

**Walker County
Planning Commission Meeting**

**April 16, 2026
6:00 P.M.**

Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR MARCH 19, 2026 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. REZONE:

- 1. Richard Mountz:** Requests a rezone from C-1 (Commercial) to R3 (Residential) for property located at 1412 Happy Valley Road Rossville, GA. 30741. Tax map & parcel number 0-135-039.
- 2. Alex & Janet Roach:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 3791 Round Pond Road LaFayette, GA. 30728. Tax map & parcel number 0-496-009A.

B. VARIANCE:

- 1. Krista Pharr:** Requests a variance for less than five acres in an A-1(Agricultural) zone for property located at 159 Dusty Trail LaFayette, GA. 30728. Tax map & parcel number 0-587-016A.

VI. MOTION TO CLOSE PUBLIC HEARING:

VII. MOTION TO GO INTO NEW BUSINESS:

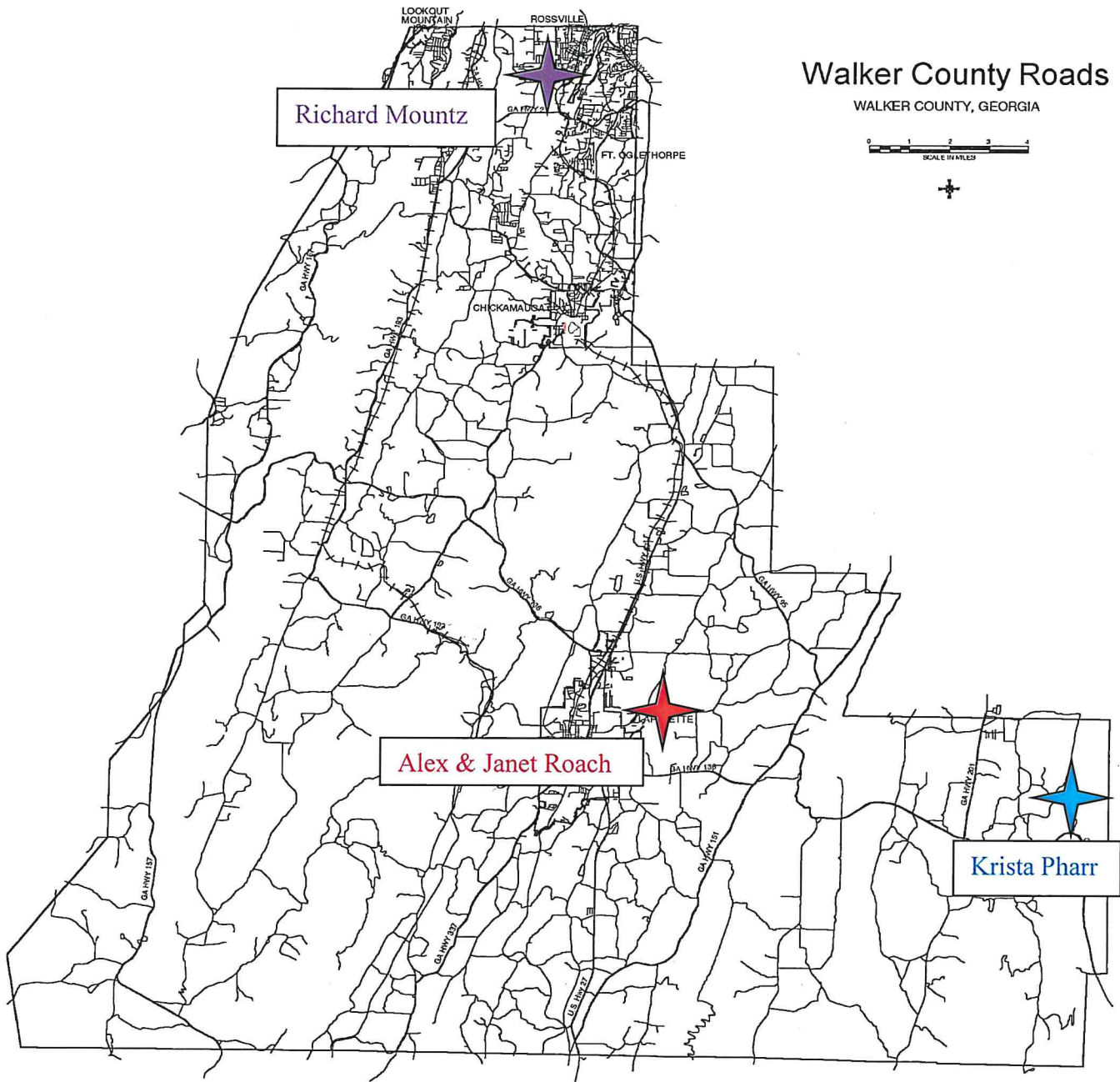
- 1. Richard Mountz**
- 2. Alex & Janet Roach**
- 3. Krista Pharr**

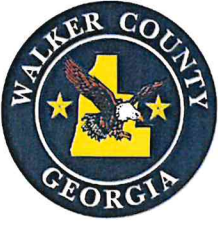
VIII: ADJOURNMENT:

Walker County Roads

WALKER COUNTY, GEORGIA

0 1 2 3 4
SCALE IN MILES





Walker County Planning Commission
Minutes

March 19, 2026
Walker County Civic Center
6:00 PM

ATTENDEES:

Planning Commission Members

Rob Walthour
Randy Pittman
Stan Porter
Todd Holt
Cindy Askew
Will Ingram
John Morehouse

Walker County Planning Staff

Jon Pursley, Planning Director
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

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

II. ROLL CALL:

III. READING & APPROVAL OF FEBRUARY 19, 2026 MINUTES:

Chairman Pittman asked if there was a motion to approve the February 19th minutes. Stan Porter made a motion to approve the minutes as is. Rob Walthour seconded the motion to approve. The vote was six in favor of the approval with Will Ingram abstaining due to not being present at that meeting. The motion to approve carried.

IV. MOTION TO OPEN THE PUBLIC HEARING:

Chairman Pittman asked if there was a motion to open the public hearing. John Morehouse made a motion to open the public hearing. Will Ingram seconded the motion. The vote was unanimous. The motion to open the public hearing carried.

V. PUBLIC HEARING:

New Business:

1. Charles Skiles: Chairman Pittman asked if Mr. Skiles was present and to please step forward and tell the board what he was requesting. Mr. Skiles stated that he would like to rezone the property in order to divide it and put a second home at the back of the property. Will Ingram asked if anything was on the property now and Mr. Skiles stated that his house sits on the front part of the property. Jon Pursley explained that all the property around this parcel was zoned A-1. Chairman Pittman asked if there was anyone for or against this request in the audience and no one came forward.

VI: MOTION TO CLOSE PUBLIC HEARING:

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

VII: MOTION TO OPEN NEW BUSINESS:

Chairman Pittman asked if there was a motion to open the new business. Rob Walthour made a motion to open new business. Stan Porter seconded the motion. The vote was unanimous. The motion to open new business carried.

VIII: NEW BUSINESS:

1. Charles Skiles: Chairman Pittman asked if there was a motion to approve or deny the rezone request to RA. Todd Holt made a motion to approve the rezone to RA. John Morehouse seconded the motion to approve. Todd Holt, John Morehouse, Will Ingram and Stan Porter voted in favor of the rezone and Cindy Askew and Rob Walthour voted against the rezone. The motion to approve carried.

IX: ADJOURNMENT:

Chairman Pittman asked if there was a motion to adjourn. Todd Holt made a motion to adjourn. Stan Porter seconded the motion. The vote was unanimous. Motion to adjourn carried.

Date Submitted:

Planning Commission Chairman

Date Submitted:

Planning Commission Secretary

Date Submitted:

Planning Commission Director

WALKER COUNTY PLANNING & DEVELOPMENT AGENDA ITEM

Owner: Richard Mountz

Petitioner: same

Location of Property: 1412 Happy Valley Road
Rossville, GA. 30741

Tax map & parcel number 0-135-039

	PC Meeting Date:	4/16/2026
	Present Zoning:	C-1 (Commercial)
APPLICANT'S INTENT:	Requesting to rezone the parcel from C-1(Commercial) to R-3 (Residential).	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban. This allows for residential dwellings. This property was previously zoned R-3 but was rezoned to C-1 years ago.	

Projected Area:





Walker County Planning Office
Rezone, Conditional Use Variance & Variance Application

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
C-1	R-3	
Map & Parcel	Date:	Fee:
0-135-039	2-20-26	75.00

Applicant/Owner & Phone: J. Richard Mountz 423-713-8146

Street Name & Number: 1412 Happy Valley Rd

Mailing Address: 3106 Fairmount Pike Walden, TN 37377

City, State, Zip Code: Walden, TN 37377

Request: Change from C-1 to R-3

PLANNING COMMISSION RECOMMENDATION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

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

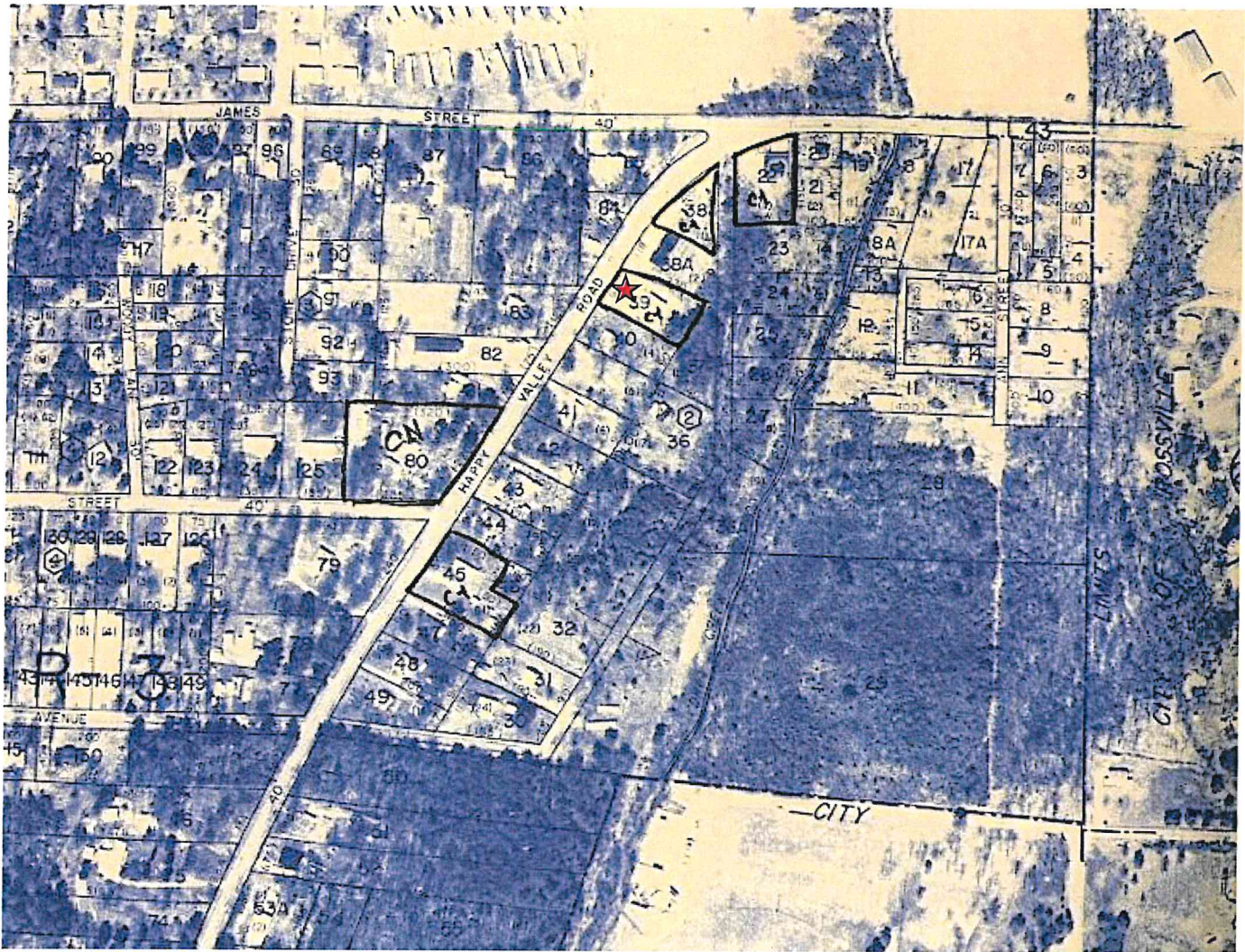
Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$250.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate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

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

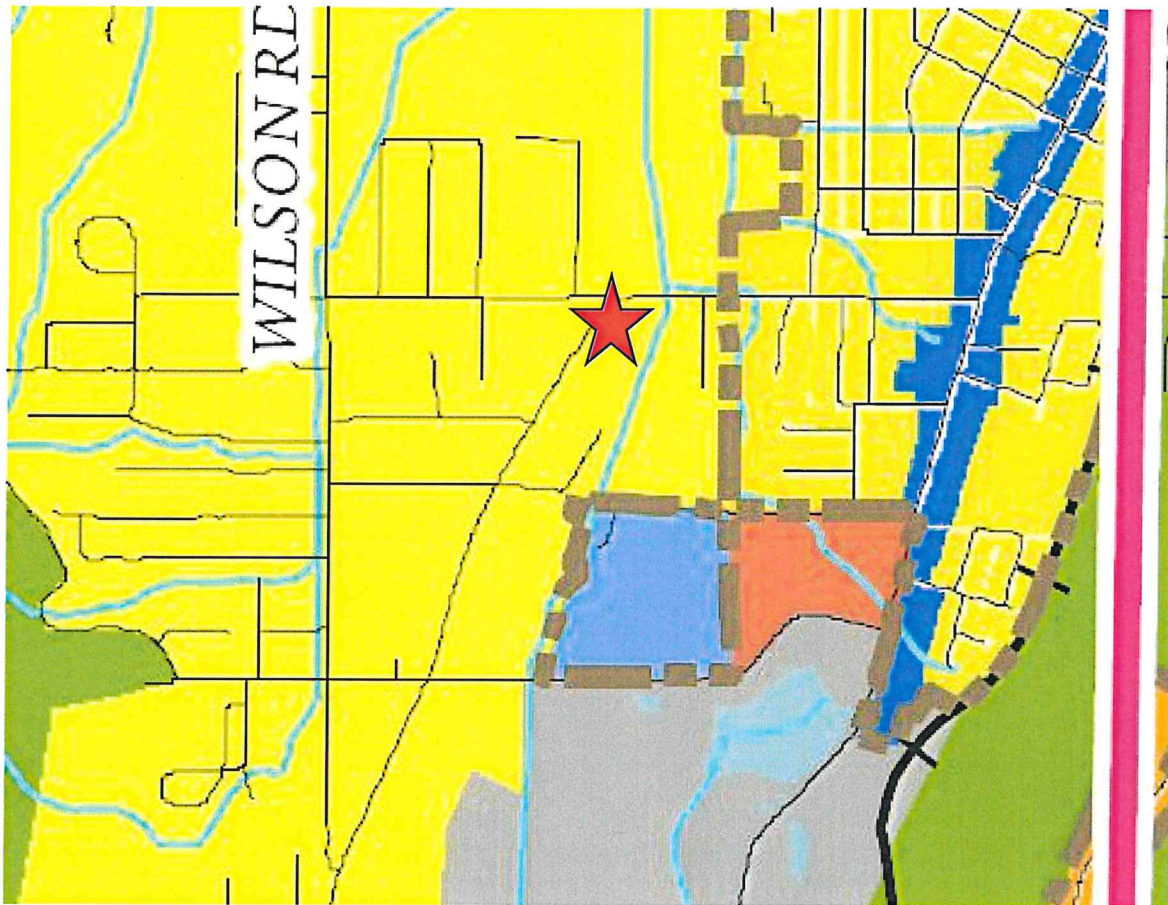
Signature of Applicant/Owner:

J. Richard Mountz 02-20-26
APPLICANT/OWNER DATE

Zoning Map:



Future Land Use Map:



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

Character Areas

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



Figure 52. Residential development in the Mountain View area

County Suburban: Walker County

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

Suggested Development Strategy:

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

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned R-3 (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:** This rezone would allow for more housing.
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Mr. Mountz since 8/2018.
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. Surrounding parcels used as residential
9. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property:** Not that we know of
10. **Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan:** The Future Land Use Map shows Country Suburban.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The parcel is .41 acres and is surrounded by residential structures and churches.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Alex & Janet Roach

Petitioner: same

Location of Property: 3791 Round Pond Road
LaFayette, GA. 30728

Tax map & parcel number 0-496-009A

	PC Meeting Date:	4/16/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting to rezone the parcel 3.77+/- acres from A-1(Agricultural) to RA (Residential/Agricultural).	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential. This suggests lot sizes of 1-5 acres and is often designated as Residential-Agricultural or Agricultural Zoning Districts.	

Projected Area:





Walker County Planning Office
Rezone, Conditional Use Variance & Variance Application

☒ Rezone ☐ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1	3/6/2026 RA	
Map & Parcel	Date:	Fee:
0496 009A	3-6-2026	7500

Applicant/Owner & Phone: Alex & Janet Roach 423-653-8499

Street Name & Number: 3791 Round Pond Road

Mailing Address: 3791 Round Pond Road

City, State, Zip Code: Lafayette, GA 30728

Request: Rezone so daughter can build on property

PLANNING COMMISSION RECOMMENDATION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- ☐ APPROVED AS SUBMITTED
☐ APPROVED WITH CONDITIONS
☐ TABLED
☐ DENIAL

The following disclosure is required of the applicant(s) by Section 36-87A of O.C.G.A. The following is for disclosure purposes only and does not disqualify the petition.

Within the past two years, have you made either campaign contributions totaling \$250.00 or more and/or given gifts having value of \$150.00 or more to a local government official who will be responsible for making a recommendation or decision on the application? YES ☐ NO ☒ If YES, then on a separate page, please furnish the following information:

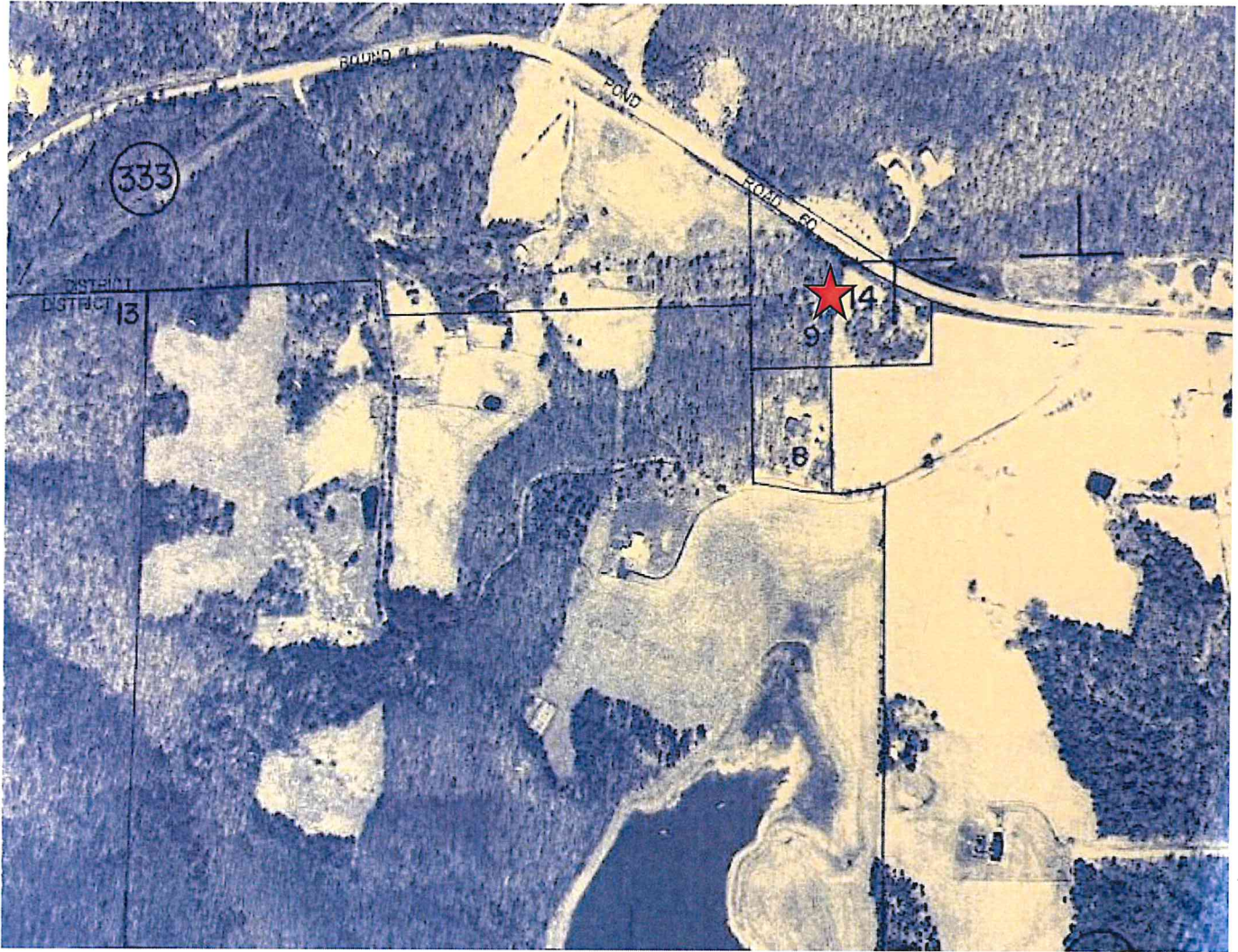
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C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

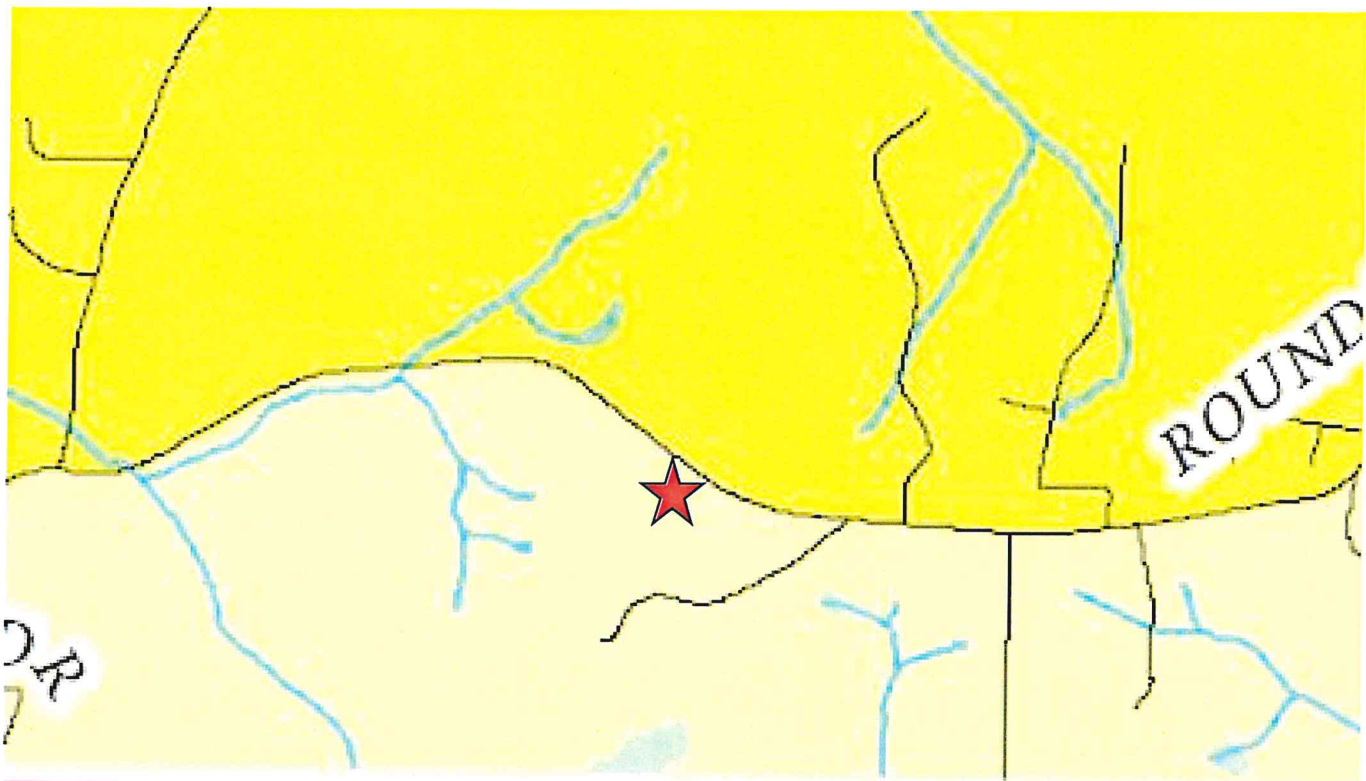
Janet Roach
APPLICANT/OWNER

3/6/26
DATE

Zoning Map:



Future Land Use Map:



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

Character Areas

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



Figure 51. Chamberlain Road, west of LaFayette

Rural Residential: LaFayette, Rossville, and Walker County

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

Suggested Development Strategy:

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

Land uses:

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

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

CONSIDERATION OF ZONING CRITERIA

1. **Existing land uses and zoning of nearby property:** The zoning of the nearby property is currently zoned A-1 (Agricultural)
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:** No gain to the public but would allow the property owner to add a second residence for family
6. **Whether the subject property has reasonable economic use as currently zoned:** Yes
7. **The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property:** The tax records show the property has been owned by Mr. & Mrs. Roach since 8/2020
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** It would be. Surrounding parcels used as residential
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 Rural Residential.
11. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** It would not.
12. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The Future Comprehensive Plan shows this area as Rural Residential, which encourages Residential-Agricultural or Agricultural zonings with lots sizes 1-5 acres.

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Krista Pharr

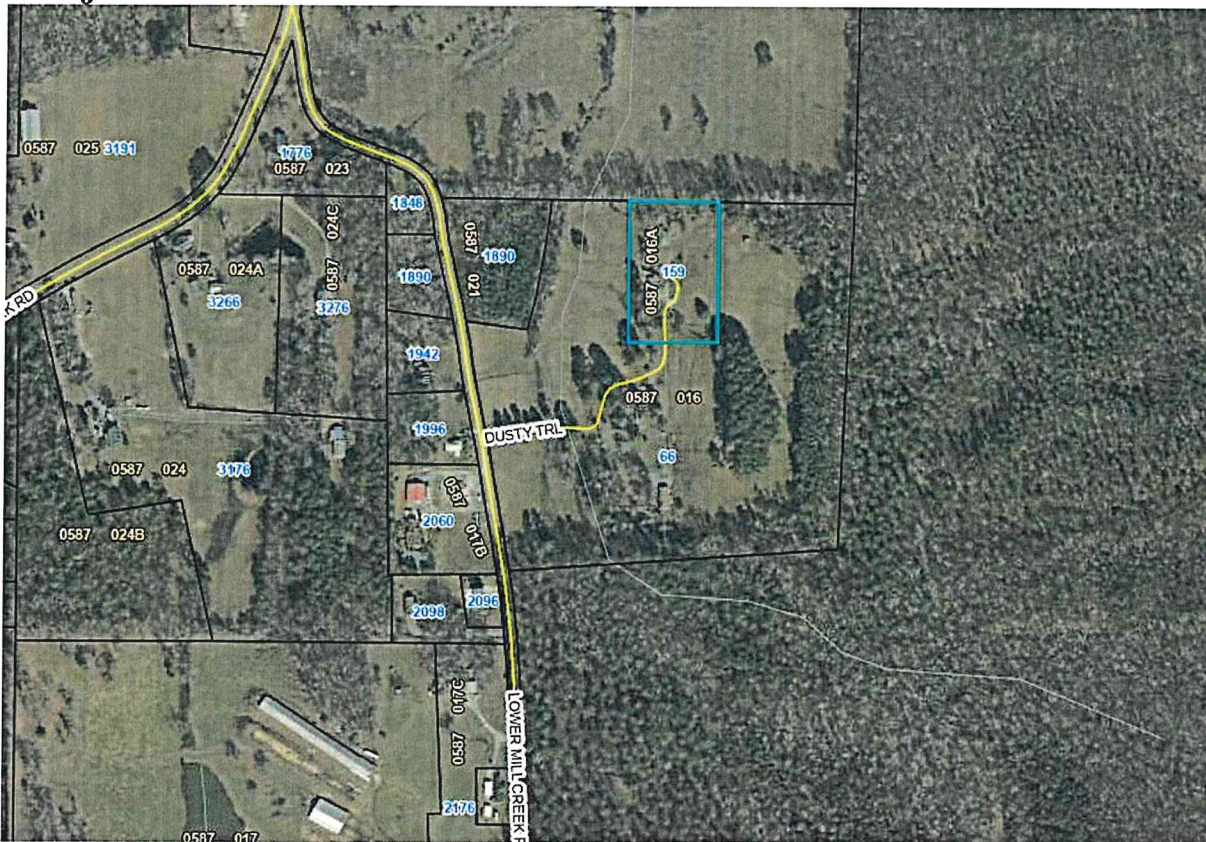
Petitioner: same

**Location of
Property:** 159 Dusty Trail
LaFayette, GA. 307028

Tax map & parcel number 0-587-016A

	PC Meeting Date:	4/16/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a variance to place a second home on her property which is three acres in an A-1 (Agricultural) zone. The mobile home is on the adjoining property and said this is her mother's home.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Greenspace/Conservation. This suggests undeveloped or sparsely developed land.	

Projected Area:





Walker County Planning Office
Rezoning, Conditional Use Variance & Variance Application

☐ Rezoning ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
A-1		
Map & Parcel	Date:	Fee:
0-587-016A	3-12-26	150.00

Applicant/Owner & Phone: KRISTA PHARR 706-271-6209

Street Name & Number: 159 DUSTY TR

Mailing Address: _____

City, State, Zip Code: LAFAYETTE, GA 30728

Request: MOVE MOM'S DOUBLEWIDE TO MY
3 ACRES. IT IS CURRENTLY ON THE SURROUNDING
ACREAGE. OWNER HAS DIED & WE HAVE LOST ACCESS

PLANNING COMMISSION RECOMMENDATION:

- _____☐ APPROVED AS SUBMITTED
_____☐ APPROVED WITH CONDITIONS
_____☐ TABLED
_____☐ DENIAL

BOARD OF COMMISSIONERS FINAL DECISION:

- _____☐ APPROVED AS SUBMITTED
_____☐ APPROVED WITH CONDITIONS
_____☐ TABLED
_____☐ DENIAL

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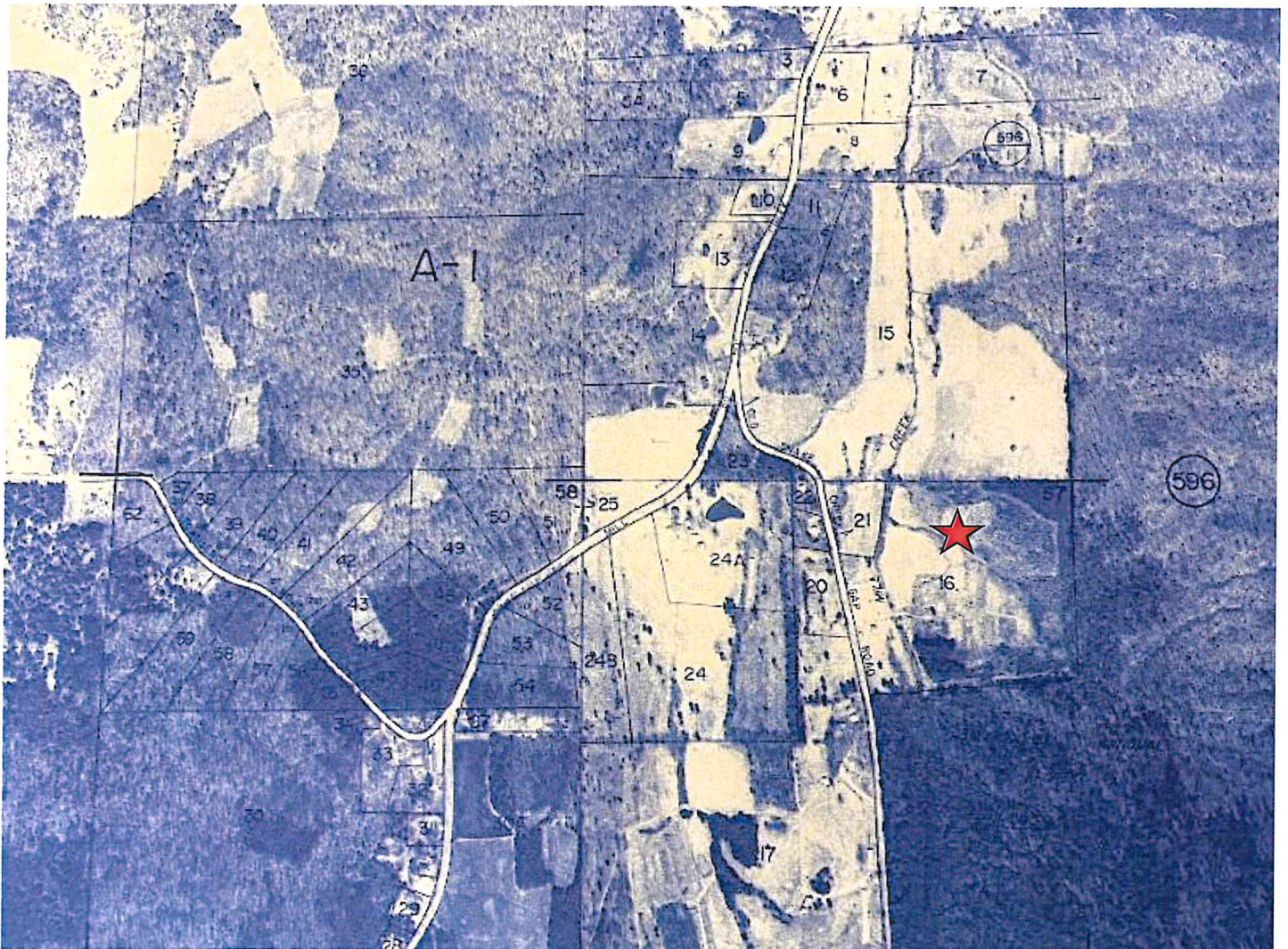
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C) An enumeration and description of each gift having value of \$250.00 or more made by the applicant to each local government official within the past two years.

Signature of Applicant/Owner:

K. X. Pharr
APPLICANT/OWNER

03/12/2026
DATE

Zoning Map:



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



Figure 49. Old Mineral Springs Road

Greenspace/Conservation: Chickamauga, LaFayette, and Walker County

Description: These are undeveloped or sparsely developed lands more suitable for environmental protections, e.g. scenic views, steep slopes where development unsustainable, floodplains, wetlands, and wildlife management areas. Example locations within Walker County are Crockford-Pigeon Mountain Wildlife Management Areas, Johns Mountain Wildlife Management Area, Lula Land Trust, and Zahnd Wildlife Management Area.

Suggested Development Strategy:

1. Promote passive-use tourism and recreational activities, e.g. hiking, biking, hunting, and fishing.
2. Invest in infrastructure that promotes recreational activities in hiking, biking, hunting, and fishing.
3. When appropriate, apply for and promote the purchasing of conservation easements.
4. Public investments in new park creation.
5. Public investments in park maintenance.

Land uses:

- Parks/Recreation/Conservation

Key Word Objectives: Recreational activities, Open space preservation, Regional cooperation, private investments, Park creation, Park maintenance