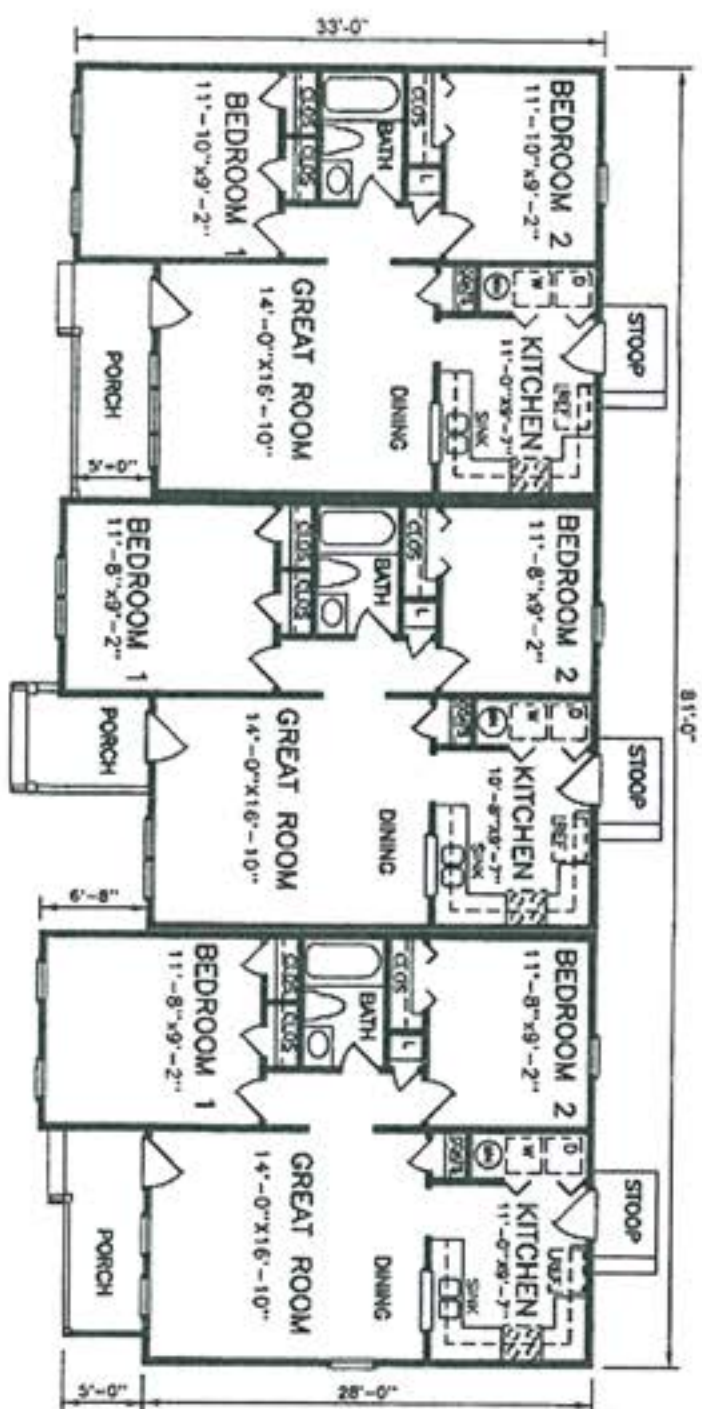
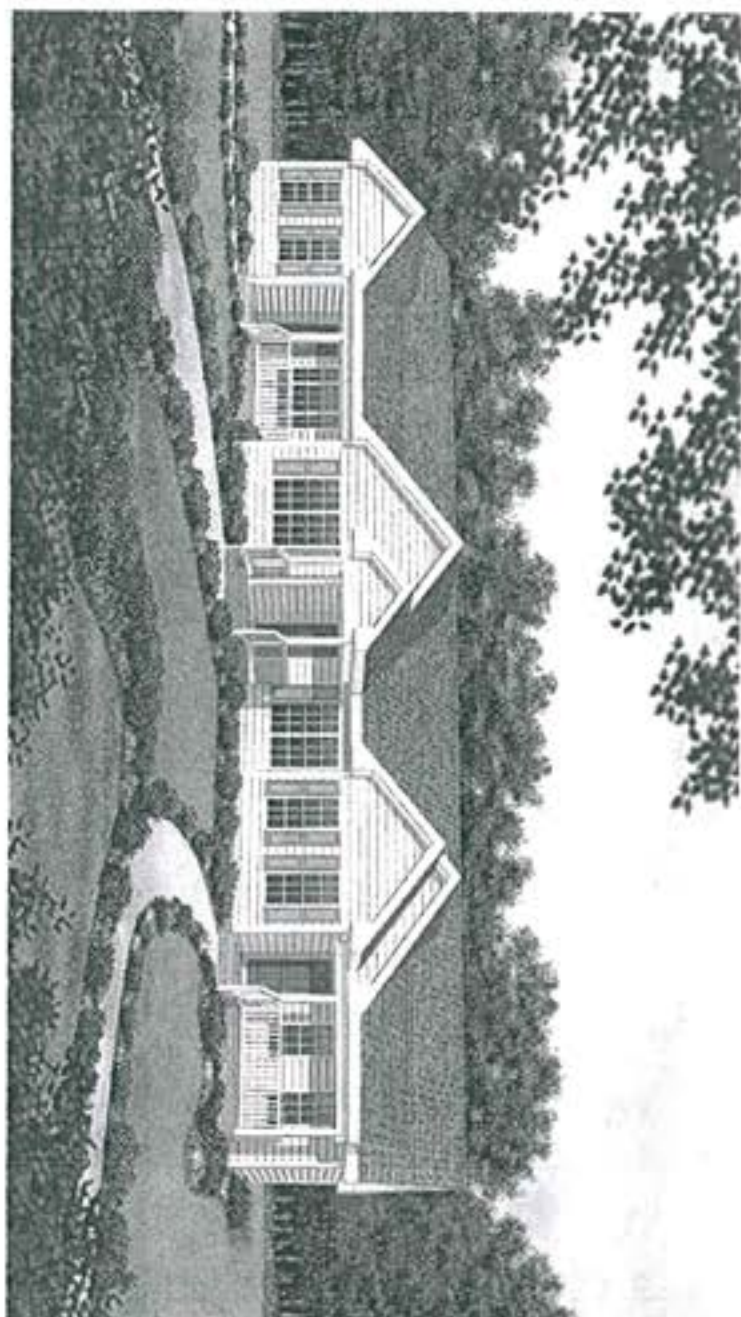
Key Word Objectives: Office space, Commercial retail, Local retail, Residential, Parks, Infill development, Design guidelines, Infrastructure investments, Sewer and Water Infrastructure, Road and sidewalk improvements, Walkability, Broadband availability



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. **Extent to which property values of the subject property are diminished by the particular zoning restrictions:** None
4. **Extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public:** None that we know of.
5. **Relative gain to the public as compared to the hardship imposed upon the individual property owner:** It would provide more housing to the area.
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 Mack Pettigrew since 2017.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be.
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows mixed use.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Unknown.
12. **Whether there is other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The property does adjoin residential used property.

WALKER COUNTY PLANNING COMMISSION



WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: Marolyn Saunders
Petitioner: same
Location of Property: 1003 Magnolia Street
Rossville, GA. 30741

Tax map & parcel number 0-206-090A

	Date Applied:	1/11/2023
	PC Meeting Date:	2/16/2023
	Present Zoning:	R2 (Residential)
APPLICANT'S INTENT:	Would like to place a mobile home on a permanent foundation. The lot will be on sewer and is around 9200 square feet in size.	
DETAILS OF REQUEST:	The existing lot is around 9,200 square feet in size. The Land Development Regulations state that if on sewer the lot size is required to have 15,000 square feet.	

Sec. 22-113. Variances.

- (a) The Planning Commission may authorize, upon appeal in specific cases, such variances from the terms of this article as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this article will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of this article shall be observed, public safety and welfare secured, and substantial justice done. The existence of a non-conforming use of neighboring land, buildings, or structures in the same district or of permitted or non-conforming uses in other districts shall not constitute a reason for the requested variance. Such variance may be granted in such individual case of unnecessary hardship. In determining whether or not to grant a variance, the Planning Commission shall consider, along with other relevant facts, the following:
- (1) Whether there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
 - (2) Whether the application of this article to this particular piece of property would create an unnecessary hardship.
 - (3) Whether such conditions are peculiar to the particular piece of property involved.
 - (4) Whether relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this article; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this article.
- (b) All decisions made by the Planning Commission for a variance request may be appealed to the County Board of Commissioners.

Sec. 22-181. Development standards.

Development standards are as follows:

Table of Development Standards Area, Setback and Height Requirements

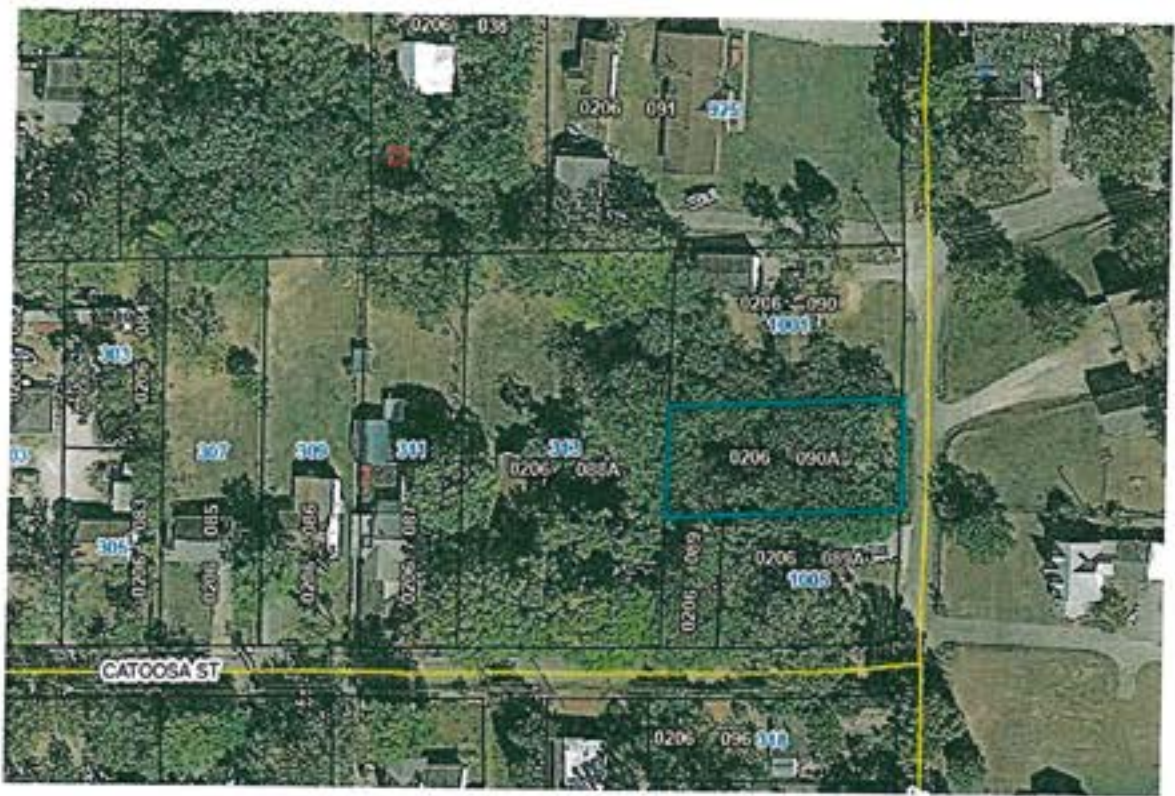
<i>District</i>	<i>Minimum Lot Size Per Dwelling Unit</i>	<i>Required Road Frontage First Dwelling Unit (ft)</i>	<i>Side Setback (ft)</i>	<i>Rear Setback (ft)</i>	<i>Front Setback from Centerline of County Roads and Private Drives (ft)</i>	<i>Front Setback from State and Federal Highways (ft)</i>	<i>Maximum Building Height</i>
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.

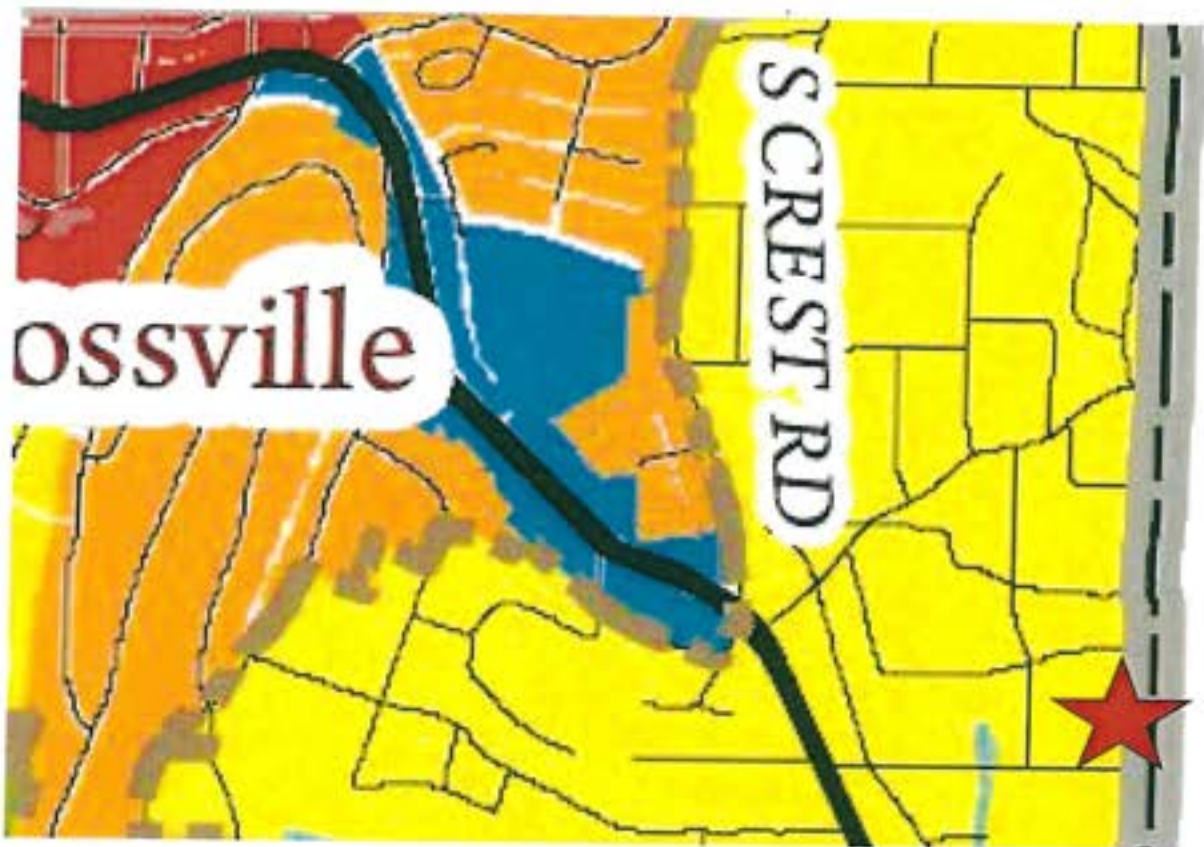
² Or if septic systems will be needed, the regulations of the Health Department must be met, whichever is greater. If on well water, minimum lot size is 1 acre.

(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)

Projected Area:



Future Land Use Map:



Request to Appeal for a Variance

Subject Property: Magnolia Street, Rossville, GA

Lot sizes on adjoining streets: 15 out of 23 (17 if you count Mr. Floyd's two lots) lots with houses on nearby streets are less than 15,000 square feet in lot size. 4 of the 23 lots are smaller than the subject property. 3 Mobile or Manufactured Homes are in the area.

<u>Property addresses</u>	<u>Lot Sizes <15K</u>
1001 Magnolia Street	10,152
1005 Magnolia Street	9435
1007 Magnolia Street	10,850 MH
*313 Catoosa Street 2 Lots	14,400 each/28,000
311 Catoosa Street	13,200
309 Catoosa Street	14,400
307 Catoosa Street	12,000
305 Catoosa Street	8450
303 Catoosa Street	12160
318 Catoosa Street	7800
312 Alabama Street	9000 MH
308 Alabama Street	14,000
306 Alabama Street	14,840
Tennessee Avenue	11,700 MH
311 Tennessee Avenue	11,200
311 Tennessee Avenue	13,500





Figure 50. 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 to 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 also be found in these locations. Public institutional uses may be found at these locations in the form of fire departments, public school, recreational facilities, etc.

Suggested Development Strategy:

1. Provide limited planned expansion of water and sewer infrastructure, to control the rate of growth.
2. Wherever possible, connect to a 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 interconnect 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

Alan Slaven, Vice-Chair
Renee Griffin, Secretary
Frances Cobb



Theresa Dorsey
Randall Pittman
Eddie Upshaw

The Walker County Historical Preservation Commission wishes to present a year-end report of the completed work, ongoing projects, and future goals of the Commission for the review of the Walker County Board of Commissioners and the citizens of Walker County.

Completed projects and participations include:

- Development of interpretive signs and waysides at four locations throughout the county. The Battle of Ship's Gap in Villanow, District Hill African American Cemetery in Chickamauga, The William Little House in Armuchee Valley, and Napier's Chapel AME Church in Harrisburg. Funding for all four projects was provided by the Georgia Civil War Commission.
- Student led design of commission letterhead with a certificate of recognition and award during the LaFayette High School Honors Night.
- Commissioners attended Beverly's Historical Moments hosted by Beverly Foster of the Walker County African American Historical and Alumni Association, the premier exhibit "Buildings We Built" for the Walker County African American History and Cultural Center, and Walker County's first Women Veterans Appreciation held at American Legion Post 339.
- Numerous letters of support and information for historic properties seeking information about historic preservation.

Active Projects include:

- Development of interpretive sign for Durham mining community
- Development of county wide historical guide for elementary students
- Recording local oral history and creating engaging content for young citizens.

Goals for 2023:

- Complete Updated Walker County Resource Survey. The survey will allow Walker County to be a certified local government and become eligible for historic development grants.
- Courthouse Renovation
- Developing the Oak Grove School into a Walker County Educational Wayside

It is the hope of the Commission that through this report, the effort and labor of the Commission can be better understood by the public and the Commission can become a valuable resource for all the citizens of Walker County. The Commission hopes to inspire the love of history, archeology, geology, anthropology, in addition to other disciplines, in the young citizens of the county and hopes that love will inspire them towards new and innovative historical expression into the 21st century.

Initial meeting of HPC August 23, 2021, at Lee and Gordon Mill

- Appointment of officers: Chairman-John Culpepper; Vice-Chairman-Alan Slaven; Renee Griffin-Secretary; Francis Cobb, Patrick Cook, Theresa Dorsey, and Randell Pitman also on the Board.
- John R. Logan, Director of Grants and Public Transit for Walker County, asked the commission to pursue getting Walker County recertified as a Georgia Local Certified Government whereby Walker County can obtain Historic Preservation Grants.
- Duties of the Commission and list of properties in Walker County on the National Registry of Historic Places was reviewed by Chairman Culpepper.
- Chairman Culpepper advised on behalf of the Walker County Historic Preservation Commission (WCHPC) and the Georgia Civil War Commission (GCWC) he had completed Section 106 of the National Historic Preservation Act and has submitted to the Georgia Department of Transportation for the bridge replacement projects in Walker County at Lee and Gordon Mill (Red Belt Road) and on Lee Clarkson Road.
- The Georgia Civil War Commission desires to develop a Civil War Wayside at the Villanow Community Center describing the Battle of Shipp's in October 1864, Walker County Government will have to approve the project. The Commission voted to support the project; a letter of support was sent to Chairman Whitfield.
- Chairman Culpepper advised that Walker County owns the old Oak Grove School and property located on Oak Grove Road located south of the City of Chickamauga, which was restored by Walker County several years ago. Chairman Culpepper would like the commission to complete the project by making it accessible to the public and develop a Historic Wayside for the school. Commission is in full support of the project

September 27, 2021, meeting at Pleasant Hill Community Center on Lookout Mountain

- Commissioner Cook was absent .
- Letter from David Boyle, President Walker County Historical Society, Chair, Marsh House Board of Trustees requesting the commission support Walker County purchasing .52 acres of property north of the Marsh and add it to the Marsh House property. The Commission voted to support the project; a letter of support was sent to Chairman Whitfield.
- Discussed development of Commission letterhead and logo
- Chairman Culpepper working on application and supporting documents to get Walker County recertified as a Georgia Local Certified Government, will need each commissioner to provide him a resume for application.
- Mr. Ronald Blevins made a presentation on the history of the Durham Mining Community.

October 18, 2021, at the Marsh House

- All commissioners attended

- Dr. David Boyle informed the commissioners that the Walker County Board of Commissioners were discussing the purchase of the lot that adjoins the Marsh House property.
- Commissioner Pittman submitted a prototype commission letterhead designed by his daughter to be used until a permanent letterhead is designed by Walker County students .
- Dr. Boyle gave a presentation on the history of the Marsh House and led a tour of the house for the commissioners.

November 15, 2021 Rossville Rec Complex

Commissioner Cook absent for meeting.

- Beverly Foster, President of the Walker County African American Historical and Alumni Association spoke on the preservation and importance of the Masonic Lodge on Ga Hwy 341. The Grand Lodge in Atlanta is partnering with this restoration. She also discussed the development of the African American History and Cultural Museum and the African American Memorial Park being developed in LaFayette. She also gave a history of the three African American Rosenwald schools that were in Walker County. Funding for the construction of the schools were provided by Julius Rosenwald who was part owner and president of Sears and Roebuck Company. She invited the commission to be guests on her T.V program " Beverly's Historic Moments"
- Chairman Culpepper advised he had mailed application and supporting documents to the Georgia Historic Preservation on November 5, 2021, for the recertification of Walker County as a Georgia Certified Local Government.
- Chairman Culpepper gave a report on the restoration of the District Hill African Cemetery located south of Chickamauga on Cove Road, (State Route 341)
- Chairman Culpepper read a resolution by the Walker County Board of Directors that was adopted on October 18, 2022, for the purchase of the lot adjoining the Marsh House property.

December meeting canceled due to Christmas Holidays.

January 17, 2022, African American History Museum and Cultural Center

- Beverly Foster, President of the African American Historical and Alumni Association presented an overview of current and ongoing activities to the commission. Conversation is taking place with an anonymous donor to help restore the African Masonic Lodge located south of Chickamauga on Cove Road. A recent article in the Atlanta Journal about the Lodge has resulted in numerous donations for the restoration of the lodge

Chairman Culpepper advised he had received notification from the Georgia Historic Preservation Division that Walker County is out of compliance with the Georgia Certified Local Government Program and is considered a Category 1 GLG for grant purposes and is only eligible for survey grants until a new survey is completed. The last Walker County Historic Resources Survey was

completed in 2009. Information on the grants for an up to date survey was forwarded to John Logan, Walker County Grants and Transit Director for Walker County.

- Commissioner Dorsey advised students at Lafayette High School are designing a logo for the commission.
- At the request of David Brown, Walker County Codes and Planning Director, Commissioner Pittman and Chairman Culpepper consulted with Jim Odgen, Historian for the Chickamauga-Chattanooga National Military Park on the history of the site of the proposed cellular adjacent to Clair Street on Missionary Ridge in Rossville . Clair Street lies within the right of way of the Old Federal Road that ran from Rossville to Augusta thru the Cherokee Nation in the early 1800's, it was used by frontiersmen, speculators, gold miners, herders, missionaries and Civil War Soldiers during the Chattanooga and Atlanta Campaigns. Visited the site and consulted with the property owner. Report was sent to Director Brown.
- The proposed Battle of Sipp's Civil War Wayside to be located at the Armuchee Community Center was approved by the Walker County Board of Directors.
- Roy's Restaurant in Rossville is interested in having the restaurant listed on the National Register of Historic Places.
- Robert Wardlaw requested the commission write a letter of support to the City of LaFayette and Walker County supporting the Walker County African American Historical and Alumni Association African American Museum and Memorial Park projects. Commission approved request.
- Chairman Culpepper advised the Georgia Civil War Commission approved Interpretive Signs for the District Hill African American Cemetery south of Chickamauga the William Little House in Armuchee Valley where Confederate General John Bell Hood was taken after he lost his leg at the Battle of Chickamauga, the Battle of Shipp's Gap and 4,000 towards the purchase of protective window coverings at the Gordon Lee Mansion.
- Commissioner Cook was absent
- On February 24th, Commissioners Culpepper, Slaven, Griffin, Cobb and Pitman were guests on Beverly Foster's program on UCTV "Beverly's Historical Moments".

February 21, 2022, Roy's Grill Rossville

- Commissioners Dorsey and Cook were absent.
- Chairman Culpepper reviewed the Letter of support sent to the City of LaFayette and Walker County supporting the Walker County African American Historical and Alumni Association projects as requested by Mr. Wardlaw at the January 17 meeting.
- Chairman Culpepper accompanied Beverly Foster with her meeting with James Washington, representing the Grand Lodge of Georgia and he met to discuss the renovation of the African American Masonic Lodge south of Chickamauga. The Grand Masonic Lodge of Georgia will oversee the renovations.
- Chairman Culpepper gave a status report on the cleaning of the Young Family Cemetery in West Armuchee Valley; the Eagle Scouts, United Daughter of the Confederacy and the Sons of Confederate Veterans are cleaning the cemetery. The Young Family were some of the first settlers in West Armuchee Valley. When completed the commission will be invited to the rededication ceremony for the cemetery.

- Ms. Anna Evans was advised of the process to have the Roy's Grill placed on the National Register of Historic Places. Chairman Culpepper will contact the Georgia Historic Preservation Division to have someone contact her about her request.
- Brian and Margaret Dantzler were guests.

March 21, 2022, Cedar Grove Community Center

- Commissioner Pittman discussed the damage to the Walker County CourtHouse as the result of an automobile accident and the preservation of the architectural integrity of the facility. He will be monitoring the repair process.
- The Walker County African American Historical & Alumni is requesting funding from the Georgia Civil War Commission (GCWC) for an interpretative sign for Napier's Chapel AME Church and Cemetery located off Harrisburg Road. Ms. Barbara Brown representing the Church and Cemetery gave a history of the Church and Cemetery, her enslaved ancestors are buried there. Chairman Culpepper will put the funding request on the agenda for the next GCWC quarterly meeting. The property for the church and cemetery was donated by Confederate Veteran, Captain Nathan Napier, Sr, and his wife Julia Sharpe Napier
- Commissioner Dorsey proposed a School History Project aimed at 4th and 5th grade students.
- Mr. Cook was not present.

April 18, 2022, West Armuchee Community Center

Guests, Leon East, Buster and Joanie Jackson, Mrs. Jackson is a member of the United Daughters of the Confederacy, they are engaged in the restoration of the Young Family Cemetery. Chairman Culpepper noted that Confederate Veterans Colonel Frank Little and Lt. Robert Little are buried in unmarked graves in the Young Cemetery, Lt Little was killed at the Battle of Chickamauga (Their mother was a Young). The Georgia Civil War Commission is providing funding to locate their graves and purchase military type headstones for the men.

- Vice Chairman Slaven is forming a committee for the development of a wayside marker for the Durham Mining Community history.
- Commissioner Dorsey presented the Commission Logo designed by LaFayette High School senior, Hope Tomlin, she will be awarded a certificate of appreciation for her dedication to the project. Students are designing a letterhead for the commission.
- Chairman Culpepper advised the Georgia Civil War Commission had approved the funding request for the Napier Chapel AME Zion Church and Cemetery Interpretative sign.
- Commissioner Pittman gave an update on the repairs to the Walker County CourtHouse and the difficulty in locating the correct bricks for the front staircase repairs, there are also engineering issues with staircase repairs
- Commissioner Pittman visited the Oak Grove School; the terrain was steep, and he had to deal with an aggressive dog. He took many pictures of the facility.
- Chairman Culpepper read an article from Sartain's History of Walker County on Chief John McLemore the namesake of McLemore's Cove.
- All commissioners present except Mr. Cook

May 16, 2022, Rossville Public Library.

- Mr. Cook was absent from May meeting
- Commissioner Dorsey gave an update on the Walker County Student Historical Guide she is developing
- Vice Chair Slaven attended a meeting of the Pleasant Hill Cemetery group and discussed the development of the Durham Mining Community wayside marker
- Commissioner Pittman gave an update on the condition of the court house and has requested an engineer's report for repairs
- Chairman Culpepper, Vice Chair Slaven, Secretary Griffin, Commissioners Cobb and Dorsey attended the May 19th LaFayette High School's Senior Awards Night and presented Hope Tomlin with a Certificate of Appreciation for creating the Commission Digital Logo.
- The Commission along with Commissioner Askew toured the Oak Grove School on May 28th. Thanks to Caretaker Greg Spradlin the school is in good condition. Afterwards a letter was sent to Chairman Whitfield requesting the lot corners be marked for future planning for the use of the facility by the county, also pointed out possible liability issues, unsecured open well, steep entrance steps with no handrails and leveling wooden block deteriorating.

June Meeting canceled due to medical issues and summer travel obligations

June Events attended by Commissioners

- Vice Chair Slaven, Commissioner Pittman attended Dedication of the Young Family Restored Cemetery and headstones dedication. Chairman Culpepper participated in the event as a Civil War Reenactor.
- Vice Chair Slaven, Secretary Griffin and Commissioner Pittman attend the June 20 Women Veterans Appreciation at American Legion Post 339 in Lafayette, During World War II the Women's Army Corp trained at the Fort Oglethorpe Army Base
- Chairman Culpepper, Secretary Griffin, Commissioners Dorsey, Cobb Pittman attended the Walker County African American Museum and Cultural Center hosted its Premiere Exhibit "Building We Built" at the Marsh House in Lafayette on June 25.
- Commissioner members, Chairman Culpepper absent, toured the Walker County Courthouse, hosted by Sheriff Steve Wilson.

July 18, 2022, LaFayette-Walker County Library

Chairman Culpepper, Vice Chair Slaven, Commissioners Dorsey, Cobb and Pittman attended the July 14 Walker County Board of Commissioners Meeting. Vice Chair Slaven presented an overview of the court house tour and expressed concerns on behalf of the Commission concerning the condition of the facility. Chairman Whitfield assured the restoration of the courthouse will move forward when the State Court relocates to the near completed courthouse annex.

- LaFayette Historic Preservation Member Ronald Underwood gave a report on Chattooga Academy and an estimate of needed repairs. Chairman Culpepper advised Mr. Underwood the Georgia Civil War Commission (GCWC) could provide up to 4,000.00 for the repairs. The City of LaFayette will need to apply to the GCWC for the funding.
- The Civil War Wayside sign at Bailey's Crossroad located in Mclemore's Cove that was damaged by a car was repaired and reset by Chairman Culpepper and Commissioner Pittman

- Chairman Culpepper and Commissioner Pittman assisted with the school backpack preparation at the Cedar Grove Community Center.
- All commissioners were present except Mr. Cook.

August 15, 2022, meeting took place at the Gordon Lee Mansion

- President Gary Gossett and Secretary Debbie Gossett of the Friends of the Gordon Lee Mansion were guests. After the meeting those in attendance toured the mansion and grounds.
- Chairman Culpepper reported that the City of LaFayette has yet to request funds from the Civil War Commission for repairs to the Chattooga Academy.
- Commissioners moved that the Commission request the Walker County Board of Directors to declare the position held by Patrick Cook vacant due to non-attendance of meetings.
- Commissioner Dorsey was able to get a crew to clean up the fallen tree at the Marsh House that had become dangerous.

September 19, 2022, meeting took place at the LaFayette/Walker Co. Library

- In a general discussion of the Native American history in Walker Co the commission plans to develop Walker Co. Waysides using interpretive signs at significant sites.
- The Civil War Commission Interpretive signs for the Battle of Shipp's Gap, William Little House, African American District Hill Cemetery and Napier Church will be delivered.
- The commission will keep the Library as its permanent meeting place.

October 17, 2022, Lafayette-Walker County Library

- The Civil War Commission Interpretive signs for the Battle of Shipp's Gap, William Little House, African American District Hill Cemetery and Napier Church were delivered with placement times and ceremonies forthcoming.
- Application grant completed for the historical resource survey.
- Official commission letterhead was presented and adopted as designed by the student contest winner.
- The Oak Grove School is slated for survey but will be delayed many months due to survey backlog.
- Secretary Griffin gave an update on the juvenile court annex.

November 21, 2022, LaFayette-Walker County Library

- Two of the four interpretive signs were placed.
- The commission put its full support behind the 160th Battle of Chickamauga reenactment in the hopes of bringing positive economic and cultural impact to the county.
- The commission requested permission from the Board of Commissioners to pursue the grant process needed to recertify Walker County, in the absence of a county grant writer.
- Secretary Griffin shared the development of a Durham mining community documentary and inquired about possible grant referrals to Sparrow Cinema

December meeting canceled due to the holiday season.



RESOLUTION R-011-23

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE THE WALKER COUNTY HISTORIC PRESERVATION COMMISSION FILING OF A GRANT APPLICATION FOR A HISTORIC RESOURCE SURVEY

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

WHEREAS, the Board reestablished the Walker County Historic Preservation Commission ("Commission") on March 11, 2021 for the purpose of preserving historic resources in our community; and

WHEREAS, one of the functions of the Commission is to maintain an inventory of all property within the county designated as historic or having the potential for designation as historic; and

WHEREAS, in order to qualify for state grants relating to historic preservation, a new Historic Resources Survey must be completed; and

WHEREAS, the Commission requests authority to pursue a grant to conduct a Historic Resources Survey and agrees to complete the application and interview historic survey consultants capable of completing the task;

THEREFORE BE IT RESOLVED, that the Board of Commissioners of Walker County, Georgia does hereby authorize the Walker County Historic Preservation Commission to file a grant application with the Georgia Department of Community Affairs Historic Preservation Division to fund a new Historic Resources Survey.

BE IT FURTHER RESOLVED, the Board agrees to provide the 40% (percent) match required for the grant through in kind services.

SO RESOLVED AND ADOPTED this 23rd day of February, 2023.

ATTEST:

WALKER COUNTY, GEORGIA

Whitney Summey, Deputy Clerk

SHANNON K. WHITFIELD, Chairman



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

John Culpepper, Chair
Alan Slaven, Vice-Chair
Renee Griffin, Secretary



Frances Cobb
Theresa Dorsey
Randall Pittman

December 4, 2022,

Shannon Whitfield, Chair
Walker County Board of Commissioners
P.O. Box 445
Lafayette, Georgia 30728

Re: Recertification Walker County
Georgia Local Certified Government

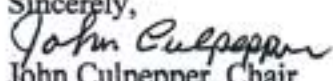
Dear Chairman Whitfield,

On behalf of the Walker County Historic Preservation Commission (WCHPC), I mailed (11/5/2021) the Georgia Local Government Report and Evaluation with supporting documents for Walker County to the Department of Community Affairs, Historic Preservation Department (HPC), whereby Walker County could hopefully regain its status as a Georgia Local Certified Government, with this certification Walker County would qualify for Historic Grants.

On December 8, 2021, received a letter from Paige Jennings, Certified Local Government Coordinator, Georgia Historic Preservation Division. Walker County was found to be out of compliance with the Georgia Certified Government Program: Application and Procedures. Walker County is considered a Category I GLC for grant purposes and is only eligible for survey grants until a new Walker Historic Resources Survey is completed. Walker County's last Historic Survey was completed in 2010, HPC recommends surveys be updated every 10-15 years

The grant for a new survey is a 60/40 grant, the county portion can be in kind services. All the documents, replies and grant information were emailed to John Logan, Walker County Transit and Grants Coordinator. It is the commission's understanding that Mr. Logan has resigned his position with the county. The WCHPC requests authority to pursue the grant, we will complete the application, interview historic survey consultants, HPC has provided a list of consultants they have worked with in the past. They also recommend that we contact Julianne Meadows, Preservation Planner for the Northwest Region, I worked with Ms. Meadows when I was with the city. Once all tasks are completed, application and supporting documents will be submitted to you for review. One of our goals for 2023 is to complete the survey.

Should you need additional information, please contact me.

Sincerely,

John Culpepper, Chair
Walker County Historic Preservation Commission

jcculpepper63@aol.com

1133 Brotherton Lane Chickamauga, GA 30707



RESOLUTION R-012-23

A RESOLUTION OF THE WALKER COUNTY BOARD OF COMMISSIONERS TO OPPOSE ANY STATE PROPOSAL TO INCREASE TRUCK WEIGHT LIMITS

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

WHEREAS, the Board is responsible for building and repairing public roads and bridges; and

WHEREAS, there are 674 miles of roads in unincorporated Walker County, with over 3,000 drainage culverts that run underneath county roads; and

WHEREAS, there exists a proposal in the state legislature (HB 189 / SB 165) to increase the weight limit of trucks allowed on roads in Georgia from 80,000 pounds to 90,000 pounds; and

WHEREAS, HB 189 / SB 165 will double the number of load restricted posted bridges in Georgia, negatively impacting 1,408 bridges; and

WHEREAS, 90,000 pounds is nearly double the weight most county roads can accommodate, and will effectively shorten the lifespan of county roads and bridges, vastly increasing maintenance costs on our citizens with no benefit to their quality of life; and

WHEREAS, county and city governments own and maintain 80% of the roads in Georgia; and

WHEREAS, the federal government prohibits trucks over 80,000 pounds from traveling on the Interstate system; and

WHEREAS, in states that allow trucks over 80,000 pounds, the U.S. Department of Transportation has concluded these vehicles have higher and more severe crash rates, as heavier trucks are more difficult to control and safety systems such as brakes, steering and tires wear out faster;

THEREFORE BE IT RESOLVED, that the Board of Commissioners of Walker County, Georgia does hereby oppose any effort at the state level to increase truck weight limits, as such a move would place an unnecessary financial burden on our citizens, while also putting them at greater risk of bodily harm while driving to and from school, work and other daily functions.

BE IT FURTHER RESOLVED, we call on Senator Colton Moore, Representative Mike Cameron and Representative Steve Tarvin to oppose any related legislation that comes before them in the Georgia General Assembly.



SO RESOLVED AND ADOPTED this 23rd day of February, 2023.

ATTEST:

WALKER COUNTY, GEORGIA

Whitney Summey

Whitney Summey, Deputy Clerk

Shannon K. Whitfield

SHANNON K. WHITFIELD, Chairman



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

Local Government Scrap Tire Abatement Reimbursement Program Agreement SCRAP TIRE AMNESTY EVENT

Project: 23-ST-146-006

This Reimbursement Agreement (hereafter, "AGREEMENT") authorizes Walker County (hereafter, "LOCAL GOVERNMENT") to proceed with the implementation of the scrap tire abatement project as described in the above referenced PROJECT application.

The Environmental Protection Division (hereafter, "EPD") agrees to reimburse the LOCAL GOVERNMENT up to \$25,055 for the scrap tire abatement project as described in the above referenced PROJECT application. Any changes in the scope and/or increases in the estimated cost of implementing the PROJECT must be approved by EPD in writing prior to implementing or incurring them. The parties agree that any electronic signatures on this Contract constitute original, valid signatures pursuant to the Uniform Electronic Transactions Act, O.C.G.A. § 10-12-1 *et seq.*



ACCG | Governmental
Affairs

ACCG Opposes HB 189 / SB 165 - Truck Weight Increase Legislation

ACCG Position on Truck Weight Increases:

ACCG opposes legislation that increases allowable weight limits on local roads and bridges as increasing truck weights will result in a shorter lifecycle for county roads and bridges, costing county taxpayers more money to maintain and repair this critical infrastructure. Lastly, increasing the weight limit of commercial trucks will pose dangerous driving conditions for all travelers.

County Transportation Infrastructure:

County and city governments own and maintain over 80% of the roads in Georgia. Counties are responsible for maintaining approximately 8,000 bridge structures. Most county roadways have a maximum 56,000 lb. design standard. As of January 2023, the total number of bridges with posting for weight restriction or closed to traffic in the state was 1,368 structures. Most of the posted bridges are on local roads.

HB 189 / SB 165 Impacts to Local Roads and Bridges:

- HB 189 and SB 165 will double the number of load restricted posted bridges in Georgia, resulting in an estimated net increase of 1,408 bridges impacted by this legislation.
- Click [here](#) to see a map showing the current closed and posted bridges and the new bridges that will be posted if this legislation were to become law.
- A weight increase of 12.5% will increase the damage done by these heavy trucks by 60% and decrease pavement life by 40%.
- The Federal DOT weight limit is 80,000 pounds. This means that these heavier trucks are not allowed on the interstates but are restricted to local roads and state routes.

Safety Concerns:

According to the Georgia Department of Public Safety's 2022 inspection data, 66% of inspected vehicles transporting unmanufactured forestry products were placed Out of Service (OOS). An OOS designation means the vehicle is unsafe to operate on the roadways.

Well-maintained brakes and tires are critical to stopping a truck in the shortest distance. 2022 DPS data shows that brake, tire, and suspension violations combined account for over 50% of all violations cited toward log trucks.

- 23.2% of OOS vehicles violations were for brakes.
- 18.7% of OOS vehicle violations were for load securement.
- 16.3% of OOS vehicle violations were for tires.
- 13.1% of OOS vehicles violations were for suspension.

ACCG STAFF CONTACT:
KATHLEEN BOWEN
ASSOCIATE DIRECTOR OF GOVERNMENTAL AFFAIRS
404.788.5707 / KBOWEN@ACCG.ORG

Lookout Mountain Judicial Circuit Drug Task Force Intergovernmental Contract

Pursuant to the Georgia Constitution Act. IX, Sec. III, Para. I and O.C.G.A. § 36-69-1 *et seq.*, the following counties, municipalities, and constitutional officers (hereinafter referred to as "Entities") enter into this intergovernmental contract (hereinafter referred to as "Agreement") to operate the Lookout Mountain Judicial Circuit Drug Task Force (hereinafter referred to as "DTF"). This Agreement establishes a mutual aid law enforcement capability among the participating Entities herein in order to prevent and detect drug related crimes. The DTF operates by and through the consent of the participating agencies Entities set forth below, to-wit:

Chattooga County Sheriff
Chattooga County
City of Trion
Dade County Sheriff
Dade County
Lookout Mountain Judicial Circuit District Attorney
Walker County Sheriff
Walker County

The Entities identified above enter into this Agreement pursuant to the following particulars.

WHEREAS, the DTF Entities seek to rid their respective communities and the Lookout Mountain Judicial Circuit of illicit drug and other criminal activity by actively enforcing the laws of the State of Georgia through the arrest and prosecution of criminal actors; and,

WHEREAS, the Entities agree that a collaborative effort is key to reducing drug use, sales, trafficking, and other criminal activity in the Lookout Mountain Judicial Circuit through the parameters of this Agreement as authorized under O.C.G.A. § 36-69-1 *et seq.*; and,

WHEREAS, the Entities seek funding through the Edward Byrne Memorial Justice Assistance Grant Program (hereinafter referred to as "Byrne-JAG") in order to further this collaborative effort; and,

NOW BE IT KNOWN, the Entities of this Agreement are dedicated to this collaborative crime control initiative and are committed to the particulars of the Agreement. The Agreement shall become valid upon the effective date of Byron-JAG funding in 2023 and shall be active through the end of the grant period. The Entities shall re-examine the extent and need of this Agreement and the roles of the Entities participants at the expiration of the grant period. This Agreement can be amended, revised, or otherwise renewed upon Agreement of the Entities.

A. ASSIGNMENT OF PERSONNEL

1. The Entities assign personnel to the DTF as follows:
 - a. Chattooga County Sheriff assigns 2 deputies.
 - b. Dade County Sheriff assigns 1 deputy and 1 support staff.
 - c. Town of Trion Chief assigns 1 police officer.
 - d. Walker County Sheriff assigns 2 deputies.
2. Nothing herein is intended or should be constructed in any manner as creating or establishing the relationship of co-partners between the Entities hereto or as constituting one of the Entities as the agent, representative or employee of another Entity for any purpose or in any manner whatsoever, whether deputized or not, except as specifically stated otherwise in the Agreement Personnel assigned to the DTF by one of the Entities shall not be considered temporary or permanent employees, volunteers, or agents of the DTF or of any other Entities for any purpose whatsoever, including liability, or be entitled to or any rights or benefits of another Entity, whether deputized or not by such other Entity.
3. The Entities acknowledge it is their individual and sole responsibility to provide all applicable salary compensation and fringe benefits to their respective employees assigned to the DTF.
4. When authorized by the chief law enforcement officer of the Entity in which the DTF is acting, the employees and agents of responding Entities shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties in the jurisdiction where they are officially employed whenever performing authorized tasks pursuant to this Agreement.

B. FINANCIAL ARRANGMENTS AND USE OF BYRNE-JAG GRANT FUNDS

Each Entity agrees to the following with regard to expenses associated with personnel assigned to the DTF:

1. The Chattooga County Commissioner's Office (hereinafter "Fiscal Agent") will serve as the application, recipient, and Fiscal Agent of Byrne-JAG funding on behalf of the participating Entities.
2. As the recipient of Byrne-JAG funding, the Fiscal Agent will establish and maintain an adequate accounting system and financial records, and accurately account for grant funds. An adequate accounting system must be able to accommodate a fund and account structure to separately track funds for each grant reward.
3. Each participating Entity will fund the initial costs of the detached personnel listed in Section A of this Agreement.
4. The Fiscal Agent, on behalf of the DTF, will accept quarterly reimbursement payments from the Byrne-JAG for personnel costs paid by participating Entities.
5. DTF operations will be supported through the use of Byrne-JAG funding, appropriations from Entities, funding acquired through the Federal Equitable Sharing Program, funding acquired through Georgia Uniform Civil Procedure Act, and from other funds as authorized by the Control Board.
6. When quarterly Byrne-JAG reimbursement is distributed to the Fiscal Agent, each Entity shall be provided with a salary reimbursement for detached personnel to the DTF as follows:
 - City of Trion – 1/7
 - Dade County – 2/7
 - Walker County – 2/7
 - Chattooga County – 2/7
7. Each participating Entities shall be provided with a quarterly budget, quarterly operating expenses, and quarterly reimbursement request for DTF operating expenses. Each participating Entities shall provide a reimbursement for DTF quarterly operating expenses as agreed upon by the DTF Control Board.
8. Each Entity shall to ONLY seek reimbursement for uses permitted under the 2023 Edward Byrne Memorial Justice Assistance Grant Program.

9. As the DTF is not a separate legal Entity, no property or vehicles shall be titled in the name of the DTF. All vehicles purchased by the DTF using Federal Equitable Sharing Program, Georgia Uniform Civil Forfeiture Procedure Act, or any other funds approved by the Control Board shall be voted on by the DTF Control Board for approval and shall be titled in the name of the local Entities as deemed by the Commander of the DTF based on issuance to Agents and their respective agencies. Once the DTF has finished using the purchased vehicle, the vehicle will be given to an Entity participating in the DTF at the time as deemed by the DTF Commander. If at any time an Entity chooses not to participate in the DTF, the vehicle or vehicles purchased by the DTF will be returned to the DTF immediately.
10. The records, accounts, documents, etc., of the Fiscal Agent relating to the DTF shall be open for inspection or audit by the Control Board of this Agreement with reasonable notice during regular business hours. The Fiscal Agent shall provide reports to the DTF Control Board as requested.

C. DTF OPERATING CONTROL BOARD

1. The DTF shall be administered by the DTF Control Board. Each participating Sheriff, Chief of Police, and District Attorney of the Lookout Mountain Judicial Circuit or their designee, shall serve as members of the Control Board. The Control Board will select from its participating law enforcement agencies a chair to conduct meetings. The members of the Control Board may also select other officers as deemed appropriate.
2. The Control Board shall meet quarterly. A quorum shall be established by the Control Board and official votes of the Control Board may be taken whenever the established quorum is present at the time of the vote. A vote shall be settled whenever a simple majority is reached. Written minutes of all official actions of the Control Board must be taken and retained.
3. The DTF shall adopt policies and procedures to ensure that the work of the DTF and all agents comply with applicable law and generally accepted law enforcement operational and management practices. Any policy and procedures not covered in the DTF's policy and procedure, agents will revert to their respective home agencies policy and procedure.

4. The Control Board should approve or amend the DTF's quarterly operating budget as necessary. Within the fiscal limits of DTF funds, the Control Board may authorize expenditures for acquisition of equipment, vehicles, supplies, goods, services, or other commodities necessary for DTF operation. Any such purchases acquired by funding with Federal Equitable Sharing Program, Georgia Uniform Civil Forfeiture Procedure Act, and any other funds approved by the Control Board that requires a title, shall be titled in the name of Entities as deemed necessary by the Commander of the DTF.
5. If any property, vehicles, equipment, etc purchased by DTF with Control Board approval using funding from Federal Equitable Sharing Program, the Georgia Uniform Civil Forfeiture Procedure Act or any other funds approved by the Control Board that is titled to Entity and is deemed unusable or surplus by the Control Board or DTF Commander, the Entities will return titles to the DTF Commander. The DTF Commander will dispose the unusable or surplus items in accordance with Federal and State Law. Any unusable or surplus items deemed of value by the DTF Commander may be auctioned to the highest bidder pursuant to Federal and State Law with proceeds from said auction to be deposited in the DTF forfeited account as agreed upon by the Control Board. Any items deemed by the DTF Commander as not of value for auction shall be destroyed and documented pursuant to Federal and State Law. Vehicles, equipment, etc. may be reassigned to participating Entities upon approval of the Control Board in accordance with Federal and State Law.

D. INSURANCE AND LIABILITY

1. Each Entity shall maintain a policy of liability and/or law enforcement insurance covering the activities of its respective personnel participating on the DTF.
2. Unless otherwise expressly agreed, each Entity shall not be required to provide or maintain a policy of liability and/or law enforcement insurance covering the employees, agents, and volunteers of the other participating Entities operating under DTF policies even where assigned officers are deputized by one or more sheriffs.
3. Each Entity to this Agreement expressly declines responsibility for the acts or omissions of another party and/or its elected officials, officers, agents, volunteers and employees, whether deputized or otherwise. The Entities to this Agreement are not liable for the acts or omissions of another Entity to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties and/or its elected officials, officers, agents, volunteers and employees.

4. Nothing in this Agreement shall constitute a waiver of any immunities or defenses, and the limits of liability under any property and casualty insurance policy for some or all of the Entities may not be added together to determine the maximum amount of liability for any Entity.
5. Nothing herein shall be construed to provide insurance coverage or indemnification to an officer, employee, or volunteer of any Entity for any act or omission for which the officer, employee, or volunteer of said Entity is guilty of malfeasance in office, willful neglect of duty, or bad faith. Insurance coverage shall be determined by terms of any applicable coverage policy.
6. Each Entity shall be responsible for providing insurance coverage for injuries or death to its respective individual personnel. Each Entity will maintain workers' compensation insurance or self-insurance coverage, covering personnel assigned by its law enforcement department while they are assigned to the DTF or are otherwise participating in or assisting DTF operations or activities, as required by law.

E. COOPERATION OF JURISDICTIONS

The Entities shall cooperate and use their best efforts to ensure that the various provisions of the Agreement are fulfilled. All Entities of this Agreement will act in good faith to undertake resolution of any disputes in an equitable and timely manner and in accordance with the provisions of this Agreement and applicable law.

F. MISCELLANEOUS

1. Should a court of competent jurisdiction rule any portion, section or subsection of this Agreement to be invalid or nullified, that fact shall not affect or invalidate any other portion, section, or subsection; and all remaining portions, sections, or subsections shall remain in full force and affect.
2. All Entities of this Agreement agree that the undersigned official is authorized by the jurisdiction to sign this Agreement for and on behalf of the Entity and by affixing his or her signature to the Agreement on behalf of a jurisdiction, the signing official indicates to the other jurisdictions, that the signing individual has already secured, if required, the ordinance or resolution manifesting prior approval from the Entity.

3. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. One originally signed copy of each counterpart shall be forwarded to and permanently maintained on file at the DTF office in accordance with the Byrne-JAG Grant.

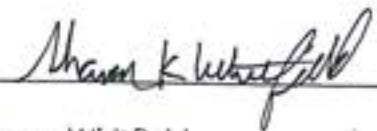
IN WITNESS WHEREOF, this Agreement has been executed and it's effective and operative as to each of the Entities as herein provided as of the day and year written below by the attached signatories:

- Town of Trion – Attachment A
- Chattooga County – Attachment B
- Dade County – Attachment C
- Lookout Mountain Judicial Circuit District Attorney - Attachment D
- Walker County – Attachment E

Lookout Mountain Judicial Circuit Drug Task Force
Local Government Participants Intergovernmental Contract

Attachment E

Walker County, Georgia

BY: 

Shannon Whitfield

Board of Commissioners

02/23/2023
Date

Approved: 

Steve Wilson

Sheriff, Walker County

1-13-23
Date

SHIP TO

WALKER CO COMMISSIONER'S OFFICE
101 S DUKE ST
LA FAYETTE, GA 30728

BILL TO

WALKER CO COMMISSIONER'S OFFICE
PO BOX 445
LA FAYETTE, GA 30728

PURCHASE ORDER
NO. 2023-00001022
DATE 02/17/2023

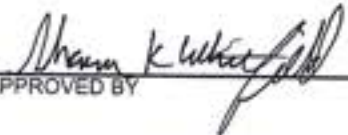
CONTACT

ENVIRONMENTAL PRODUCTS GROUP INC
4410 WENDELL DR SW
ATLANTA, GA 30336

DELIVER BY
SHIP VIA
FREIGHT TERMS
ORIGINATOR Whitfield, Shannon
RESOLUTION #
PAYMENT TERMS

VENDOR 2401 ENVIRONMENTAL PRODUCTS GROUP INC

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	EA	Capital - Vehicles - 2023 Freightliner M2 - PB Loader Model BC-4 (SPLOST	\$249,532.0000	\$249,532.00
			TOTAL DUE	\$249,532.00


APPROVED BY

SPECIAL INSTRUCTIONS

PROPOSAL SUMMARY

Prepared for:

Walker County, GA



PB Loader BC-4 Patcher Truck

Asphalt Patching Truck



Walker County, GA

2/9/23

PB Loader Asphalt Patcher

Environmental Products would like to thank you for the opportunity to present the **PB Loader Asphalt Patcher Truck**.

Environmental Products Group is the sole provider of PB Asphalt Pothole Patchers and Truck Loaders in the State of Georgia, as well as many other leading industry product lines including: Elgin Street Sweepers, Labrie Refuse Equipment, Envirosight Inspection Cameras, Vactor Vacuum Excavators, Madvac Sweepers and Vacuums, Petersen Grapple Loaders, TRUVAC Hydroexcavation Equipment and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, and Memphis, Tennessee; including Vactor, Elgin, and Envirosight repair centers, extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more... we are ready to service your every need.

EP Rents is a division of Environmental Products Group, EP Rents specializes in rental trucks when you need them. With a large inventory of Vactor Sewer Cleaners and Trailer Jetters, Elgin Sweeper, Envirosight Pipeline Inspection Cameras, Petersen Grapple Loaders. Call us for any of your rental needs.

Thank you for your consideration.

Casey Meehan | 912.341.4371 | CMeehan@myEPG.com

The following Proposal is based on the:

Georgia State Contract # 99999-001-SPD0000177-0009

Product Description

- PB LOADER MODEL BC-4, FREIGHTLINER M2 CHASSIS

Standard Features

- 4 CUBIC YARD CAPACITY
- EQUIPPED WITH RADIANT HEATER
- THERMOSTATICALLY CONTROLLED LPG BURNERS
- EMULSION SPRAY UNIT
- KEVLAR BELT CONVEYOR
- HAND TORCH
- SHOVEL APRON
- LPG TANK 35 GAL W/ BRACKETS^{STL}
- HYDRAULIC TOOL CIRCUIT
- AUXILIARY ELECTRIC HEATING SYSTEM (ASPHALT & EMULSION)^{STL}
- HYDRAULIC TOP LIDS AND DOORS
- CAB CONTROL (TOP LIDS)
- SPOILS BIN 30"^{STL}
- TOOL BASKET - LOCKABLE
- TOOL BOX 36" - MOUNTED UNDER LPG TANK
- THERMOMETER 0-300 DEGREES (PATCHER & EMULSION)
- PIVOTAL ASPHALT CHUTE
- COMPACTOR LIFT PLATFORM - HYDRAULIC
- SOLVENT PUMP & WAND
- HYDRAULIC TOOL CIRCUIT
- 1-YEAR PARTS AND LABOR WARRANTY
- DELIVERY AND TRAINING

Additional Features

- HOSE REEL - 3/8" X 25' FOR SOLVENT WAND
- HOSE REEL - 1/2" X 25' FOR EMULSION
- HOSE REEL - 3/8" X 25' FOR TORCH
- HOSE REEL - 3/8" X 25' FOR AIR
- HOSE REEL - DUAL 1/2" X 25' FOR HYDRAULIC HAMMER
- (2) SPRING ASPHALT LUTE HOLDERS - STAINLESS STEEL, PASSENGER SIDE ON THE ASPHALT BOX



- PIPE STYLE TOOL HOLDER, (3) TUBES ON DRIVERS SIDE, SPOILS BIN
- BOLT ON CLEANOUT PANEL(EMULSION)
- EXTRA EMULSION Y-STRAINERS
- 20" WORK PLATFORM/CATWALK WITH LADDERS AND HAND RAILS
- 25' POWER CABLE - 240V
- CONE HOLDER
- ARROWBOARD - WHELEN TAL85, LED
- (4) WHELEN 5V1A W/ CHROME FLANGE (2 Front, 2 Rear)
- (2) WHELEN LED 500 SERIES STROBE
- HYDRAULIC HAMMER (BR-67) WITH CUTTER^{1/2"} AND TAMPER PAD
- HANDLE LOCK AND HANGER FOR HAMMER
- EMULSION TANK (85 GALLONS)
- SOLVENT TANK (15 GALLONS)
- AIR BLOW GUN W/HOSE REEL - 3/8" X 25'(UTILIZES CHASSIS AIR)
- 16 GALLON POLY TANK WITH 10' HOSE & SPIGOT
- WATER IGLOO BRACKET
- COMPACTOR PLATE - MULTIQUIP MVC90H

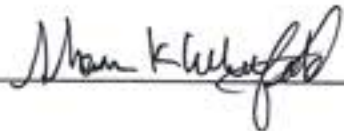
Chassis Options

- 2023 FREIGHTLINER M2
- CUMMINS ENGINE
- ALLISON SERIES AUTO TRANSMISSION
- 33,000 GVW

***Sale Price per GA State Contract# 99999-001-SPD0000177-0009=
\$249,532.00**

***Delivery February/March 2023**

Please don't hesitate to call with questions, or if you need any additional information. Thank you for your interest and the opportunity to earn your business.

Signature: 

Date: 02-23-2023



ENVIRONMENTAL
PRODUCTS GROUP



Georgia®

**Department of
Administrative Services**

Customer Focused, Performance Driven

99999-001-SPD0000177-0009

Environmental Products was awarded the following contracts by the State of Georgia:

Elgin Street Sweepers, Vactor Sewer Trucks and Trailers, EnviroSight Sewer Cameras/Camera Trucks/Trailers, PB Pothole Patching Trucks, ODB/Xtremevac Leaf Vac Trucks and Trailers, Petersen Grapple Trucks and supporting accessories.

Casey Meehan | 912.341.4371 | CMeehan@myEPG.com



PB LOADER CORPORATION
5778 W. Barstow Ave.
Fresno, CA 93722

MANUFACTURER'S WARRANTY

PB Loader Corporation hereby warrants all *PB Loader* products sold by it to be free from manufacturing defects in normal service for a period of one year from date of delivery or in service of original user.

This Warranty is expressly limited to the replacement or repair at Fresno, California, or at an authorized dealership, unless otherwise designated by PB Loader Corporation of such part and/or parts shall appear to PB Loader Corporation to have been defective. PB Loader Corporation shall not be liable for consequential labor costs or transportation charges in connection with the replacement or repair of defective parts.

This Warranty shall become void and of no effect if repairs or alterations have been made by others except with the prior written approval of PB Loader Corporation.

PB Loader Corporation makes no other express, implied or statutory Warranty, nor is anyone authorized to make any in its behalf.

SHIP TO
WALKER COUNTY LANDFILL
5120 NORTH MARBLE TOP ROAD
CHICKAMAUGA, GA 30707

BILL TO
WALKER COUNTY LANDFILL
5120 NORTH MARBLE TOP ROAD
CHICKAMAUGA, GA 30707

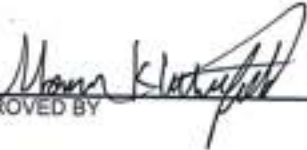
PURCHASE ORDER
NO. 2023-00001023
DATE 02/17/2023

VENDOR 2400 BLACKMON TRAILER SALES LLC

CONTACT
BLACKMON TRAILER SALES LLC
P O BOX 979
MANSFIELD, LA 71052

DELIVER BY
SHIP VIA
FREIGHT TERMS
ORIGINATOR
RESOLUTION #
PAYMENT TERMS
Whitfield, Shannon

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	EA	Capital - Vehicles - 2023 Peerless Dual Axle Semi-Trailer - End Dump (SPLOST)	\$72,200.0000	\$72,200.00
			TOTAL DUE	\$72,200.00

APPROVED BY


SPECIAL INSTRUCTIONS



Blackmon Trailer Sales, LLC

P.O. Box 979 Mansfield, LA 71052

(318) 872-9616

Fax (318) 872-9633

February 16, 2023

Walker County Landfill
5120 N. Marble Top Road
Chickamauga, GA 30707

NEW 2023 PEERLESS TRANSPORT SEMI – Dual Axle, Live Floor, 45' Length
STANDARD SPECIFICATIONS: CTSSF-45

VIN:	65012
Year:	2023
Standard:	CTSSF-45
Capacity:	112.2 cu. yds.
Type:	Peerless Dual Axle, Transport Semi-Trailer
Design:	Box design, flat floor, end dump, Live Floor
Construction:	Skin stressed aluminum Mill Finished with aluminum exterior posts
Unloading Time:	Approximately 8 minutes
Dimensions:	45' long, 8'6" wide, 13' 6" high, 37" king pin location,
Tires:	Eight (8) 11R24.5
Wheels:	Eight (8) 24.5 x 8.25 - 10 hole, 11 1/4" B.C. hi-tensile steel, Unimount Peerless standard production wheels
Axles:	22,500# cap. Inserted spindles, 96" Axles, 10 stud, 11 1/4" B.C. hubs, outboard drums, oil seals, quick change brake shoes, Auto Slacks
Brakes:	16 1/2" x 7" air, 4515 tapered lining, type 3030 air chambers, DOT relay emergency system - ABS System
Suspension:	Hutch 9700 four spring three leaf tandem

Page 2 of 2

Specification Sheet for Walker County Landfill

Peerless Transport Semi – Dual Axle, Live Floor, 45' Length

Standard Specifications: CTSSF-45

Blackmon Trailer Sales, LLC

Landing Gear:	Two speed, crank on driver's side
King Pin:	Standard SAE, heat treated, 37" setting, 51" height
Cross Sills and Decking:	Two way standard shuttle floor, 4" Jr. I- Beams on <u>12" centers</u> with aluminum sub-deck – <u>3/16" Halco Floor</u>
Top:	Manual Vinyl Side Roll
Rear Door:	<u>Combo Doors Side and Top Hinged Skinned w/Solid Aluminum</u>
Ladders:	One located at front and one located at rear –and safety loop
Rope Hooks:	Furnished
Mud Flaps:	Legal, Rubber
Wiring:	Unitized Truck-Lite wiring system, 12 volt
Lights:	Four (4) legal DOT combination stop, tail and directional lights Legal DOT clearance lights
Reflectors:	Legal DOT
Paint:	Aluminum natural, steel components primed and painted aluminum
Weight:	Approximately – 13,423 lbs
Ready Date:	Ready

Sell Price FOB Paragould, AR----- \$70,700.00

Estimated Freight to your location is 1,200.00-1,500.00 or pick up is 24/7 in Paragould, AR

Does not include FET, State, or Local Sales Taxes to get the trailer registered, if applicable.
Customer's Responsibility.

Map & Parcel: 0-321-2-027 Rezone from: C-1 to: R-2

☒ APPROVED AS SUBMITTED

☐ APPROVED WITH CONDITIONS

☐ TABLED

☐ DENIAL

Mamun Khatun APPROVED AS SUBMITTED 2-23-2023

APPROVED WITH CONDITIONS

TABLED

DENIAL

- 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;

Mack A. Pettigrew 1-17-2023 [Signature] 1-17-2023
 OWNER DATE PETITIONER DATE
 Mack Pettigrew Blake Hamilton



Walker County Planning Commission
Minutes

February 16, 2023
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Cindy Askew
Gary Miller
Zack Chapman
Michael Haney
Michael Hicks
Todd Holt
Stan Porter
Jon Hentz

Walker County Planning Staff

Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

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

II. READING & APPROVAL OF THE JANUARY 19, 2022 MEETING MINUTES:

Chairman Haney asked if there was a motion to deny or approve the minutes. Michael Hicks made a motion to approve. Gary Miller seconded the motion to approve. Motion to approve the minutes as submitted carried.

III. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Haney asked for a motion to open the public hearing. Cindy Askew made a motion to open the public hearing. Stan Porter seconded the motion. Vote was unanimous. Motion to open the public hearing carried.

IV. PUBLIC HEARING:

Variance:

1. Mr. & Mrs. Saunders: Randy and Marolyn Saunders came forward and stated that they would like to place a single wide mobile home on the property. They handed out a layout of the property. She stated that they also own the property next door. She said that there is an existing driveway there because there use to be a house on the property and that the property is on sewer. Chairman Haney asked how long they had owned the property and Mrs. Saunders said since November 2020. Stan Porter asked if this would be rental property and she said yes. Zack Chapman asked the dimensions of the property and she said it was around 65' wide and about 140' deep. Michael Hicks asked if it was one or two parcels. There was some confusion on looking at the tax maps, but this is just one parcel. Stan Porter asked if they had already bought the mobile home and they said no. They talked about the size of a mobile home and what size might or might not fit on the property. They were also told what the setbacks would have to be. Kristy Parker explained that this was an existing lot that did not meet the requirements. Michael Hicks said that he felt like the property was considered a lot of record where the lots there were developed before the requirements of today. Jon Pursley stated that the mobile home would have to be at least a 16' wide. Zack Chapman asked if a site-built home would be allowed, and Kristy Parker said yes and Zack said would they need a variance if they built a home and Kristy Parker said no. Mrs. Saunders said she would have to run numbers since building cost were so high right now. A gentlemen stepped forward and wanted someone to explain to him what was going on. He lives at 313 Catoosa Street. Chairman Haney asked him if he had received a letter and he said he didn't know. He explained his hearing loss and was very upset that he could not hear what was being said. Chairman Haney tried to explain to him what the variance request was for. The neighbor explained problems in the neighborhood and said that was why he was against this request.

Rezone:

1. Mack Pettigrew: Mr. Pettigrew came forward and said he would like to get the property rezoned from commercial to R-2. He explained that he has a buyer for the property. Mr. Blake Hamilton stepped up and said he would like to build a three unit townhome on the property. He passed out a drawing of what he would like to build. He stated that he would face it toward E. Reed Road. Zack Chapman asked if R-2 allowed for multi structures. Kristy Parker said yes that R2 & R3 both allow for multi-family dwellings and that it adjoined R2 in the back. Michael Hicks asked what the square footage of the property was and Kristy Parker said 1.03 acres. He then asked what the required square footage was per unit and said it was 15,000 square foot per dwelling unit. There was some discussion on the commercial running along Hwy 27. There was no one in the audience there in favor or against the rezone requests.

V. MOTION TO CLOSE THE PUBLIC HEARING:

Chairman Haney asked if there was a motion to close the public hearing. Jon Hentz made a motion to close the public hearing. Stan Porter seconded the motion. Vote was unanimous. Motion to close the public hearing carried.

VI: MOTION TO OPEN NEW BUSINESS:

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

VII: NEW BUSINESS:

Variance:

1. Marolyn Saunders: Chairman Haney asked if there was a motion. Zack Chapman said he had a question. He said did he understand that they did not need a variance to build a house on this lot as it stands. There was some confusion on when Kristy Parker said they would not need a variance if they built a house and what she meant was if they did not build a tiny house one would not be needed but the variance on the lot size does require one. Chairman Haney asked again if there was a motion. Jon Hentz made a motion to deny. Cindy Askew seconded the motion to deny. There were six that voted in favor to deny (Gary Miller, Todd Holt, Cindy Askew, Stan Porter, Jon Hentz and Zack Chapman. Michael Hicks said he didn't know how to vote but raised his hand to oppose the motion to deny. Several members stated that they felt like this was set up wrong because of it being an existing lot of this size. She was told she could appeal to the Board of Commissioners Motion to deny carried.

2. Mack Pettigrew: Chairman Haney asked if there was a motion on the rezone from C-1 to R-2. Stan Porter made a motion to approve. Jon Hentz seconded the motion. Vote was unanimous. Motion to rezone carried.

VIII: ADJOURNMENT:

Chairman Haney asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. Gary Miller seconded the motion. Vote was unanimous. Motion to adjourn carried.

Date Submitted: _____ Planning Commission Chairman

Date Submitted: _____ Planning Commission Secretary

Date Submitted: _____ Planning Commission Director

**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 February 23, 2023.

2.

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

3.

In my capacity as Chairman, I preside over the executive session. The executive session was called to order at 8:38 p.m. The following Commissioners were present: Brakemore, Askew, Hart, Stutz

Also in attendance: County Attorney Gattlieb

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):

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

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

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. _____.

SKW 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 23rd day of February, 2023.

Shannon K Whitfield

Print Name: Shannon K Whitfield

Print Title: Commission Chairman

Sworn to and subscribed before me this
23rd day of February, 2023.

David D. Gottlieb

Notary Public

My commission expires: _____

