

**Walker County
Planning Commission Meeting**

October 15, 2026

6:00 P.M.

Walker County Civic Center

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. READING AND APPROVAL OF MINUTES FOR SEPTEMBER 17, 2026 MEETING**
- IV. MOTION TO OPEN PUBLIC HEARING:**
- V. NEW BUSINESS:**
 - A. PUBLIC HEARING:**
 - 1. Walker County, Chickamauga, LaFayette, Lookout Mountain & Rossville:** Update of the Joint Comprehensive Plan
 - B. CONDITIONAL USE VARIANCE:**
 - 1. Antonio Criscuoli:** Requests a conditional use variance for his business in an R-1 (Residential) zone for property located at 913 Garden Street Rossville, GA. 30741. Tax map & parcel number 0-173-158.
 - C. SPECIAL USE PERMIT 3:**
 - 1. Walker County Stone LLC:** Requests a Special Use Class 3 permit for an asphalt and concrete plant for property located at 363 Ridgeway Road LaFayette, GA. 30728. Tax map & parcel numbers 0-477-014 & 0-478-001.
 - D. VARIANCE:**
 - 1. James Cobb Sr.:** Requests a variance for less than five acres in an A-1 (Agricultural) for property located at 12129 Hwy 193 Chickamauga, GA. 30707. Tax map & parcel number 0-263-006B.

VI. MOTION TO CLOSE PUBLIC HEARING:

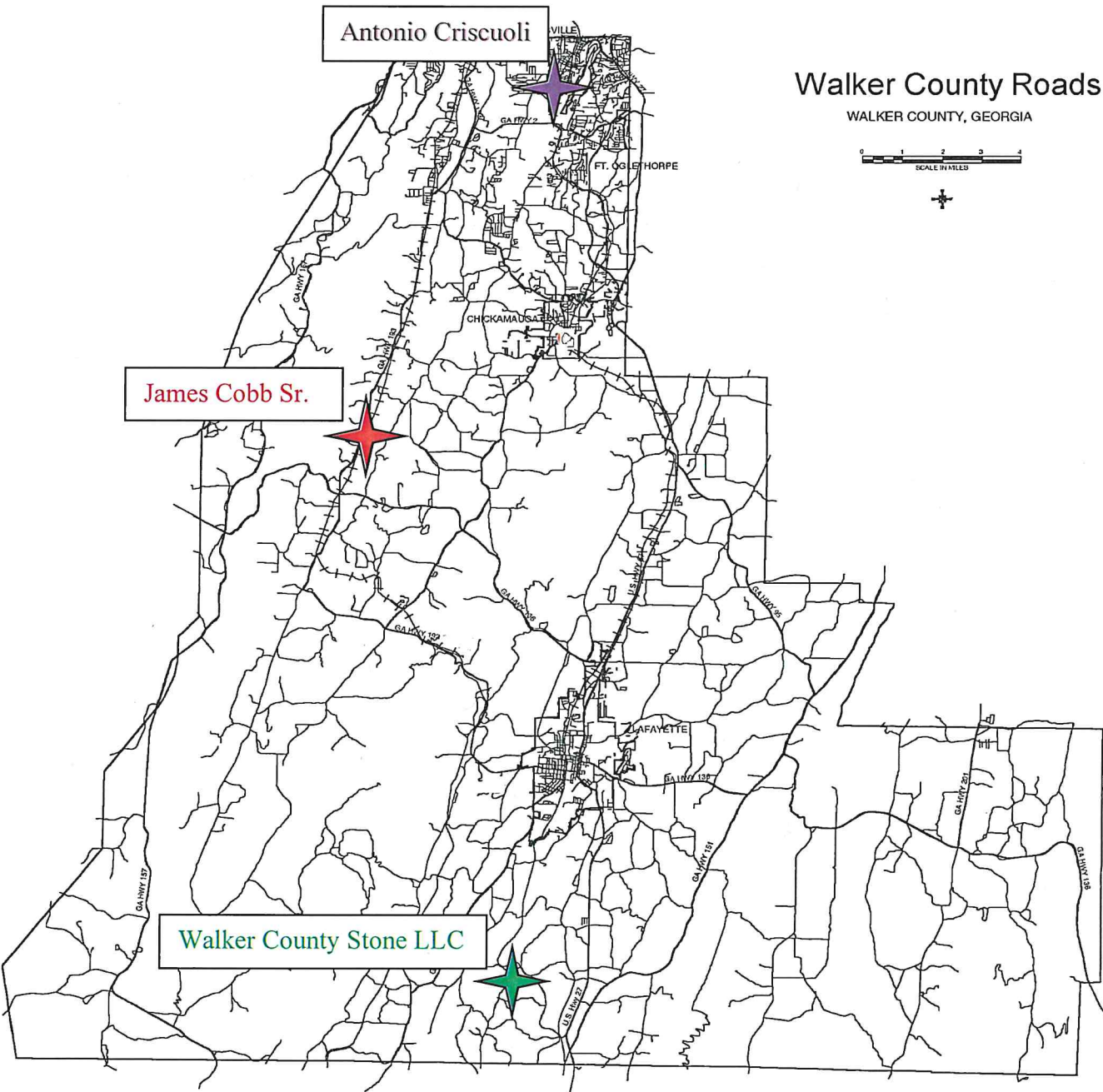
VII. MOTION TO GO INTO NEW BUSINESS:

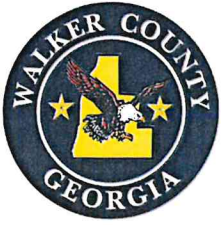
- 1. Antonio Criscuoli**
- 2. Walker County Stone LLC**
- 3. James Cobb Sr.**

VIII: ADJOURNMENT:

Walker County Roads

WALKER COUNTY, GEORGIA





Walker County Planning Commission
Minutes

September 17, 2026

6:00 PM
Walker County Civic Center

ATTENDEES:

Planning Commission Members

John Morehouse
Stan Porter
Cindy Askew
Todd Holt
Jon Hentz
Will Ingram
Randy Pittman

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 AUGUST 20, 2026 MINUTES:

Chairman Pittman asked if there was a motion to approve the minutes. Todd Holt 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. 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. Robert Wallin: Chairman Pittman stated that Mr. Wallin had called and withdrew his variance request prior to the meeting.

2. Michael Camp: Chairman Pittman asked if Mr. Camp was present and if so to please come forward. Michael Camp came forward and said he would like to rezone his property so he could put another house on his ten acres for family. Todd Holt asked Mr. Camp how many houses were currently on the property and he stated two. Mr. Holt asked where on the property he would want the third house and Mr. Camp stated in the back. It was discussed about how many can be on a shared driveway and if ever split it would have to be in one-acre tracts. Chairman Pittman asked if there was anyone in the audience that wanted to speak. Ronald Strickland came forward and stated he was not against this but wanted to know how many could be on a shared driveway and he was told six was the maximum. John Morehouse asked Mr. Strickland if this property was rezoned would it affect the use of his property and he said no it would not unless he were to bring in a bunch of mobile homes. Freda Raines then came forward and stated that the area is really starting to look bad. There were no other comments.

VI: MOTION TO CLOSE PUBLIC HEARING:

Chairman Pittman asked for a motion to close the public hearing. Stan Porter made a motion to close the public hearing. Todd Holt 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. Cindy Askew made a motion to open new business. Will Ingram seconded the motion. The vote was unanimous and the motion carried.

VIII: NEW BUSINESS:

1. Michael Camp: Chairman Pittman asked if there was a motion to approve or deny the rezone request. Cindy Askew asked if there could be some discussion first. She asked why Mr. Camp did not just ask for a variance instead of the rezone. Mr. Camp said he did not know really what to ask for. Cindy Askew stated that even though this property touches R-2 zoning that it opens it up so its easier to just keep rezoning agricultural property to residential. Chairman Pittman asked Mr. Camp if he would be willing to ammend his rezone request and ask for a variance to allow another house on his property and he said yes he would be fine with that. Chairman Pittman then asked if there was a motion to amend Mr. Camps rezone request and change it to a variance request and a motion. Cindy Askew made a motion to ammend the rezone request to a variance to allow one more house to be placed on the property. Will Ingram seconded the motion to ammend and allow the

variance. The motion to ammend the request to a variance and approve the request for one more house was unanimous. The motion to approve the variance was carried.

IX: ADJOURNMENT:

Chairman Pittman asked if there was a motion to adjorn. Todd Holt made a motion to adjorn. John Morehouse 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: Antonio Criscuoli

Petitioner: same

Location 913 Garden Street
Property: Rossville, GA. 30741

Tax map & parcel number 0-173-158

	PC Meeting Date:	10/15/2026
	Present Zoning:	R-1 (Residential)
APPLICANT'S INTENT:	Requesting a conditional use variance to continuing to have his landscape business at his home in a R-1 zone	
DETAILS OF REQUEST:	The Comprehensive Plan shows Country Suburban. This land use includes single family, commercial, parks and public institutional.	

Projected Area:





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

☐ Rezoning ☒ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
R-1	Landscape Business	
Map & Parcel	Date:	Fee:
D-173-158	8-27-26	150.00

Applicant/Owner & Phone: Antonio Criscuolo
Street Name & Number: 913 Garden St
Mailing Address: 913 Garden St
City, State, Zip Code: Rossville GA 30741
Request: Conditional Use Variance
To have landscape Business

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;

- No
- 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.

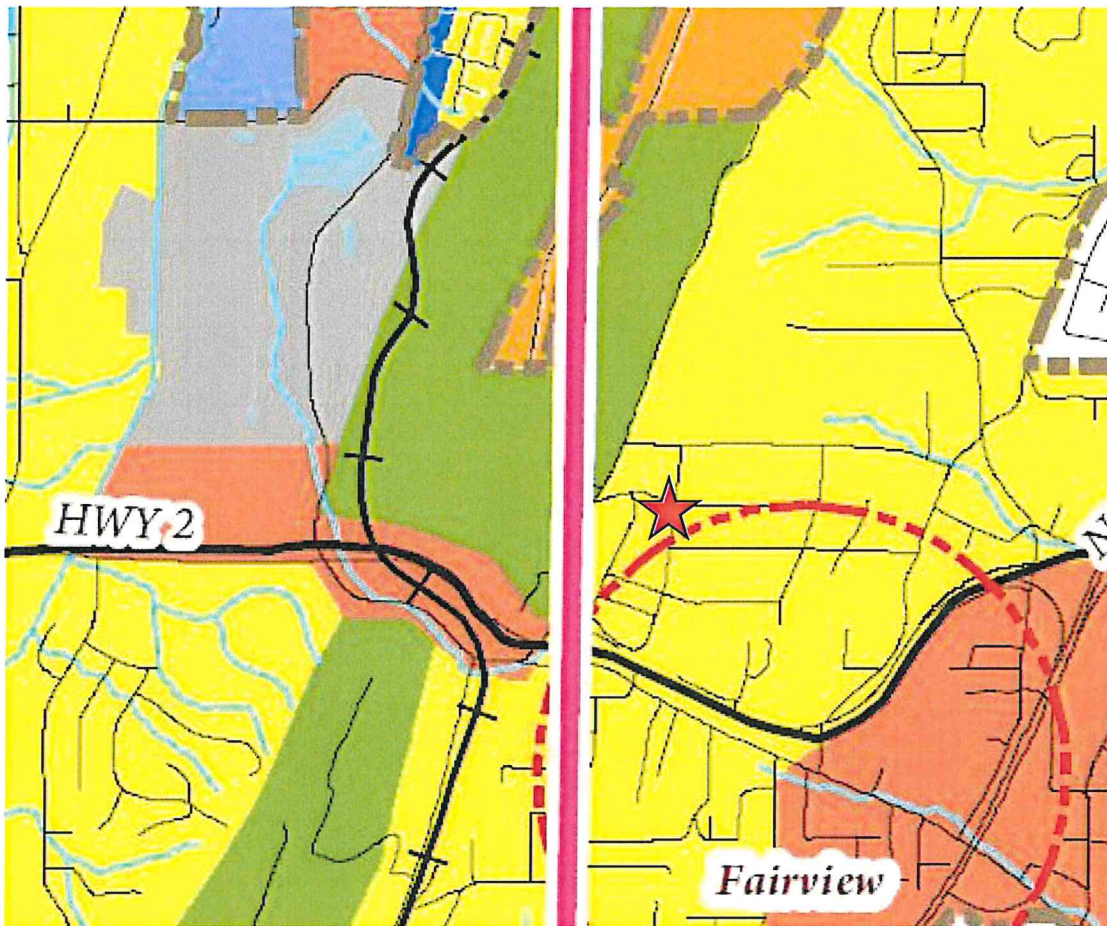
Signature of Applicant/Owner:

Antonio Criscuolo 8/27/26
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-1 (Residential)
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:** There would be no gain for the public.
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 Mr. Criscuoli since 2021.
8. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property:** He leaves the property to do his landscaping business at other locations..
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.** Unknown.
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:** He has his vehicles at his house, but when his employees get there they all leave to go to the job site

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Walker County Stone LLC

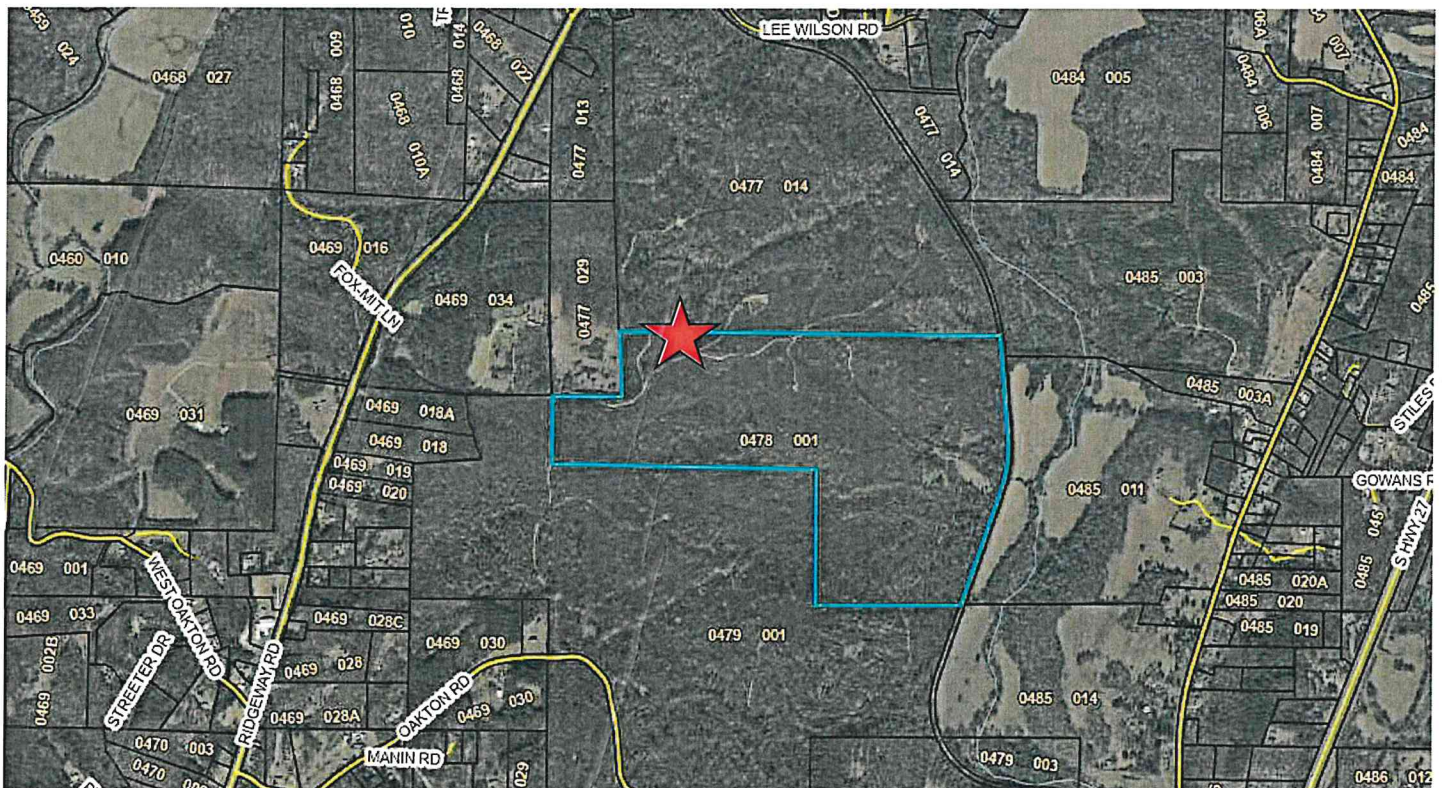
Petitioner: same

**Location
Property:** 363 Ridgeway Road
LaFayette, GA. 30728

Tax map & parcel numbers 0-477-014 & 0-478-001

	PC Meeting Date:	10/15/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	Requesting a Special Use Class 3 Permit which will include an asphalt & concrete plant.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Rural Residential. This land use states limited commercial use.	

Projected Area:





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

☐ Rezoning ☒ Conditional Use Variance ☐ Variance

Current Zoning:	Requested Change:	
A1	Class III Special Use	
Map & Parcel	Date:	Fee:
0477 014 & 0478 001.	9-16-2026	150.00

Applicant/Owner & Phone: Walker County Stone, LLC
Street Name & Number: 363 Ridgeway Rd, LaFayette, GA 30728
Mailing Address: 500 Duke Drive
City, State, Zip Code: Franklin, Tennessee, 37067
Request: Requesting a Class III Special Use for a proposed
asphalt and concrete plant to be subdivided and colocated
with the approved Walker County Quarry. Refer to full application .

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:

- The name of the local government official(s) to whom cash contribution or gift was made.
- 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.
- 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:

David Wright
APPLICANT/OWNER

9/11/2026
DATE



September 16, 2026

Jon Pursley
Director of Planning
Building Inspections and Stormwater
101 S Duke Street
LaFayette, GA 30728

Re: Walker County Asphalt and Ready-Mix Plants - Class 3 Special Use Permit Application
Walker County Stone, LLC

Dear Mr. Pursley,

Walker County Stone, LLC is applying for a Class 3 Special Use Permit Application for the proposed Asphalt and Ready-Mix Plants that are to be co-located within the existing Walker County Stone, LLC's permitted Quarry property. Walker County Stone, LLC (Walker County Stone) is providing this response to conditions for Class 3 Special Use Permits as laid out in Section 22-321 of the Walker County Ordinance. Initial conditions referenced above are copied below in *italics*; and our responses are shown in **bold**.

- (A) *Tanneries, glue factories, use of coal boilers or burners for commercial or industrial purposes, automobile or motorcycle racetracks, automobile or motorcycle practice tracks, airports, heliports and any industrial or commercial use that may emit injurious or obnoxious noises, vibrations, smoke, dust, fumes, gas or odors must be issued a Class 3 special use permit before such uses are made of property. This includes, but is not limited to, asphalt plants, concrete plants, cement plants, indoor or outdoor firing ranges, animal racing tracks, rodeos, and horse shows or equine activities conducted for commercial purposes.*
- (1) *The application shall be accompanied by a plan, drawn to scale, showing the proposed location of the various different uses of the property, boundary lines, dimensions of the property, names of the owners of abutting properties, names of the owners of all persons having a legal or equitable interest in the business proposing the use, location of proposed roads, parking facilities and other structures, a topographical map and grading plan, and the type and location of drainage, sewage, water and other utilities at the premises.*

See the enclosed Site Plan, which shows the proposed Walker County Asphalt and Ready-Mix Plants to be co-located within the existing Walker County Stone, LLC's permitted Quarry (Quarry). The 13.3-acre parcel boundary containing the proposed Walker County Asphalt and Ready-Mix Plants will be subdivided as an individual parcel with a shared easement to Ridgeway Road after the Special Use Permit is obtained. This shared easement will also be used by the Quarry as a shared entrance and exit road.

500 Duke Drive, Franklin, Tennessee, 37067

The Site Plan includes the required elements, including a plan drawn to scale showing the proposed property uses, boundary lines, property dimensions, proposed access roads, parking facilities, other structures, a topographical map, and a grading plan. The proposed Walker County Asphalt and Ready-Mix Plants will operate using a private well for water and septic systems for sewage; therefore, no public water or public sewer service will be required for this property. Power is expected to consist of an overhead service line pulled from the power lines run to support the Quarry.

Also enclosed is an adjoining parcel map showing that, once the 13.3-acre parcel is subdivided, all adjoining parcels will be owned by the same owner, Walker County Stone, LLC. However, the parcels along with ownership information adjoining the Quarry boundary are also shown. The names of all persons having a legal or equitable interest in the business proposing the use within the 13.3-acre parcel are also included on this map.

- (2) *Adequate space for off-street parking shall be provided.*

As shown on the Site Plan, adequate off-street parking has been provided for the proposed Walker County Asphalt and Ready-Mix Plants.

- (3) *The proposed use shall be consistent with the comprehensive plan for the area.*

The Walker County Comprehensive Plan (Comprehensive Plan) identifies the need for future investment in industrial areas within the County. According to the economic development needs listed in the Comprehensive Plan, additional industrial areas and reinvestment in currently derelict areas are needed to meet future economic demands. The proposed Walker County Asphalt and Ready-Mix Plants would help address this need by creating additional industrial opportunities and jobs in Walker County. The Future Land Use Map in the Plan shows the area north of Oakton Road and east of Ridgeway Road as Rural Residential. However, the proposed project will be co-located within the existing Quarry property, and the proposed use of an asphalt plant and ready-mix concrete plant is consistent with the use of the Quarry. The Quarry represents a previously approved permitted use under the current A-1 zoning classification. It will produce the aggregate material to support the proposed Walker County Asphalt and Ready-Mix Plants.

- (4) *The proposed use must be able to be served by adequate public facilities.*

The proposed Walker County Asphalt and Ready-Mix Plants will operate off a private well and septic systems and therefore no public sewage or public water will be required for this property. No other public facilities are expected to be needed.

- (5) *Adequate traffic routes and entrances must be established, including consideration of the deterioration of the existing roadways, expenditure of public funds to maintain roadways, adequacy and safety of road intersections, road widths on roads within and leading to the property, pavement conditions (material, thickness, age, etc.), width and length of property boundaries at road access areas and types of vehicles that may be used at the property.*

The proposed Walker County Asphalt and Ready-Mix Plants will use an entrance off Ridgeway Road, which has already been approved and will also be used by the Quarry as a shared easement. The previously approved and co-located Walker County Quarry conducted a Traffic Study and Pavement Evaluation Summary to assess potential truck traffic and site access for the existing Quarry development. Additionally, Walker County Stone, LLC has an existing road maintenance agreement with Walker County to help fund and provide material for the repair and maintenance of County maintained roadways.

The proposed Walker County Asphalt and Ready-Mix Plants are not expected to generate additional truck traffic beyond what was originally studied for the Quarry. A portion of the aggregate trucks that would otherwise leave the Quarry would instead be routed to the co-located asphalt plant or ready-mix concrete plant, resulting in no net increase in overall truck traffic on public roads. Additionally, having an Asphalt Plant and Ready-Mix Concrete Plant located in Walker County will reduce out of county truck traffic currently supplying these products.

- (6) *The lot size must be sufficient in order to provide the operational space needed for the proposed use to carry out all business-related transactions without infringing on setback and other requirements of this chapter.*

The proposed Walker County Asphalt and Ready-Mix Plants will be located within the Quarry property and permitted boundaries. The area will consist of approximately 13.3 acres located internal to the 700-acre parcel. The 13.3-acre area will be subdivided into an individual parcel that will have a shared easement with the Quarry for access to Ridgeway Road. The current intent would be that an asphalt plant and/or a ready-mix concrete plant could be accommodated at which time the need arises. This may include one or the other, or both once approved. One is not dependent on the other, and they may be constructed at different times. As shown on the attached Site Plan, the parcel has been sized to accommodate both plants as well as a separate storm water pond which will serve to control runoff from the entire 13.3-acre parcel.

There are no setback requirements for the proposed facility because it adjoins a parcel with the same zoning classification. However, the proposed subdivided 13.3-acre area will include a 35-foot setback on all sides, except for the entrance/exit. Furthermore, the subdivided parcel subject to the Class 3 Special Use Permit is co-located with the existing Quarry and will be owned by the same applicant as the proposed Quarry, Walker County Stone, LLC.

- (7) *Such uses are in harmony with the general character of the area and of neighboring properties, including considerations of topography, and extent of barriers affecting the travel of sound waves, vibrations, fumes or other interfering attributes.*

The proposed Walker County Asphalt and Ready-Mix Plants will be co-located within the existing Quarry property, which will provide aggregate materials for asphalt and concrete production. The proposed asphalt and concrete plants will operate in harmony with the Quarry and with the established use of the property.

The distance from the 13.3-acre Walker County Asphalt and Ready-Mix Plants property line (to be subdivided) to the nearest non-quarry property line is approximately 994 feet, and the distance to the nearest off-site structure is approximately 1,600 feet.

The proposed Walker County Asphalt and Ready-Mix Plants have been strategically located interior to the larger Quarry property which will provide significant distance and buffers to surrounding properties not owned by Walker County Stone, LLC. Therefore sound, vibrations, fumes, or other attributes are not expected to affect any off-site property or structure.

The existing Quarry and processing area has a Synthetic Minor Permit (No. 1422-295-0060-S-01-0) issued September 11, 2025, by Georgia EPD. The proposed co-location of the Asphalt and Ready-Mix Concrete Plants at the Quarry is not expected to change the permitting classification for the Quarry operations. The emissions from the proposed Asphalt and Ready-Mix Concrete Plants could be incorporated into the Walker County Stone, LLC's permit via modification, once constructed, and remain a synthetic minor source for criteria pollutants and hazardous air pollutants if operating under the same company/common control. If the proposed asphalt and ready-mix concrete plants are operated under a separate entity, via land lease or sale, the operations from the plants are expected to be minor and could be permitted separately under a true minor or synthetic minor permit.

- (8) *Other provisions of this chapter (including, but not limited to, type of zoning at the site, setback buffers and screening) applying to the particular use and the type of use shall be complied with.*

As stated above, the proposed Walker County Asphalt and Ready-Mix Plants will be co-located with the existing Walker County Quarry. Both parcels will have the same A-1 zoning classification, with the subdivided 13.3-acre parcel having a Class 3 Special Use Permit. Additionally, both parcels are owned by the same owner. As noted above, the distance from the 13.3-acre Walker County Asphalt and Ready-Mix Plants property line to be subdivided to the nearest non-quarry property line is approximately 994 feet, and the distance to the nearest off-site structure is approximately 1,600 feet. These distances help ensure that the applicable setback, buffer, and screening requirements are satisfied. Technically, setbacks do not apply, however as shown on the attached Site Plan, we have included 35' setbacks all the way around the parcel except for the entrance. The future subdivided parcel has been designed to ensure any traffic associated with the asphalt plant, and ready-mix concrete plants will be fully accommodated for each plant, including turning radii, parking, loading, and staging.

- (B) *Once the Planning Commission has determined that all of the foregoing requirements have been satisfied, it must further find that the benefits of and need for the proposed use are greater than any possible depreciating effects and damages to the neighboring properties before a Class 3 Special Use Permit for such uses can be granted.*

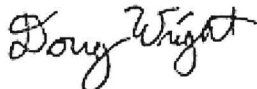
The proposed asphalt and ready-mix concrete plants are uniquely positioned to benefit Walker County because they will be co-located with the approved quarry. The stone and

aggregate needed to produce asphalt and concrete will come from the quarry on-site, eliminating the need to haul raw materials in from other locations. This reduces truck traffic, lowers transportation costs, and minimizes impacts on local roads. Producing these materials within Walker County, rather than importing them from facilities outside the County, will lower material costs and provide a reliable local source for road construction, maintenance, and other public works projects. The project will also generate additional jobs and significant tax revenue while making efficient use of an already approved industrial quarry operation. Overall, the economic benefits, transportation efficiencies, and valuable long-term source of construction materials demonstrate a clear public need and benefit that exceed any potential depreciating effects on neighboring properties, particularly given the site's location within an approved quarry operation and compliance with each of the zoning conditions discussed above.

Should you have any questions, please call.

Sincerely,

WALKER COUNTY STONE, LLC



Doug Wright

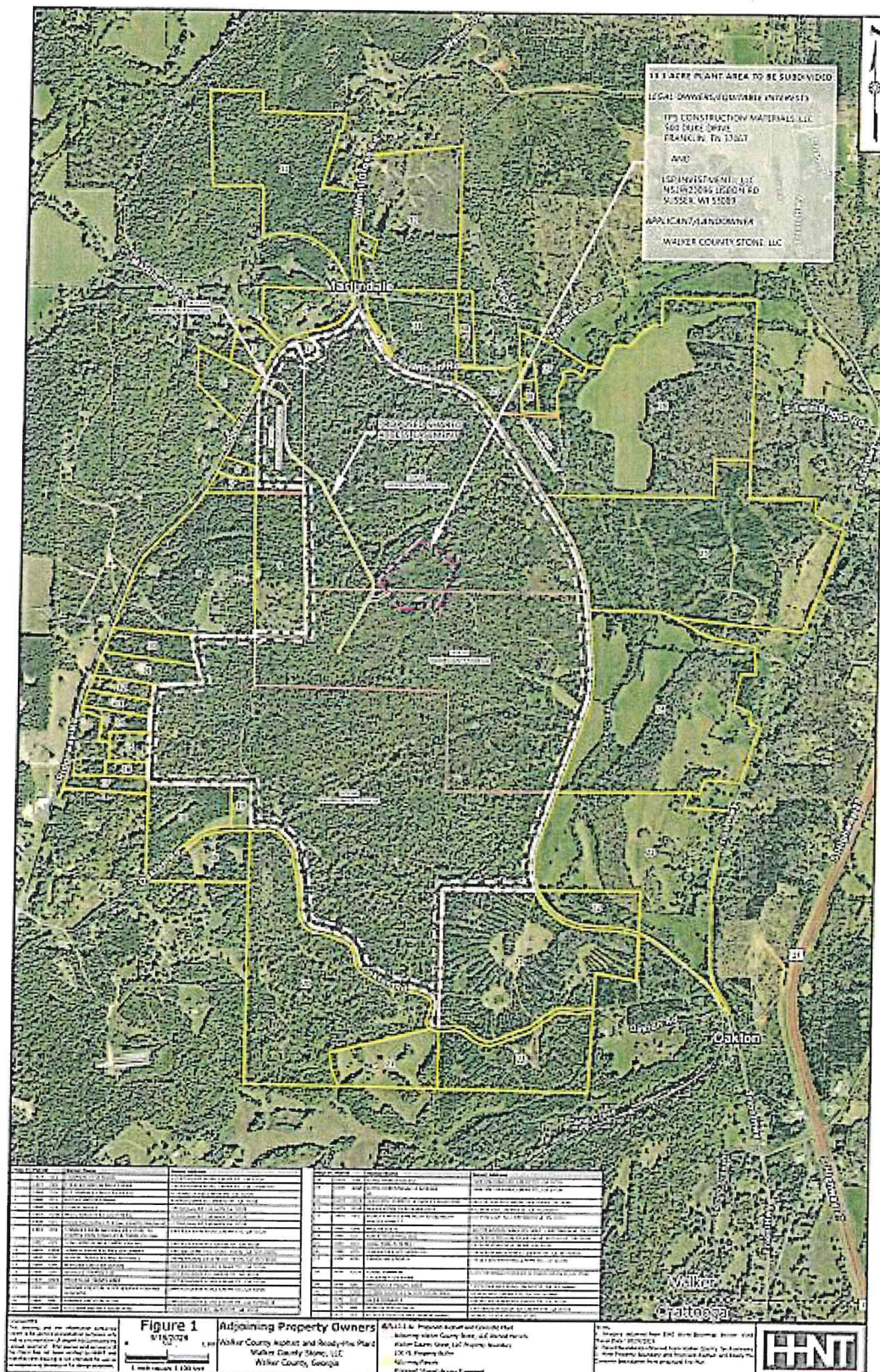
Enclosure

cc: Jon King
Daniel Cheek, P.E.
Brandon L. Bowen

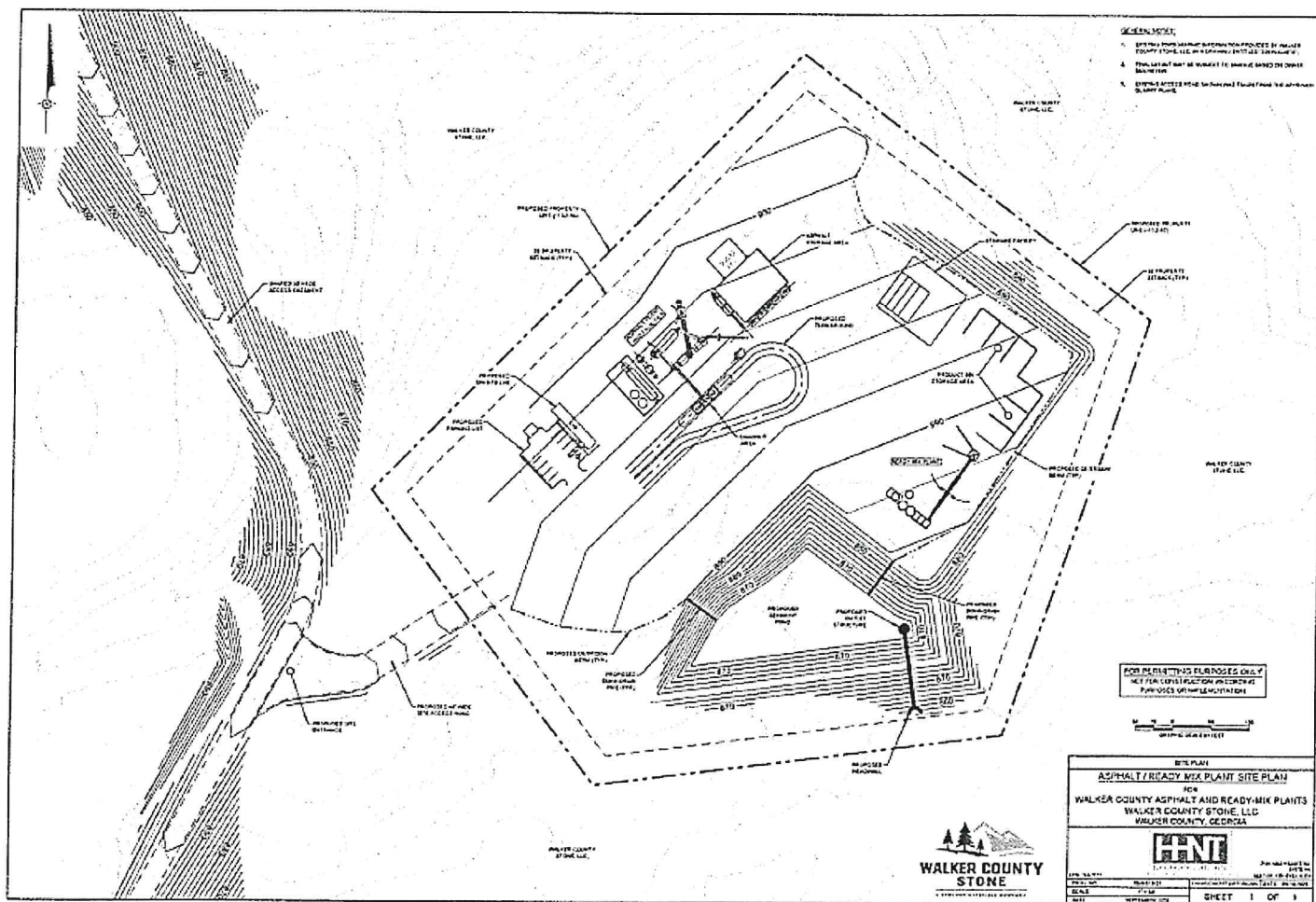
Attachments

1. Application Form
2. Adjoining Properties Map
3. Site Map

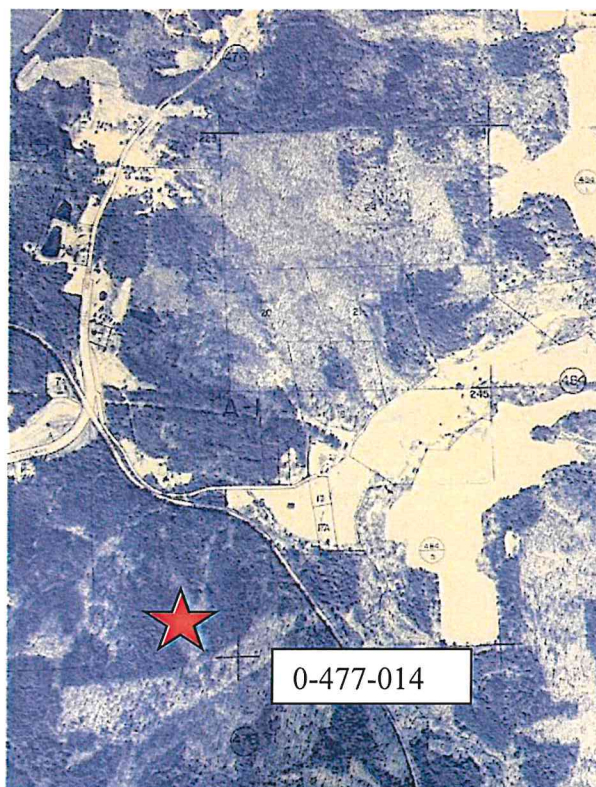
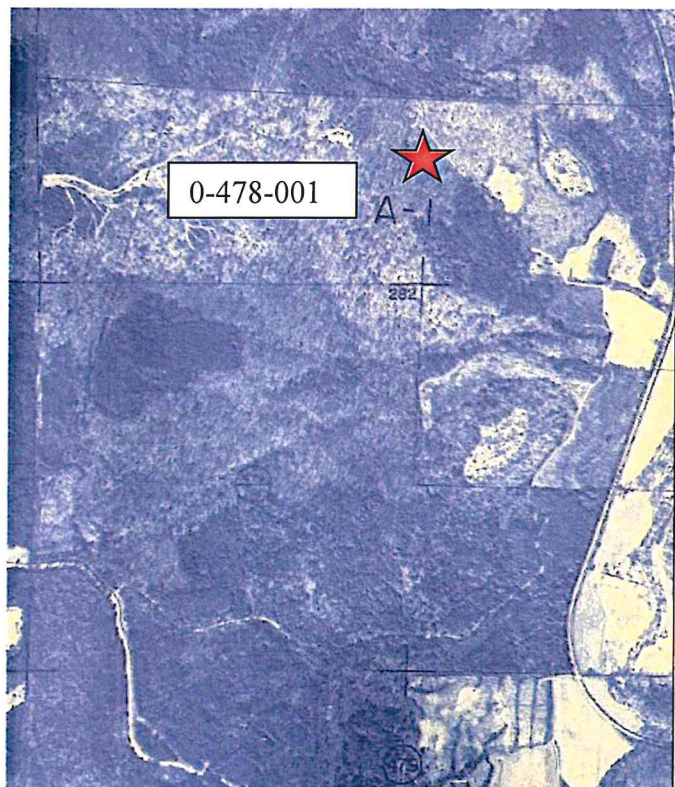
Adjoining Properties Map



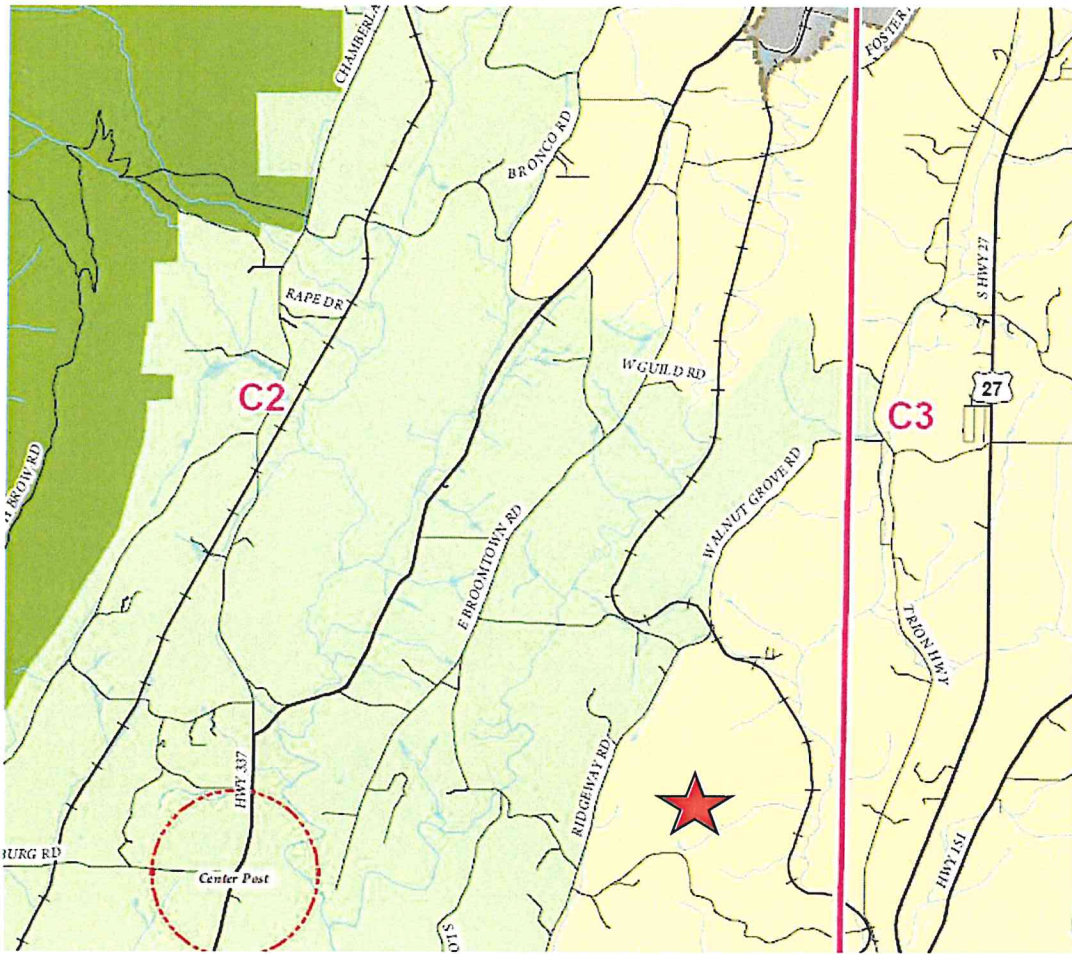
Site Map



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

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: James Cobb Sr.

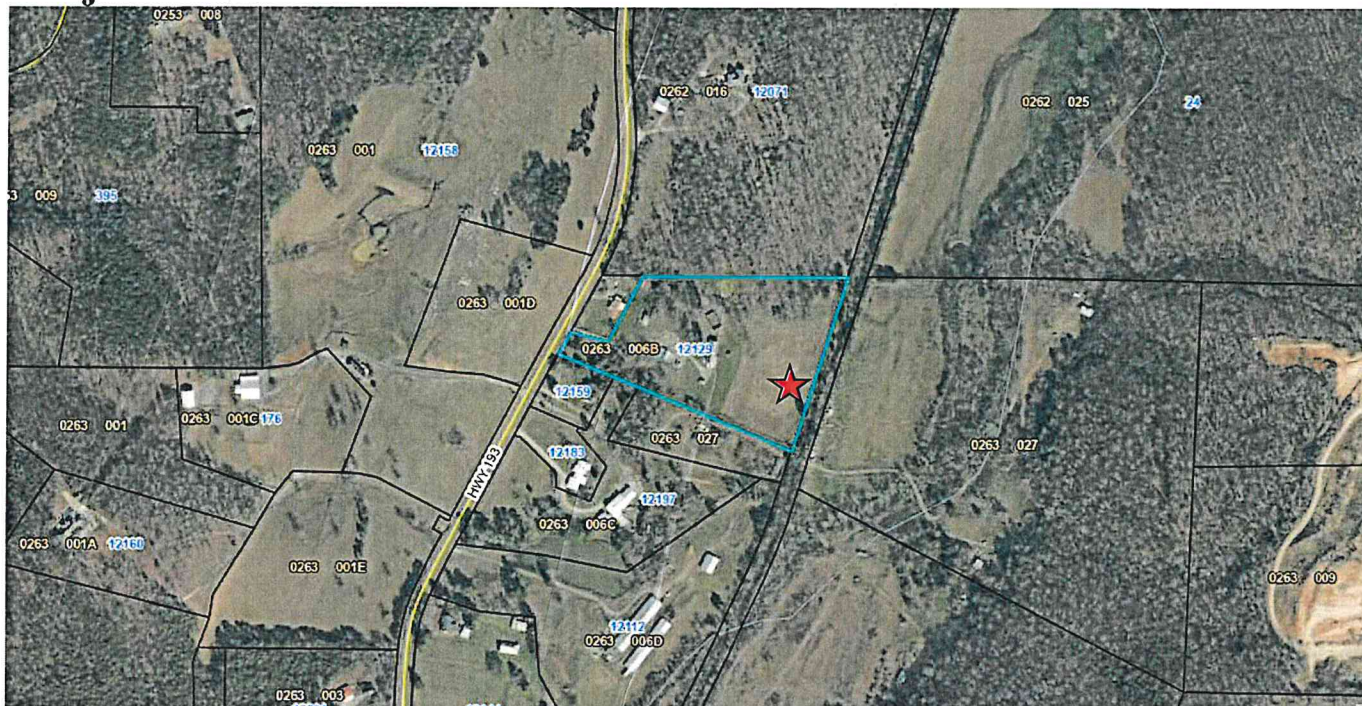
Petitioner: same

Location 12129 Hwy 193
Property: Chickamauga, GA. 30707

Tax map & parcel number 0-263-006B

	PC Meeting Date:	10/15/2026
	Present Zoning:	A-1 (Agricultural)
APPLICANT'S INTENT:	The applicant is requesting a variance to allow a second residence on his 7.63-acre property, which is located in an A-1 (Agricultural) zoning district. There is an existing second foundation already on the property that he would like to build back on and his son move into their existing mobile home on the property.	
DETAILS OF REQUEST:	The Comprehensive Plan shows Agricultural/Forestry. This states to limit new development and protect farmland & open space.	

Projected Area:





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

☐ Rezone ☐ Conditional Use Variance ☒ Variance

Current Zoning:	Requested Change:	
A1	Variance	
Map & Parcel	Date:	Fee:
0263 006B	9-15-2026	150.00

Applicant/Owner & Phone: James Z. Cobb Sr.

Street Name & Number: 12129 Hwy 193

Mailing Address: _____

City, State, Zip Code: Chickamauga GA. 30707

Request: Variance to build another home on the property. My wife and I will build on the foundation that is already there then my son will buy the home that is there now.

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:

- The name of the local government official(s) to whom cash contribution or gift was made.
- 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.
- 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:

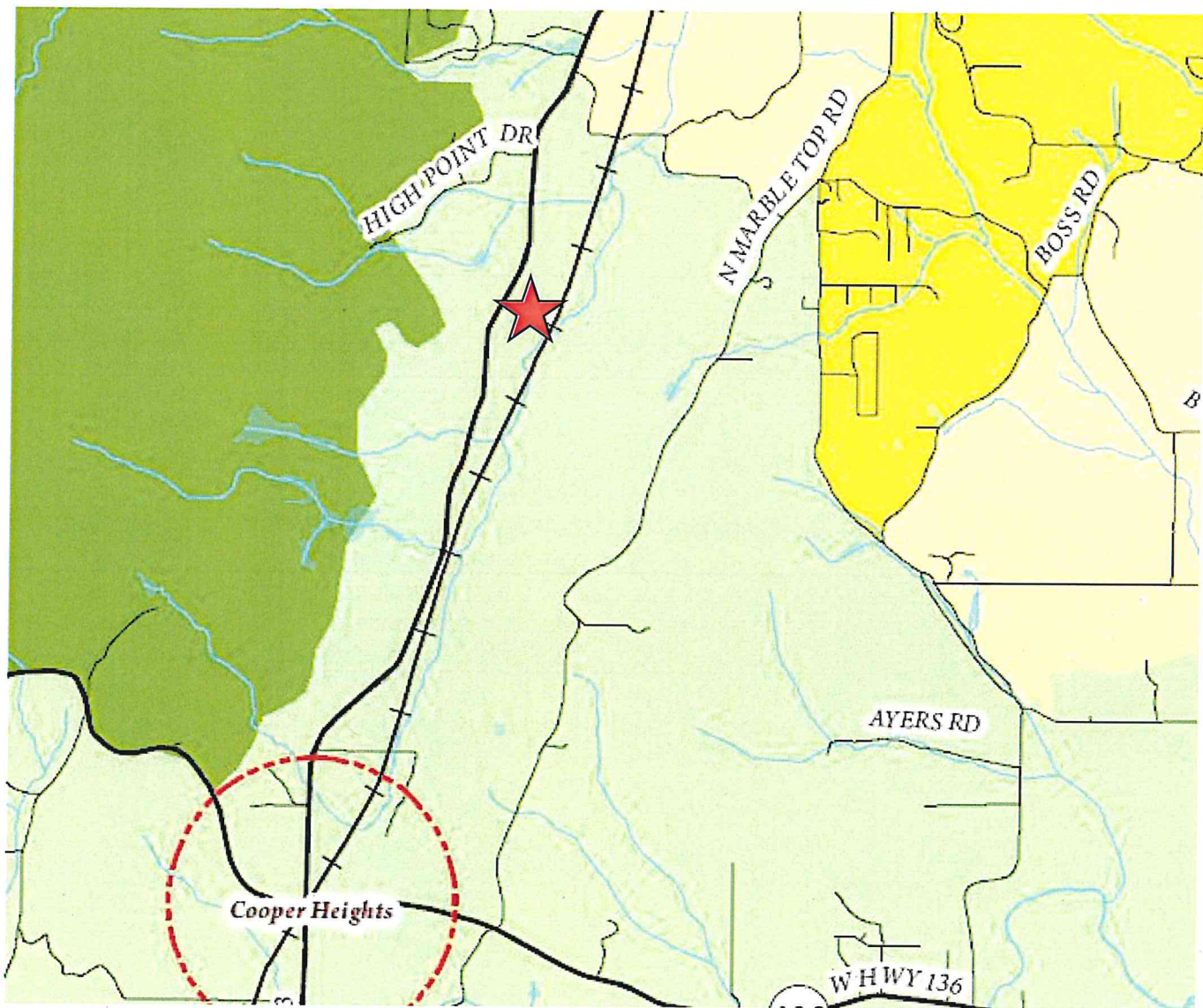
APPLICANT/OWNER

9-15-26
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	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 48. Hwy 193 near Nickajack Rd.

Agricultural/Forestry: Walker County

Description: Sparsely settled open areas containing farms, woods, and cultivation.

Suggested Development Strategy:

1. Limit new development
2. Protect farmland and open space
3. Promote use of conservation easements by landowners
4. Limit the number of residential subdivisions, requiring cluster or conservation subdivision design
5. Restrict commercial and residential development
6. Promote these areas for passive-use tourism/recreation
7. Widen roadways only when absolutely necessary
8. Carefully design roadway alterations to minimize visual impacts
9. Preserve agricultural lands for the next generation of farmers
10. Resurface and repair roads when and where necessary.

Land uses:

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

Key Word Objectives: Conservation, Agriculture, Forestry, Low-density development, Conservation subdivision, Trails, Open space preservation, Environmental protections, Sense of place