



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

Minutes of the Regular Meeting
December 19, 2024 - 6:30 PM

- I. **Call to Order:**

Chairman Shannon Whitfield called to order the Regular Meeting of the Board of Commissioners held at Courthouse Annex III, 201 S. Main Street, LaFayette, Georgia at 6:30 PM on December 19, 2024.
- II. **Attendees:**

The following were present: Chairman Shannon Whitfield, Commissioner Robert Blakemore, Commissioner Mark Askew, Commissioner Brian Hart, Commissioner Robert Stultz, Legal and Policy Director David Gottlieb, Deputy Clerk Jessica Staton, Public Relations Director Joe Legge. Other guests signed in at the meeting as well. Please see the attached sign in sheet.
- III. **Approval of Agenda:**

Chairman Whitfield stated that there was a need to amend the agenda to add an intergovernmental agreement between Walker County Water and Sewerage Authority and Walker County Government, as well as a paving agreement with quotes to pave three county parking lots. These items would be placed above the departmental statistics. Chairman Whitfield made a motion to approve the agenda with the modifications, seconded by Commissioner Hart, 4 ayes and 0 nays, motion carried.
- IV. **Approval of Minutes:**

Commissioner Hart made a motion to approve the minutes of the Regular Scheduled Meeting held November 14, 2024 at 6:30 p.m., seconded by Commissioner Stultz, 4 ayes and 0 nays, minutes were approved unanimously.
- V. **Ceremonial**
 - A. Proclamation to Charles Wardlaw
 1. Chairman Whitfield read a proclamation to recognize Charles Wardlaw for his 54 years of service. Chairman Whitfield stated that Wardlaw has been elected for 13 consecutive terms as the County Surveyor.
- VI. **Presentation**
 - A. Digital Connectivity Plan, Shannon Millsaps & Virginia Pettie, Thrive Regional Partnership
 1. Shannon Millsaps, COO of Thrive Regional Partnerships, explained how the plan is designed to serve as a guiding document for making decisions about future broadband deployment projects and digital skills training efforts. The plan compiles an inventory of internet assets in the county to help community leaders target disparities in broadband service.
- VII. **Public Hearing (Ordinance Amendments):**
 - A. Ordinance O-01-25 to Adopt the 2024 Walker County Digital Connectivity Plan
 1. No one came forward to speak about this ordinance.
- VIII. **Public Hearing (Planning & Zoning):**
 - A. Hawks Ridge Holdings LLC requests a partial rezone from C-1 (Commercial) to PUD (Planned Unit Development) for property located at 180 Hutcheson Drive/104 Quarter Street, Rossville, GA 30741. Tax map & parcel number 0-119-002 & 002A.
 1. Melissa Hulsey spoke in opposition. She asked the board to respect the planning and zoning recommendations.
 2. Ben Hagaman, developer of Hawks Ridge Holding, spoke in favor. Originally, there were 32 lots proposed, but now it would just be 21 lots with the front staying commercial. Ten acres would remain as green space, as recommended by the county.

- B. R.L. Wooten: Requests a rezone from A-1 (Agricultural) to C-1 (Commercial) for property located at 6560 Hwy 151 LaFayette, GA. 30728. Tax map & parcel number 0-516-012A.
 - 1. Bobby Blakemore said he wants to purchase the property from Wooten. Blakemore owns a truck repair company and wants to keep his business in Walker County.
 - 2. Jamie Hulsey questioned the process of how planning and zoning items are placed on the agenda.
- C. See Rock City % Doug Chapin: Requests a rezone from R-1 (Residential) to C-1 (Commercial) for property located at 0 Hwy 157 Lookout Mountain, GA. 30750. Tax map & parcel number 0-044-001.
 - 1. Request was tabled at the planning and zoning meeting
 - 2. Ned Yates stated that he does not understand what Rock City intends to do with this piece of property. Yates also questioned why the request is on the agenda when the planning commission tabled it. This agenda item had been advertised for a public hearing.
- D. Kelly Lee Griffin & Paige Griffin: requests a rezone from R-2 (Residential) to C-1 (Commercial) for property located at 3404 N. Hwy 27 LaFayette, GA. 30728. Tax map & Parcel number 0-322-4-003.
 - 1. Paige Griffin, sister of the co-applicant, stated they are trying to sell the property and all potential buyers want it rezoned before purchasing it.
 - 2. Commissioner Hart questioned the applicant on whether this was the same property where the Old Pine Motel was. The applicant confirmed it was the same property.
- E. Randal Dalton: Requests a variance for property located at 10161 N Hwy 27 Rock Spring, GA. 30739. Tax map & parcel number 0-325-026.
 - 1. Bobby Howard stated that the variance would be for a Dollar General Store. He stated that this would be located across the street from the Walker County Civic Center and look very similar to the Dollar General Store location on Hwy 341 and Garrett's Chapel Road in Chickamauga Georgia.

VII. Public Comment:

- 1. Ned Yates expressed his discomfort regarding changing board meetings to once a month. He also stated his opposition for the proposed spay and neuter ordinance. He stated that we have a "leash law" that is not enforced currently.
- 2. Sean Lawler stated his opposition to one meeting a month. He thanked Chairman Whitfield for all that he has done for the county financially. He stated his concerns for animal control and stated that animal control is a problem, but it is not something that we need to focus on right now.
- 3. Melissa Hulsey thanked both Chairman Whitfield and Commissioner Stultz for their service. She expressed her discomfort for one board meeting a month.
- 4. Ed Fleer thanked Shannon Whitfield for his service. He then talked about codes and fire fees and stated his belief that freedom is being taken away.
- 5. Jamie Hulsey stated his discomfort for one meeting a month and that we need the public to be involved to avoid corruption and accountability issues.
- 6. Kenneth Wilson addressed the fire fee. He stated that he owns a recycling facility and his fire fee is more than his property tax. He questioned the consequences of refusing to pay the fire fee.
- 7. Roy Hambrick expressed his gratitude for each of the board members, as well as his opposition to one meeting a month.
- 8. Laura Owsley thanked everyone that has communicated with her on her requests. Owsley questioned if the board had to have two public meetings to get certain items approved. In situations where two public meetings were required, she questioned if the board would call special meetings for that. The board confirmed that they would.
- 9. Randy Pittman, from the Walker County Historic Preservation, thanked everyone involved in laying wreaths on the gravesites of veterans at Tennessee Georgia Memorial Park.
- 10. Angela Pence thanked Commissioner Stultz for his service. Pence reminisced on Chairman Whitfield's time in office and the obstacles he overcame with the criticism and hard decisions. She thanked Chairman Whitfield for all that he has done for the county.

VIII. Unfinished Business

- 1. Ordinance O-01B-24 to Amend the Land Use Code (Sections tabled on 11/14/2024)
 - a. Commissioner Brian Hart stated he thinks the suggestions made by the group concerning poultry houses are good and he recommends they be approved as is.
 - b. Commissioner Askew stated he also thinks that we should support it.
 - c. Commissioner Hart stated that there are two pieces to this ordinance, a poultry piece and a solar piece. He stated that his recommendation on the poultry piece would be to accept it as written.
 - d. Commissioner Hart motioned to approve sections 12, 13, and 14. Commissioner Askew seconded the motion. 4 ayes, 0 Nays.
 - e. Commissioner Hart suggested the setbacks be adjusted to the standard commercial setback regulations, referring to paragraph 10 section 22-181 in the Walker County code.
 - f. Commissioner Hart added supporting documents with his revisions and suggestions as an example for the final documents.

- g. Commissioner Hart made a motion to approve the ordinance with modifications of changing the setback to the standard commercial setback regulations, strike the acreage requirements and the parcel percentage of 20% in section 1 and strike section 10 item E (bonds); Commissioner Blakemore seconded the motion. 4 ayes, 0 nays. The ordinance is unanimously approved.
2. Ordinance O-03-24 to Amend the Animal Code
 - a. Commissioner Blakemore motioned to table until the April 2025 board meeting so that the animal control director could provide input after returning from military leave. Commissioner Stultz seconded the motion. 4 ayes, 0 nays. The motion was tabled unanimously.

IX. New Business

1. Resolution R-045-24 / R-001-25 to Amend the Enabling Act of Walker County
 - a. Commissioner Askew motioned for approval, Commissioner Blakemore seconded the motion. Commissioner Hart abstained until the new board takes office. 3 ayes, 0 nays. Resolution R-046-24 approved.
2. Resolution R-046-24 to Repeal a Temporary Moratorium on the Acceptance of Permits Regarding Solar Energy Systems
 - a. Commissioner Hart motioned for approval, Commissioner Stultz seconded the motion. 4 ayes, 0 nays. Resolution unanimously approved.
3. Resolution R-047-24 to Participate in the Georgia Department of Transportation Local Bridge Replacement Program
 - a. Commissioner Stultz motioned to approve Resolution R-047-24, Commissioner Askew seconded. 4 ayes, 0 nays. Resolution unanimously approved.
4. Resolution R-048-24 to Adjust the Supplement to Compensation for the Solicitor General of Walker County Court
 - a. Commissioner Blakemore motioned to approve, Commissioner Hart seconded the motion. 4 ayes, 0 nays. Resolution unanimously approved.
5. Resolution R-049-24 to Set the Annual Compensation for Walker County Coroner
 - a. Commissioner Stultz motioned to approve the resolution, Commissioner Blakemore seconded the motion. 4 ayes, 0 nays. Resolution unanimously approved.
6. Resolution R-050-24 to establish the Supplement to Compensation for the Sheriff of Walker County
 - a. Commissioner Hart motioned to approve the resolution, commissioner Blakemore seconded the motion. 4 ayes, 0 nays. Resolution unanimously approved.
7. Resolution R-051-24 to declare Walker County Fire Rescue Property as surplus
 - a. Commissioner Hart motioned to approve the resolution, Commissioner Askew seconded the motion. 4 ayes, 0 nays. Resolution unanimously approved.
8. Resolution R-052-24 to Appoint a Member to the Bridge Health Board
 - a. Chairman Whitfield motioned to appoint Susan Tankersley to the Bridge Health Board, Commissioner Askew seconded. 4 ayes, 0 nays. Appointment approved.
9. Resolution R-053-24 to Appoint a Member to the Walker County Board of Assessors
 - a. Chairman Whitfield motioned to appoint Karen Deck to the Board of Assessors. Commissioner Askew seconded. 4 ayes, 0 nays. Appointment approved.
10. Amend the List of State Roads in Walker County to Permit the Georgia Department of Transportation to Revise the Speed Limit along a Section of Highway 193 from 55mph to 50mph.
 - a. Commissioner Balekmore motioned to approve the amendment, Commissioner Hart seconded the motion. 4 ayes, 0 nays. Unanimously approved.
11. Lookout Mountain Judicial Circuit Drug Task force Intergovernmental Contract.
 - a. Commissioner Askew motioned to approve the contract, Commissioner Hart seconded the motion. 4 ayes, 0 nays. Unanimously approved.
12. Office of the Governor Criminal Justice Coordinating Council Subgrant Award, Project Name: Mental Health Court, Subgrant Number: J25-8-073
 - a. Commissioner Stultz motioned to approve, commissioner Blakemore seconded the motion. 4 ayes, 0 nays. Unanimously approved.
13. Memorandum of Understanding Between Walker County, the City of Chickamauga and World Triathlon Corporation.
 - a. Commissioner Hart motioned to approve the memorandum, Commissioner Askew seconded the motion. 4 ayes, 0 nays. Memorandum unanimously approved.
14. Transportation Services Contract by Transit Alliance Group, Inc. with Walker County Transit
 - a. Commissioner Stultz motioned to approve the Contract, Commissioner Blakemore seconded the motion. 4 ayes, 0 nays. Unanimously approved.
15. Purchase Order 2025-00000473 for \$52,862.00 to Prater's Ford for F250 Command Staff Vehicle for Walker County Fire Rescue
 - a. Commissioner Blakemore motioned to approve the purchase order, Commissioner Stultz seconded the motion. 4 ayes, 0 nays. Unanimously approved.
16. Hawks Ridge Holdings LLC requests a partial rezone from C-1 (Commercial) to PUD (Planned Unit Development) for property located at 180 Hutcheson Drive/104 Quarter

Street. Rossville, GA 30741. Tax map & parcel number 0-119-002 & 002A.

(Recommended for denial by the Planning Commission)

- a. Commissioner Blakemore motioned to approve the purchase order, Commissioner Stultz seconded the motion. 4 ayes, 0 nays. Rezone unanimously approved.

17. R.L. Wooten: Requests a rezone from A-1 (Agricultural) to C-1(Commercial) for property located at 6560 Hwy 151 Lafayette, GA. 30728. Tax map & parcel number 0-516-012A. (Recommended for approval by the Planning Commission)

- a. Commissioner Blakemore recused himself from the vote due to the potential buyer of this property being his cousin.

- b. Commissioner Stultz motioned to approve the rezone, Commissioner Askew seconded the motion. 3 ayes, 0 nays. Rezone unanimously approved.

18. See Rock City % Doug Chapin: Requests a rezone from R-1 (residential) to C-1 (Commercial) for property located at 0 Hwy 157 Lookout Mountain, GA. 30750. Tax map & parcel number 0-044-001. (Tabled by the Planning Commission)

- a. Commissioner Hart motioned to table the rezone requests until the February 2025 Commissioner Meeting, Commissioner Blakemore seconded the motion. 4 ayes, 0 nays. Resolution tabled.

19. Kelly Lee Griffin & Paige Griffin: Requests a rezone from R-2 (Residential) to C-1 (Commercial) for property located at 3404 N. Hwy 27 Lafayette, GA. 30728. Tax map & parcel number 0-322-4-003. (Recommended for approval by the Planning Commission)

- a. Commissioner Askew motioned to approve the rezone request, Commissioner Hart seconded the motion. 4 ayes, 0 nays. Rezone unanimously approved.

20. Randal Dalton: Requests a variance for property located at 10161 N Hwy 27 Rock Spring, GA 30739. Tax map & parcel number 0-325-026. (Recommended for approval by the Planning Commission)

- a. Commissioner Hart motioned to approve the variance, Commissioner Askew seconded the motion. 4 ayes, 0 nays. Variance unanimously approved.

21. Intergovernmental agreement to Obligate ARPA Funds to the Walker County Water and Sewerage Authority

- a. Commissioner Hart motioned to approve the intergovernmental agreement, Commissioner Blakemore seconded the motion. 4 ayes, 0 nays. Agreement unanimously approved.

22. Quote for Talley to pave the Ag Center, DFCS, and Elections parking lots.

- a. Commissioner Blakemore motioned to approve the paving projects. Commissioner Hart seconded the motion. 4 ayes, 0 nays. Unanimously approved.

23. November 2024 Department Statistics

X. Commissioner Comments:

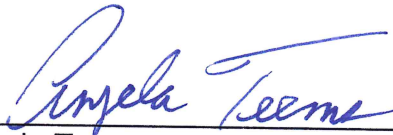
1. Commissioner Blakemore commented that it was a pleasure working with both Chairman Whitfield and Commissioner Stultz. He stated that they both served the board well.
2. Commissioner Askew gave acknowledgement to Chairman Whitfield. He stated serving the board was a selfless job. Commissioner Askew stated it was an honor and privilege working with Chairman Whitfield and Commissioner Stultz. He thanked the county employees and the citizens for being involved. Commissioner Askew ended his comments by wishing everyone a Merry Christmas.
3. Commissioner Hart thanked Chairman Whitfield for doing a thankless job. He stated that he learned a lot from Shannon. Commissioner Hart also thanked Robert Stultz and County Attorney David Gottlieb for their service. He stated that he looks forward to working with Angie and Gene after the New Year.
4. Commissioner Stultz stated it has been a pleasure working with the board. He expressed his grievances with residents that are not happy living in Walker County. He directed them that if they did not like living in Walker County, they needed to move since all they do is come to the meetings and bring up the negative. Commissioner Stultz also thanked the citizens in district 4 and all of the citizens of Walker County for supporting him. He talked about his personal experiences and the life he has created in Walker County. He gave shout out to Emily Sadler, Cortney Andes and Bailey Clements at the animal shelter/control, Carlen Bowers and Bobby Snider at the public works department, Paine Gily, Chief Blake Hodge, Jon Pursley, Joe Legge, and David Gottlieb. He thanked all the elected officials for working with the board, John Culpepper, Randy Pittman, Alan Slaven for doing a fantastic job with the historic preservation.
5. Chairman Whitfield stated that it has been a great honor to serve over the last eight years. He believes the community has pulled together and has high respect for each of the men sitting on the board. He stated that they may not always agree, but that they always conducted themselves in a professional manner and never quit talking to each other. He stated that he believes that Walker County is in the best condition it has ever been in 191 years. He mentioned that Walker County being the second one with a connectivity plan in the state of Georgia will bring great success for the county. He stated it was a pleasure to serve with David Gottlieb and ended his comments by thanking the community for allowing him to serve.

XII. Executive Session

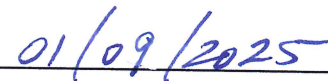
1. Chairman Whitfield motioned for executive session at 9:43 PM, Commissioner Askew seconded the motion.
2. The Board of Commissioners, along with incoming Chairwoman Angie Teems and incoming District 4 commissioner Gene Wilson, entered executive session at 9:43 PM
3. The Board of Commissioners returned from executive session at 10:21 PM

XII. Adjournment:

Commissioner Blakemore made a motion to adjourn the meeting, Commissioner Stultz seconded the motion. Motion carried and the meeting was adjourned at 10:21 PM.



Angela Teems
Chairwoman/CEO
Walker County Georgia



Date

Minutes prepared by: Walker County Deputy County Clerk, Jessica Staton

Regular Scheduled Board of Commissioners Meeting

Walker County Annex III

December 19, 2024

6:30 PM

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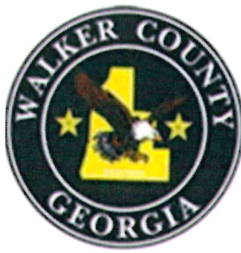
Commissioner Blakemore	Present
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Commissioner Askew	Present
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Chairman Whitfield	Present
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Commissioner Hart	Present
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Commissioner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

Regular Scheduled Board of Commissioners Meeting

December 19, 2024

6:30PM

Name

Address

Bobby V. Snider

Road Dept

Bobby Dot

Fosterhill

Don Stutz

Go Buggli

Nick Austin

Gene Wilson

FLINTSTONE

Wesley Hisey

Chickamauga

James Hisey

Chickamauga

Laura Owsby

La Fayette

Mike Bunn

TYRON HEATH

~~Kevin Smith~~

Roger Ownby

La Fayette

PAUL GRAY

LANDFILL

Randall Pittman

WCHPC

Shawn Coker

Bobby Blakemore

La Fayette

Roy Hambrick

La Fayette

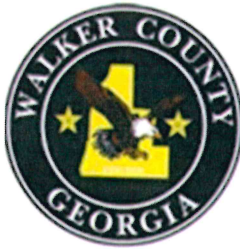
BOBBY HOWARD

93 MOUNT PL. DARIEN, GA 30133

DAVID BROWN

Tyler Bishop

Animal Control



Sign In Sheet

Regular Scheduled Board of Commissioners Meeting

December 19, 2024

6:30PM

Name

Address

NEVATES

RESIN FARM

Bruce

214 Rhineland

Tommy

LaFayette

Angie Teems

Chickamauga GA

Shannon Millsaps

Thrive Regional Partnership

Michelle Smith

Thrive Regional Partnership

Virginia Platte

Thrive Regional Partnership - Chatter
TIN

Billy L

Wco Coroner

Zack Chapman

LaFayette

Steve Wilson

WCSO

Ed F. Lever

Residence

Chola Green

Walker Leadership

Chelsea Colburn

Walker Leadership

Tiffany Jones

Walker Chamber Leadership

Charles & Shirley Wardlaw

Park St

DeLoria & Tharal Wardlaw

Park St

Allen Eagan Ridd

248 Brody Dr.
Walker County

Leland Manning

5306 W. ARMISTEED RD.

Paullette Crowe

LaFayette

Jim Denny

LaFayette

Carber Bone

Road