Walker County
Planning Commission Meeting

November 19, 2026
6:00 P.M.
Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR OCTOBER 15, 2026 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. VARIANCE:

1. **Kevin Wallace:** Requests a variance for more than six on a private drive for property located at 307 Bruce Drive LaFayette, GA. 30728. Tax map & parcel number 0-470-30.

B. AMENDMENTS TO CHAPTER 2 OF THE CODE OF WALKER COUNTY GEORGIA REGARDING BOARDS & COMMISSIONS:

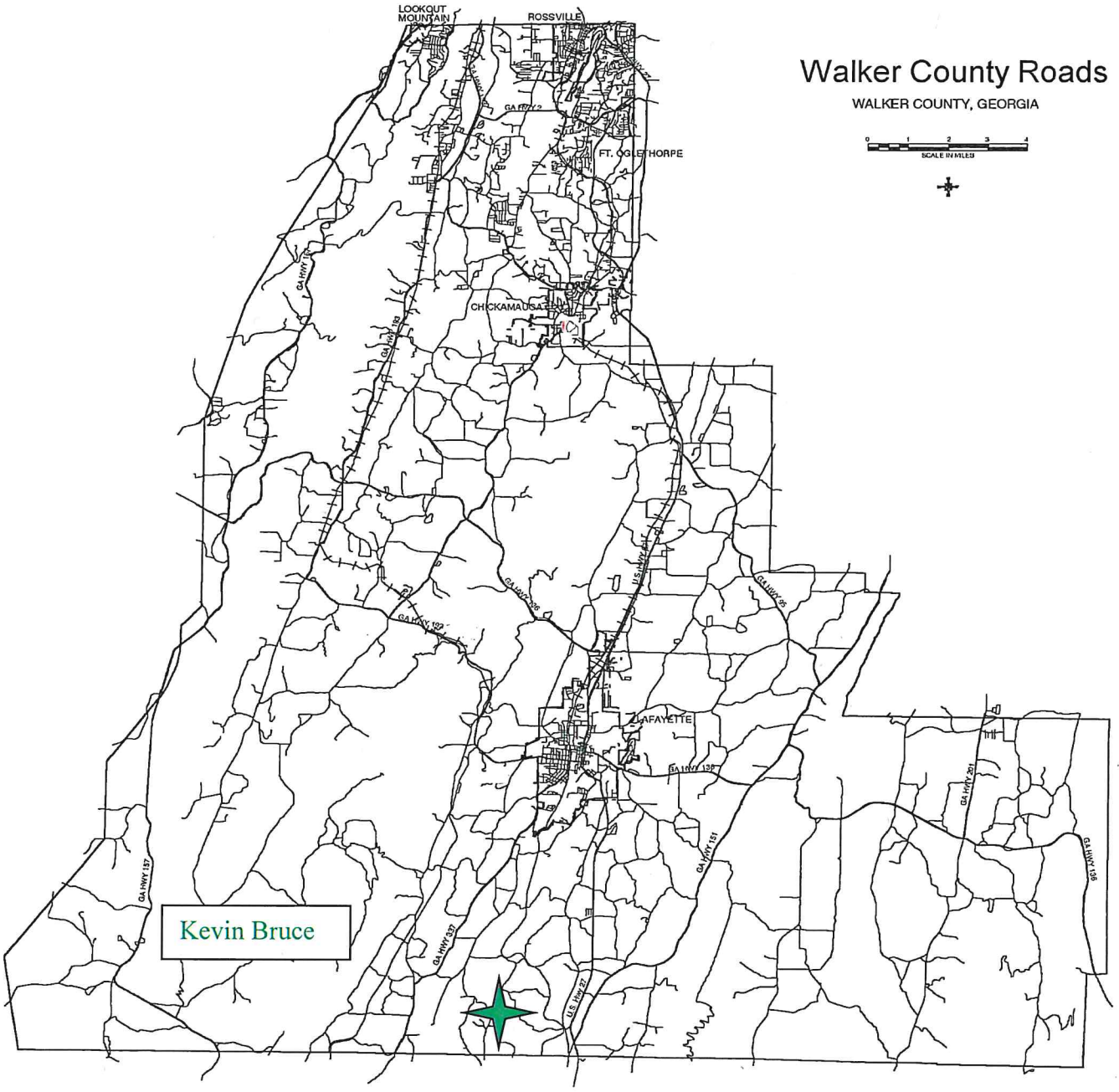
1. Article II Boards & Commissions Division III Section 2-97 (a) & (b), Section 2-109 & 2-111

VI. MOTION TO CLOSE PUBLIC HEARING:

VII. MOTION TO GO INTO NEW BUSINESS:

1. Kevin Wallace
2. Amendments to Chapter 2 of the Code of Walker County Georgia Regarding Boards & Commissions

VIII: ADJOURNMENT:


Walker County Roads
WALKER COUNTY, GEORGIA
SCALE IN MILES
LOOKOUT MOUNTAIN
ROSSVILLE
FT. OGLETHORPE
CHICKAMAUGA
LAFAYETTE
GA HWY 2
GA HWY 1
GA HWY 136
GA HWY 193
GA HWY 95
GA HWY 151
GA HWY 201
GA HWY 157
GA HWY 337
U.S. HWY 27
Kevin Bruce

Walker County Planning Commission
Minutes

October 15, 2026

6:00 PM
Walker County Civic Center

ATTENDEES:

Planning Commission Members
Randy Pittman
Will Ingram
Stan Porter
Cindy Askew
Todd Holt
Jon Hentz

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 6:02 P.M.

II. ROLL CALL:

III. READING & APPROVAL OF SEPTEMBER 17, 2026 MINUTES:

Chairman Pittman asked if there was a motion to approve the minutes. Will Ingram made a motion to approve the minutes. Stan Porter seconded the motion to approve. The vote to approve was unanimous. 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. Todd Holt 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. Walker County, Chickamauga, LaFayette, Lookout Mountain & Rossville: Julianne Meadows Director of Regional Planning with the Northwest Georgia Regional Commission came forward and gave an update on the Joint Comprehensive Plan. There were no questions from the board or audience.

2. Antonio Crisuoli: Chairman Pittman asked if someone was present for Mr. Crisuoli. Antonio Crisuoli came forward and stated that he has a landscaping business with two employees. He stated that the employees meet up at his house each morning and they leave to do the jobs, but one neighbor has been complaining about it. Jon Pursley explained that he uses his house as the office for his business and that in the R-1 zone it is not allowed. Stan Porter asked if the employees park their personal cars there at the house and Mr. Crisuoli said yes. He said all the equipment stays on his trailers. Will Ingram asked what the complaints were and Mr. Crisuoli said that the neighbor complains about the cars parked at his house and the traffic. He said that other than cars belonging to the people living in the house there were just two cars belonging to his employees. He stated he built the house in 2023 and has had his business there ever since. He stated that he has talked to surrounding neighbors and none of them have any issues with his trailers or cars. Chairman Pittman asked if anyone in the audience was in favor of the request. Kristi Argenbright came forward and asked if the neighbors would have to rezone their properties and if someone else moved into Mr. Crisuoli's house would they be able to continue that type of business. She was told no one would have to rezone their property and this request if approved was for Mr. Crisuoli only and if he moved it would not be transferred to anyone else. She then stated that she had no issue with what he was doing. Chairman Pittman then asked if anyone in the audience was against this request. Mr. Tom Langley came forward with handouts which included pictures he had taken of Mr. Crisuoli and his trucks driving by. He said that there was a blind spot on the hill where they back out into the road. He also complained about the number of cars parked on the property. Jon Hentz asked Mr. Langley if he had gone and talked to Mr. Crisuoli and he said yes he did about a year ago, and Mr. Hentz asked if he was receptive to his visit and Mr. Langley said no. Mr. Langley had filed forty-eight complaints about Mr. Crisuoli with no one else doing so.

3. Walker County Stone: Chairman Pittman asked if anyone was present for this request. Hans Dawson came forward and gave updates on the approved rock quarry and said it should open in the spring of 2027. He stated that they were requesting this special use class 3 permit so they could open an asphalt and concrete plant on the same property as the quarry. He said that would reduce the number of trucks because they would do it all at one location. They presented a slide show of the area and where the plants would be located on the property. Stan Porter asked about the water runoff. Jon Pursley stated that the state would regulate that. Cindy Askew asked if it would reduce the number of trucks by having the plants there and he said yes. Walker County Road Superintendent Carlen Bowers came forward and explained how it would financially benefit the county by having this. There was discussion on the lights and noise and Hans Dawson stated that they had studies done and the noise would not be an issue. Cindy Askew asked if the asphalt plant would run 24 hours a day and he said that it is possible because some contractors work around the clock. Chairman Pittman asked if anyone in the audience was against this request. John Stanley came forward and said he was not against the quarry but did not want to smell asphalt while sitting on his porch drinking coffee.

4. James Cobb Sr.: Chairman Pittman asked if anyone was present for Mr. Cobb. James Cobb came forward and stated that he purchased the property in June and there was an extra foundation on the property so he would like to build a house on that and have his son move into the existing home on the property. Stan Porter asked him would that make two houses on the one property and Mr. Cobb stated yes. Jon Hentz asked Mr. Cobb if he wanted to divide the property and he said no that he did not want to do that. He was also asked if he would have a second driveway coming off the main road and he said no that they would still share the same driveway. There was no one in the audience for or against this request.

VI: MOTION TO CLOSE PUBLIC HEARING:

Chairman Pittman asked for a motion to close the public hearing. Todd Holt made a motion to close the public hearing. Stan Porter seconded the motion. The vote was unanimous and the motion carried.

VII: MOTION TO OPEN NEW BUSINESS:

Chairman Pittman asked if there was a motion to open the new business. Will Ingram made a motion to open new business. Todd Holt seconded the motion. The vote was unanimous and the motion carried.

VIII: NEW BUSINESS:

1. Antonio Criscuoli: There was some discusion on if Mr. Criscuoli could put the trailers behind his house. Jon Pursley reminded the Board that the Conditional Use Variance was for his office to be at this loaction. Chairman Pittman asked if there was a motion. Jon Hentz made a motion to approve the request. Todd Holt second the motion to approve. The vote was unanimous. The motion to approve carried.

2. Walker County Stone: Chairman Pittman asked if there was a motion. Todd Holt made a motion to approve. Jon Hentz seconded the motion to approve. The vote to approve was unanimous. The motion to approve carried.

3. James Cobb Sr.: Chairman Pittman asked if there was a motion. Will Ingram made a motion to approve the variance request. Jon Hentz seconded the motion to approve. The vote was four in favor of the motion to approve with one (Stan Porter) to deny the request. The motion to approve carried.

IX: <u>ADJOURNMENT:</u>

Chairman Pittman asked if there was a motion to adjorn. Todd Holt made a motion to adjorn. Will Ingram seconded the motion. The vote was unanimous. Motion to adjoin carried.

Date Submitted: Planning Commission Chairman

Date Submitted: Planning Commission Secretary

Date Submitted: Planning Commission Director

WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM

Owner: **Kevin Bruce**

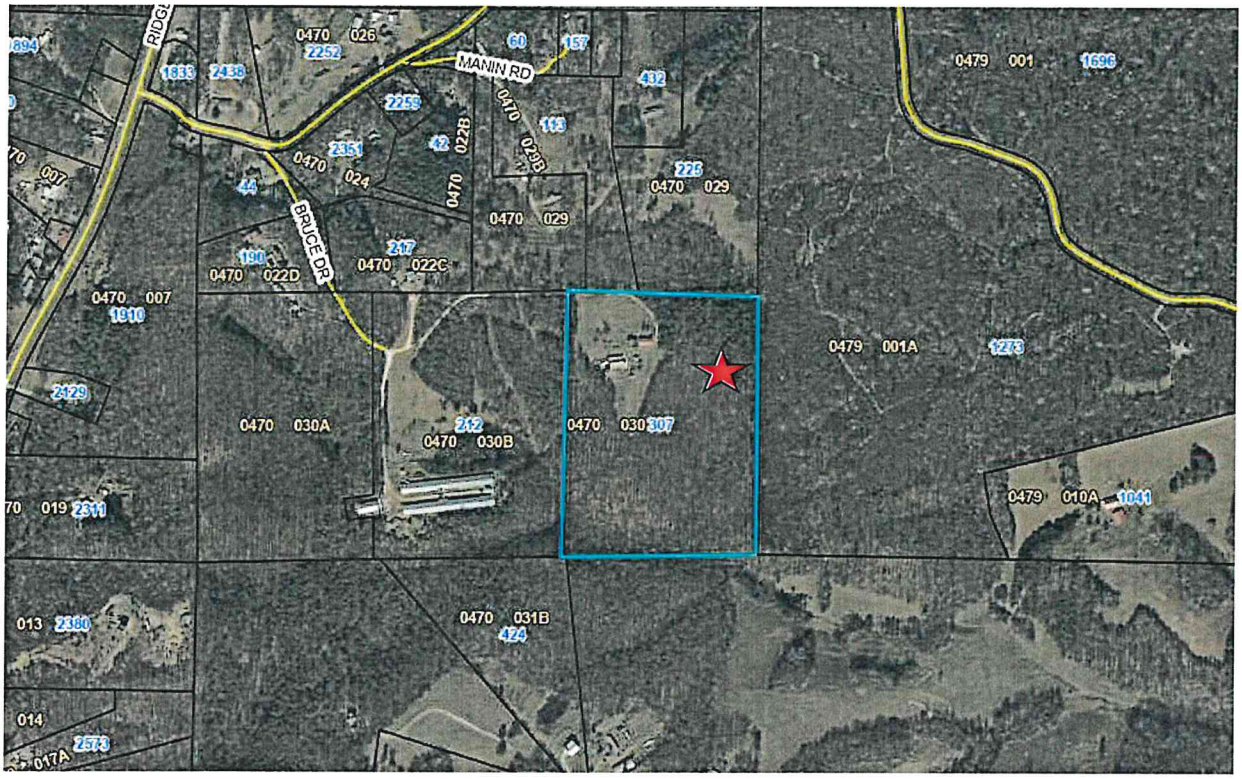
Petitioner: **same**

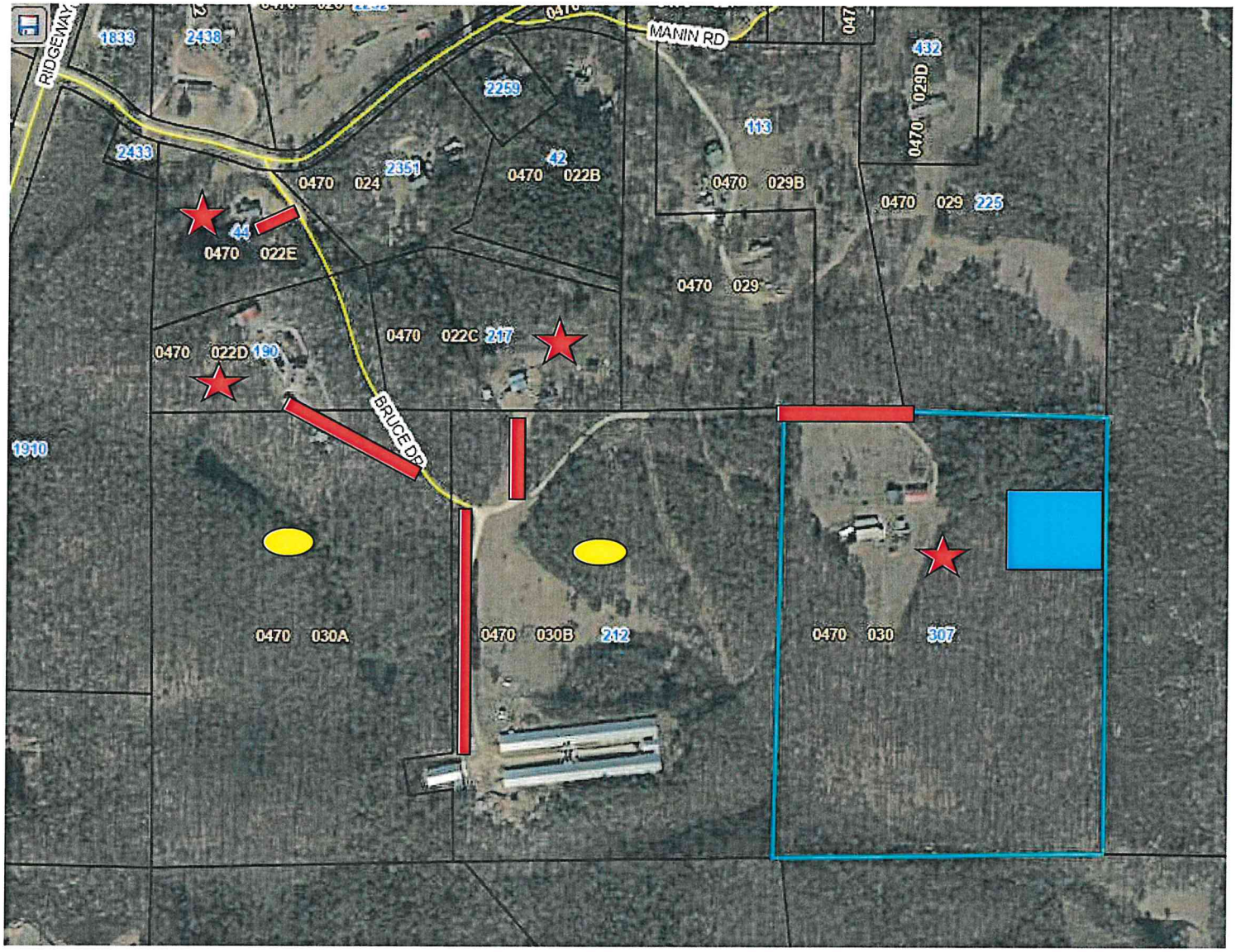
Location Property: **307 Bruce Drive LaFayette, GA. 30728**

Tax map & parcel number 0-470-030

	PC Meeting Date:	**11/19/2026**
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a variance to place a second home on his property. The property is on a private drive which currently has six lots. Out of these six lots there are four houses on the driveway. Two of the lots only have barns or poultry houses on them.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential.	

Projected Area:





Star symbol marks lots that already have a house built on them

Yellow circle vacant lots (only has barns or poultry houses)

Blue square shows where they would like to place a second home at

Walker County Planning Office

Rezone, Conditional Use Variance & Variance Application

☐ Rezone ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
A-1	Variance	
Map & Parcel	Date:	Fee:
D-470-030	10-13-2026	150.00

Applicant/Owner & Phone: Kevin Wallace 706-996-0546

Street Name & Number: Bruce Dr, 307

Mailing Address: 307 Bruce Dr.

City, State, Zip Code: Lafayette GA. 30728

Request: more than 6 on a private drive

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:

Kevin Wallace 10/12/26

APPLICANT/OWNER DATE

October 12th, 2026

To: Walker County Planning Commission

Re: Variance Request to Allow a Second Residence

Property Address: 307 Bruce Drive, LaFayette, GA 30728

Dear Members of the Walker County Planning Commission,

I am respectfully requesting a Variance to allow me to construct a second residence on my approximately 28-acre property located at the address listed above. I understand that the county has advised me that an additional residence is not currently permitted because the property is accessed by a shared driveway serving six others tracts. I am asking the planning commission to consider the unique circumstances of my property, the existing arrangement, and my family's circumstances when considering this request.

Unfortunately, this property is landlocked. The property is located at the very end of the existing shared driveway. It is a long access road that connects the six tracts with each one having their own individual driveway extending from the shared drive. The existing home and the proposed second residence would be located on the 28-acre property and would be accessed through my existing private driveway rather than creating another separate entrance onto the shared driveway.

The reason I am requesting this variance is because of my family's circumstances. The existing residence on the property is my aunt and uncles home. They have transferred the property to me because they are getting older and are no longer able to maintain the home and land like they once could. Over the past two years, they have both experienced physical limitations including back and knee surgeries. They are unable to handle all the physical work and responsibilities that come with maintaining their home like yard work, taking care of the animals, maintenance, and repairs.

Me and my wife have been staying in the basement for the time being to be able to help out. My goal on constructing a second home is two things. First and foremost, we would like our own space but most of all we want to be able to be there for them in their old age and we want them to still be able to remain in their home that they have worked all their lives for. With us just staying here in the basement for a little bit has helped them tremendously. I have been able to assist them when needed for overnights, emergencies, falls, the animals, and yard work.

We were told we could build here up until recently. We were not aware that anything has changed for the rules. We were under the impression that it was only residences that mattered instead of it being tracts. When we asked why we could no longer build here anymore, we were told that when the owner of the chicken houses on our shared drive sold her house separately it became 2 additional tracts making it 6 total tracts on the shared drive. The proposed home would not interfere with the existing residence or the other surrounding tracts on the shared drive. Bruce drive has been in our family for generations. It has only been family that has lived there for the most part until the chicken houses went up for sale.

We understand and respect the county's concerns and we are willing to comply with any reasonable requirements the county determines necessary. I am not requesting this variance for the purpose of subdividing the property or creating additional development along the shared driveway. I am just simply requesting to add an additional residence to the property for myself so that I can live on the property comfortably and be able to provide the care and assistance for my family while they continue to remain in their home. Please take into consideration the circumstances of this particular property, including its size, location, and existing access that the driveway would use. As I mentioned earlier in the letter, we are eland locked. There is no way that we can create its own driveway all the way out to Oakton road.

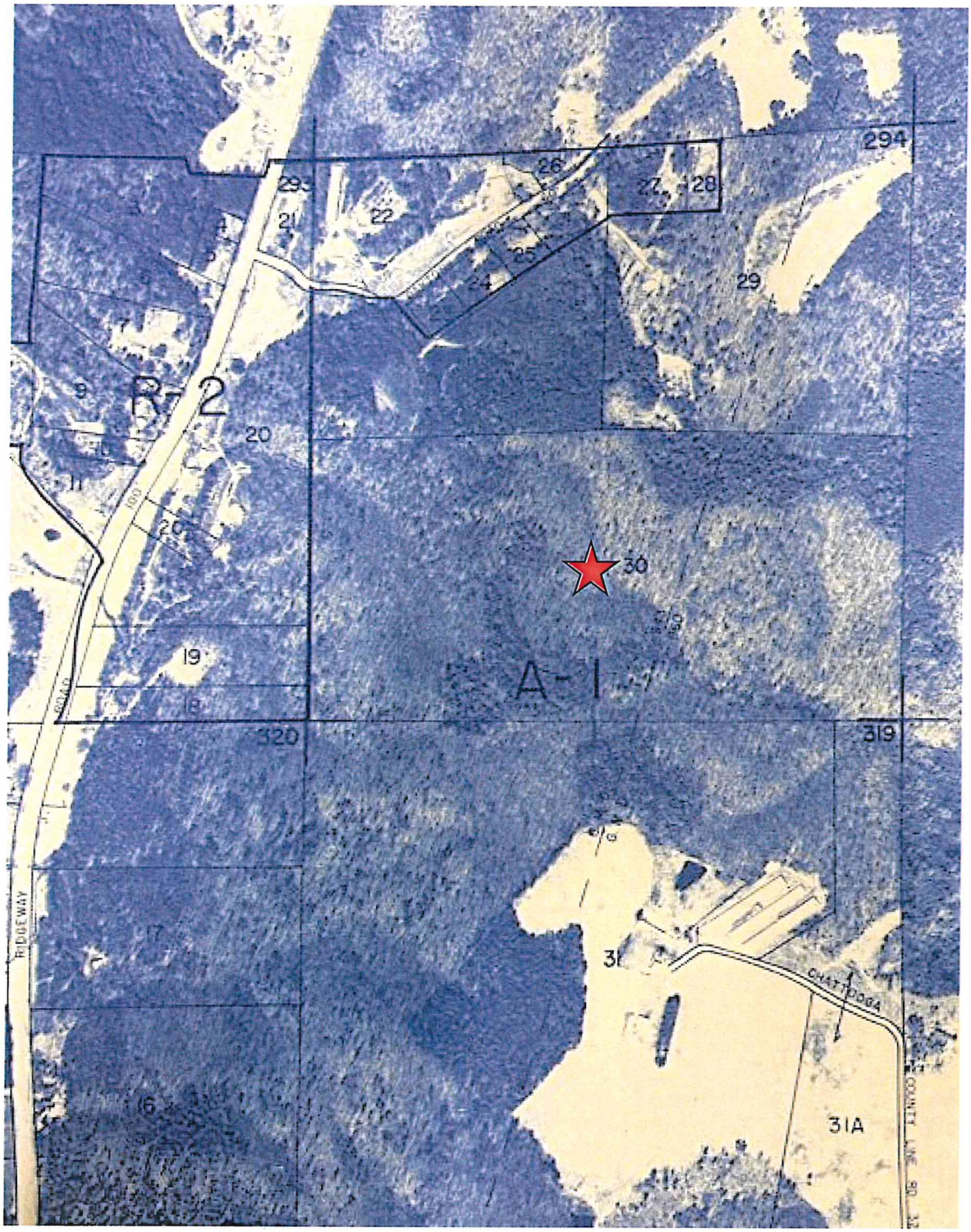
I believe the request can be granted without creating an unreasonable burden on the shared driveway, neighboring properties, or the surrounding community. Thank you so much for your time and consideration of my request. I appreciate it more than you know. It would give me the opportunity for us all to remain together while providing the assistance that my aunt and uncle need.

Respectfully,

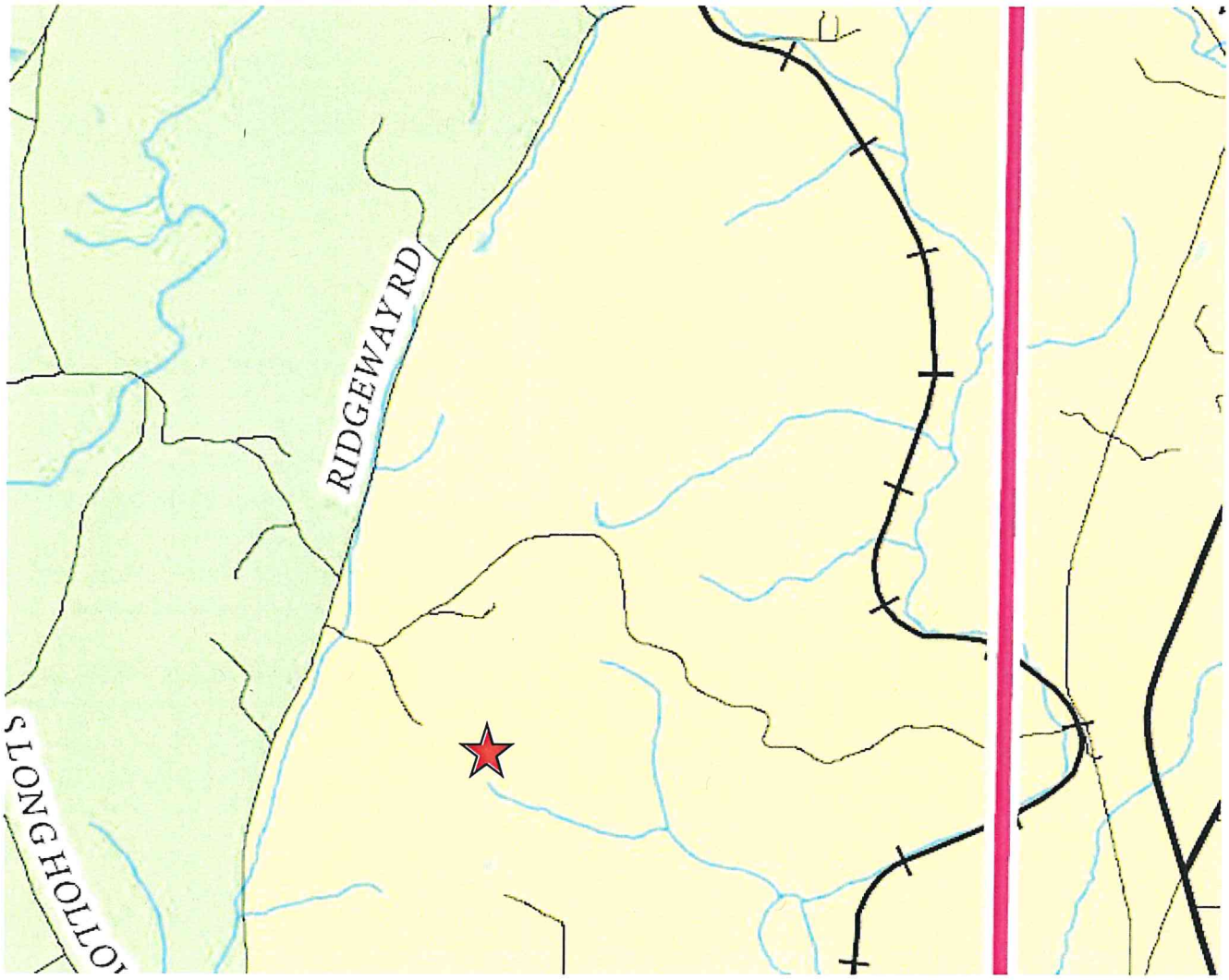
Kevin Wallace

706-996-0546

Zoning Map:


294
26
27
28
29
22
21
R-2
20
30
A-1
19
320
319
31
31A
CHATTOOGA
RIDGEWAY

Future Land Use Map:



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

Character Areas

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



Figure 51. Chamberlain Road, west of LaFayette

Rural Residential: LaFayette, Rossville, and Walker County

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

Suggested Development Strategy:

1. Permit and allow variances for conservation subdivisions designed to incorporate large amount of open space.

2. Allow limited commercial activities.

3. Preserve rural features and limit residential development to lot sizes of 1 to 5 acres (often designated as Residential-Agricultural or Agricultural Zoning Districts).

4. Whenever possible, connect to regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

5. Limit the rate of water and sewer infrastructure expansion in a practical, responsible matter.

6. Resurface and repair roads when needed.

Land uses:

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

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

ORDINANCE O-03-26

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 2 OF THE CODE OF WALKER COUNTY, GEORGIA REGARDING BOARDS & COMMISSIONS; PROVIDE FOR AN EFFECTIVE DATE; TO REPEAL ANY AND ALL CONFLICTING ORDINANCES AND PARTS OF ORDINANCES; TO PROVIDE FOR SEVERABILITY; AND TO PROVIDE FOR OTHER PURPOSES

WHEREAS, the Board of Commissioners of Walker County ("Board") desires to amend Chapter 2 – Administration of the Code of Walker County; to provide for changes to the formation of the Planning Commission;

THEREFORE, BE IT ORDAINED by the Board that Chapter 2 – Administration of the Code of Walker County, Georgia is amended as follows:

1.

ARTICLE II. - BOARDS & COMMISSIONS; DIVISION III; Section 2-97(a) is deleted in its entirety and replaced with the following:

~~*Members.* The County Planning Commission shall consist of 12 members, appointed by the Chairperson with approval by the Board of Commissioners pursuant to ch. 00, § 10 (2017 Ga. Laws (Act No. 165), § 10).~~

Members. The County Planning Commission shall consist of 7 members, appointed by the Chairperson with approval by the Board of Commissioners pursuant to ch. 00, § 10 (2017 Ga. Laws (Act No. 165), § 10).

2.

ARTICLE II. - BOARDS & COMMISSIONS; DIVISION III; Section 2-97(b) is deleted in its entirety and replaced with the following:

~~*Terms.* The terms of the members shall be for 4 years, except that in the appointment of the first Planning Commission under the terms of this division, the first 3 members shall be appointed for a term of 1 year, the second 3 members shall be appointed for a term of 2 years, the third 3 members shall be appointed for a term of 3 years and the remaining 3 members shall be appointed for a term of 4 years.~~

Terms. The terms of the members shall be for 4 calendar years.

3.

ARTICLE II. - BOARDS & COMMISSIONS; DIVISION III; Section 2-109 is deleted in its entirety and replaced with the following:

~~**Sec. 2-109. - Quorum.**~~

~~A quorum shall consist of 7 members of the Planning Commission.~~

Sec. 2-109. - Quorum.

A quorum shall consist of 4 members of the Planning Commission.

4.

ARTICLE II. - BOARDS & COMMISSIONS; DIVISION III; Section 2-111 is deleted in its entirety and replaced with the following:

~~**Sec. 2-111. - Amendments to the Planning Commission bylaws.**~~

~~Changes may be made to the bylaws of the Planning Commission by the affirmative vote of 7 members of the Commission.~~

Sec. 2-111. - Amendments to the Planning Commission bylaws.

Changes may be made to the bylaws of the Planning Commission by the affirmative vote of 4 members of the Commission.

5.

This ordinance is effective immediately upon its adoption.

6.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

7.

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

8.

In the event that a scrivener's error(s) shall be discovered in the amendment language after the adoption hereof, the Board hereby authorizes and directs that each scrivener's error shall be corrected without additional Board action.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

WALKER COUNTY, GEORGIA

_____

Lisa Richardson, County Clerk

_____

ANGELA TEEMS, Chairwoman

(SEAL)

The foregoing Ordinance received a motion for approval from Commissioner _____, second by Commissioner _____, and upon the question the vote is _____ ayes, _____ nays to adopt the Ordinance.