

AGENDA

REGULAR SCHEDULE MEETING OF THE GOVERNING AUTHORITY OF WALKER COUNTY, GEORGIA

Office of the Walker County Commissioner
Courthouse Annex 1, 101 South Duke Street
LaFayette, Georgia 30728

Date: Thursday, July 27, 2017

Time: 6:30 PM

Invocation: Given by Commissioner Shannon Whitfield

Call to Order: Commissioner Whitfield will call the meeting to order

Pledge: United States Flag

Pledge: Georgia Flag

Minutes: Approval of the minutes from the Commissioner's Meeting on Thursday, June 13, 2017

Open of the Public Hearing

Business: The following Re-Zoning application will be heard for the second public hearing:

II. Map & Parcel 0-206-060 908 LaFayette Road
Request to change zoning from C-1 (commercial) to R-2 (residential) to turn the existing building into a multi-family dwelling.
Planning Commission recommendation: Denial on July 20, 2017

Adjournment: The Public Hearing will be adjourned

Open of the Regular Schedule Meeting

New Business: Walker County Departmental Statistics – June 2017

Adjournment: The Regular Scheduled Meeting will be adjourned.

Open Discussion: The business on the Agenda being completed, Commissioner Whitfield will open the floor for general discussion.

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

Minutes of the Commissioner's Regular Scheduled Meeting

July 13, 2017

I. Call to order

Commissioner Whitfield called to order the regular meeting of the Walker County Commissioner's Office at 6:35 on July 13, 2017 at 101 South Duke Street, LaFayette GA 30728.

II. Attendees

The following persons were present: Commissioner Whitfield, Chief Finance Officer Greg McConnell, Public Relations Director Joe Legge, Codes, Planning, Zoning, Permits Director David Brown and Fire Department & Emergency Services Chief Blake Hodge. Other guests signed in at the meeting as well, please see the attached sign in sheet.

III. Invocation was given by Commissioner Shannon Whitfield

IV. Pledge to the American Flag

V. Pledge to the Georgia Flag

VI. Approval of Minutes

A.) Minutes from the last Regular Scheduled Commissioner's meeting on June 22, 2017 were approved and signed.

B.) Minutes from the Special Called Meeting on June 28, 2017 were approved and signed.

VII. New Business

A.) Resolution R013-17 appointing Safety Coordinators for Walker County.

Commissioner Whitfield appointed Planning, Zoning Permits Director David Brown and Fire Department, Emergency Services Chief Blake Hodge as Safety Coordinators for Walker County. It was brought to our attention by our Workers

Compensation that by implementing Safety Coordinators and following out the action items would earn a 7.5% discount on an annual basis, which would be around \$30,000.00 per year.

B.) Resolution R014-17 unserviceable surplus items from the Landfill

- 1.) Canon Scanner/Printer MG5420 SN#ADFA02397
- 2.) Canon Printer/Fax/Scanner Super G3 SN#UBA61500
- 3.) APC Battery Backup XS 1200 SN#JB0526010830

These items are declared of no value, no longer work and will be destroyed and removed from inventory.

C.) Notice that Walker County will conduct a test of its Hyper-Reach Community Alert System on Tuesday August 1, 2017 at Noon. The test will provide the public with an opportunity to verify they are registered to receive the alerts. Hyper-Reach provides phone and email notifications to the public during times of emergency or community concern. Community members must subscribe to the free service in order to receive the community and weather related alerts. Walker County Sole Commissioner Shannon Whitfield strongly encourages the public to sign-up now before the August 1st test to insure they are getting the messages. Those interested in receiving community alerts can register online at www.walkerga.us or by calling the Walker County Commissioner's Office at 706.638.1437 and ask to be added to the list. An Attendee of the Commissioner's meeting asked the question, "If each member of the family needs to be added to the Hyper Reach Community?" Commissioner Whitfield replied, "If they have cell phones it would probably be a good idea for each to register. Especially if there are younger children in the family so that all would know of any weather information or community alerts."

IX. Adjournment

Commissioner Whitfield adjourned the Regular Scheduled Commissioner's Meeting at 7:46 pm.

Minutes approved by:

Shannon Whitfield
Sole Commissioner
Walker County Georgia

Date

Minutes prepared by: Walker County Clerk, Rebecca Wooden

PLEASE SIGN IN

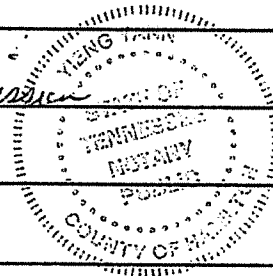
Date: July 13, 2017

<u>Name</u>	<u>Address</u>	<u>Telephone</u>
Rickey Erwin	926 Hogan Rd	423-413-6924
Scott McNeel	924 Chris Lane	423 903 3852
Ed Bruce	76 Hays Hollow Rd.	
Mary Bruce	" " "	
Jason Sopher	920 Carlisle Rd	423-227-4875
J. L. Tripp	129 ^{Chickamauga} Dang Lane	706-375-5029
B. Ivens	65 Circle Dr Ross	706-866-8818
Pat Myers	229 Arnold Rd. Rock Spring	706-375-4595
Kim Goff	Roswell, Ga	601-408-7811
Blake Hodge		(423) 680-1510
Ed Howard	Chickamauga, GA	423-413-3654
Bob	Roadhouse	
Robert		
Rufus Mulvix	Cook Rd	
Aug McConn		
DBreen		423-876-9197

WALKER COUNTY PLANNING COMMISSION

Application for Re-Zoning Amendment

PLEASE PRINT OR TYPE		Date <u>5-10-17</u>
FEE \$ <u>75%</u>		Case No.
Owner's Name <u>DINESH PATOL</u>	Mailing Address <u>478 HORTONSHOG CIRCLE DAYTON, TN 37321</u> <small>INCLUDE ROUTE AND BOX # IF ASSIGNED</small>	
City/Zip <u>DAYTON, TN 37321</u>	Phone <u>423 785 6091</u>	
Tax Parcel # <u>0-206-060</u>	Street Name and Number <u>908 Lafayette Rd.</u>	
Current Zoning <u>C-1</u>	Requested Zoning <u>R-2</u>	
Reason for Change (Be Specific): <u>to have it changed so the existing structure can be used as multi-family</u>		
Lessee's Name <small>IF APPLICABLE</small>	Lessee's Address	
NAME AND ADDRESS OF ALL ADJACENT PROPERTY OWNERS WITH MAILING ADDRESSES		
1. <u>706-463-0547</u>		
2.		
3. <u>6-15-2017 - tabled by Planning Commission. til July meeting</u>		
4. <u>6-22-2017 - tabled by Commissioner</u>		
5. <u>7-20-2017, denied by Planning Commission</u>		
6.		
7. <u>[Signature] 4/20/19</u>		
8. <small>IF ADDITIONAL SPACE IS REQUIRED, ATTACH A SEPARATE SHEET</small>		
LAND USE PLAN DESIGNATIONS		
CURRENT	FUTURE	
I SWEAR UNDER PENALTY OF LAW THAT THE WITHIN INFORMATION IS TRUE, CORRECT AND COMPLETE.		
Owner's Signature <u>[Signature]</u>	Date: <u>5/9/17</u>	
Date Received by the Planning Office: <u>May 10, 2017</u>		
Planning Commission Decision/Date <u>June 15, 2017 7:00 pm Civic Center</u>		



FOR OFFICE USE

The Owner/Applicant must notify each adjoining property owner by providing them a copy of this application. Proof of notification must be provided to the Planning Office. Additionally, a sign, furnished by the Planning Commission will be posted on the subject front property line at least 15 days prior to the meeting date. Written notification must be mailed at least 15 days prior to the meeting date. This application must be fully complete prior to filing.

Applicant: ~~DICTION~~ DINESH PATIL

Map & Parcel: 0-206-060 Rezone from: C1 to: R2

PLANNING COMMISSION RECOMMENDATION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

6-15-2017 TABLED - Planning Commission
7-20-2017 DENIAL until July 20, 2017
by Planning Commission

COMMISSIONER'S FINAL DECISION:

APPROVED AS SUBMITTED

APPROVED WITH CONDITIONS

6-22-2017 TABLED

DENIAL

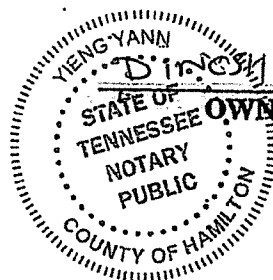
The following disclosure is required of the applicant(s) by Section 36-67A-3 of O.C.G.A.
The following is for disclosure purposes only and does not disqualify the petition.

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 (X).
If so, 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 dollar amount(s) and date(s) of each campaign made by the applicant to each local government official during the two years immediately preceding the filing of the application; and
- C) An enumeration and description of each gift having a value of 250.00 or more made by the applicant to each local government official within the past two years:

Signature of Petitioner / Owner:

[Signature] 5/9/17
PETITIONER DATE



DINESH PATIL 5/9/17
OWNER DATE

[Signature]
4/26/19

**WALKER COUNTY
PLANNING & DEVELOPMENT
AGENDA ITEM**

Owner: Dinesh Patel

Petitioner: same

Location of Property: 908 LaFayette Road
Rossville, GA. 30741

Date Applied: 5-10-2017
PC Meeting Date: 6-15-2017

Present Zoning: C-1 (Commercial)

APPLICANT'S INTENT:

Mr. Patel would like to turn the existing commercial building into a multi-family living unit.

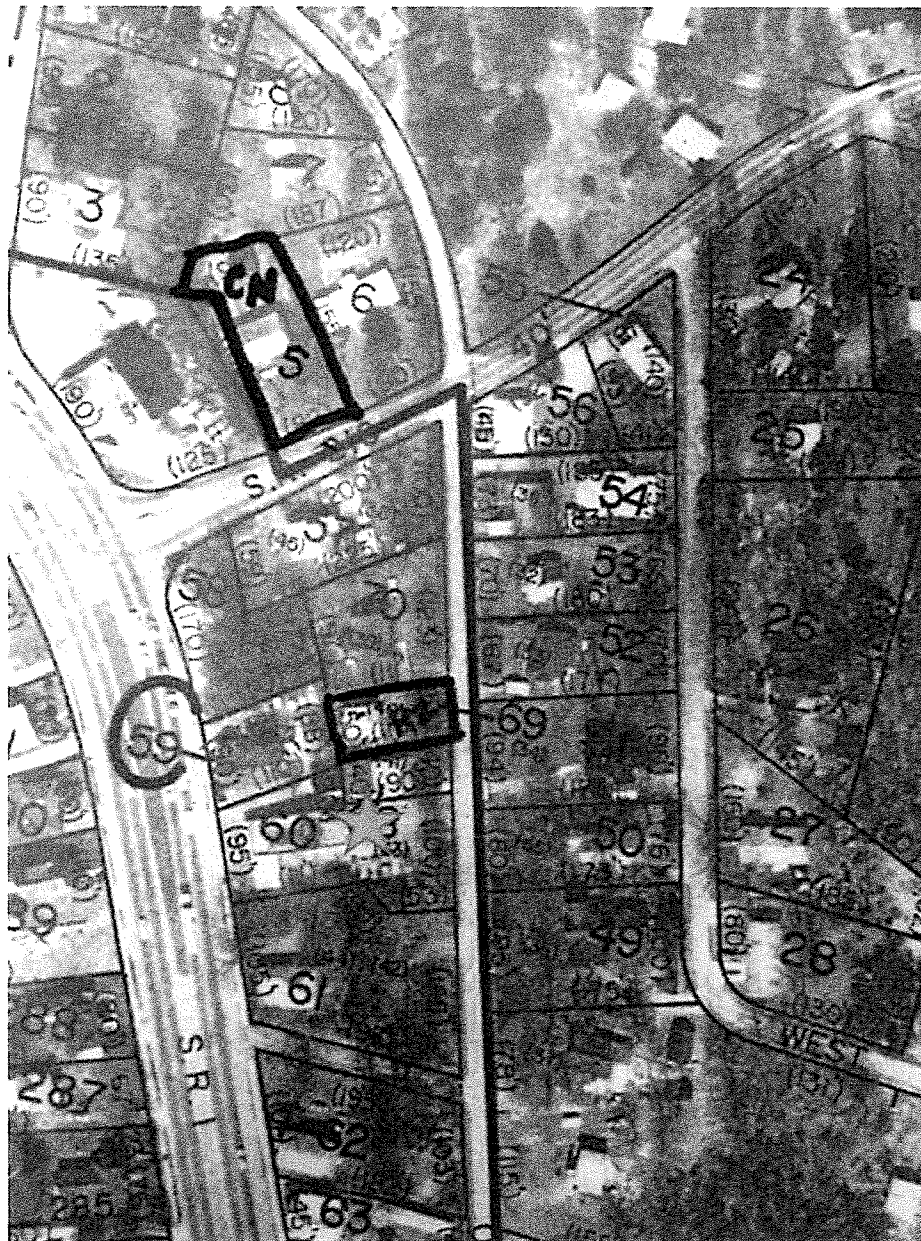
DETAILS OF REQUEST:

Mr. Patel owns the property located at 908 LaFayette Road in Rossville. The property is zoned C-1 (commercial) and Mr. Patel would like to change the zoning to R-2 (residential) so he could turn the existing building into a residential multi-family dwelling. The property is .36 of an acre and is on sewer. He has owned the property since October 2015.

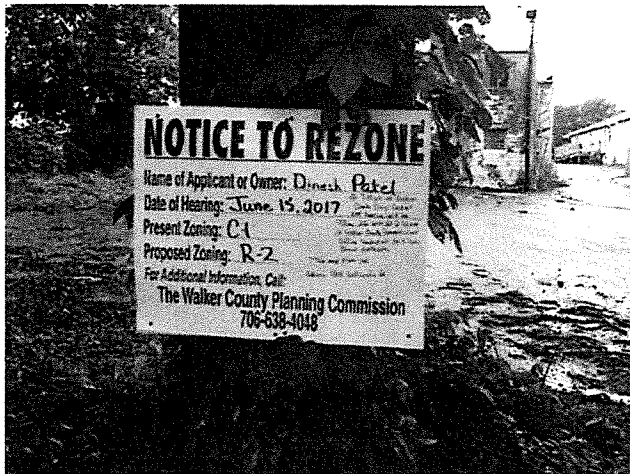
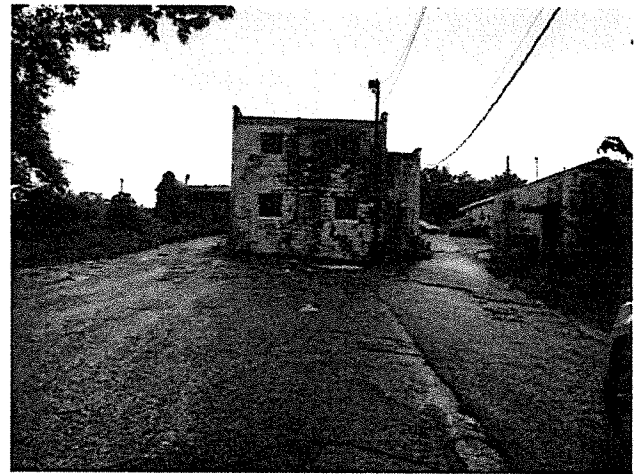
Projected Area:



Zoning Map:



The parcel requesting the rezone is 060





Walker County Planning Commission

MINUTES

July 20, 2017

Walker County Civic Center
7:00 PM

ATTENDEES:

Planning Commission Members

Phillip Cantrell
Jack Michaels
Gerald Cook
Sid Adams
Moe Gass
Susan Tankersley
Bob Foster
Sam Bowman
Frank Richardson
Terry Newberry
Michael Haney

Walker County Planning Staff

David Brown, Director of Codes,
Inspections & Planning
Kristy Parker, Planning Commission Secretary

I. CALL TO ORDER:

Chairman Philip Cantrell called the meeting to order at 7:00 P.M.

II. READING & APPROVAL OF THE JUNE 15TH, 2017 MEETING MINUTES:

Chairman Cantrell asked if there were any changes to the June 15th, 2017 minutes and if not was there a motion to approve? Susan Tankersley made a motion to approve. Frank Richardson seconded the motion. Vote was unanimous. Motion to approve the minutes as submitted carried.

III. NEW BUSINESS:

A. VARIANCE:

1. **William & Deloris Rogers:** Chairman Cantrell asked who was here to speak on behalf of the Rogers property. Mr. William Rogers came forward and stated that he would be speaking for him and his wife. He said that they own almost twenty acres and they and three of their grandchildren have homes on the property. He said that his wife has always wanted a log cabin and he was going to try and make it happen. He said that they would like to build around an 800 square foot log home. He said that he came to the Planning Office to start the process when he found out it would have to be approved by this board. He said that if they were allowed to build one that the home they live in now they would let another grandchild move into it. Gerald Cook asked where the house would sit on the property. Mr. Rogers said in the field in front of the very back house. Chairman Cantrell stated that what they had was a private drive with four mobile homes on it. He asked if everyone were family members that lived on the property and Mr. Rogers said yes. Kristy Parker with the Planning Office

explained that with the property being zoned A-1 even with another driveway they would have still needed a variance. Frank Richardson asked if he had plans on deeding off parts of the property. Mr. Rogers said no that you never know when someone might get divorced and he wanted it to remain family. He said that was why there were only mobile homes on the property now because the banks always want you to have property to put up. Chairman Cantrell asked if the property was just owned by them and Mr. Rogers said yes. Susan Tankersley asked if any more mobile homes would be brought in and Mr. Rogers said no. Chairman Cantrell asked if there were no questions was there a motion. Frank Richardson made a motion to approve. Terry Newberry seconded the motion. Vote was unanimous. Motion carried.

2. **Jeannene Peek:** Chairman Cantrell asked if someone was here to represent Ms. Peek. No one was present to represent the Peek property. Mr. Bill Everett came forward and stated that he owns property beside the Peeks and would like to know what the variance request was for. Kristy Parker explained that Ms. Peek wanted to divide off two acres for her granddaughter to build on and the requirement in an A-1 zone was five acres. Mr. Everett said that if that was all they were wanting to do that he didn't have any issues. Terry Newberry asked if there was no one here to represent them and Kristy said no. Kristy said that the granddaughter did state that where she was wanting to build would be on the Hidden Valley Road side of the property. Jack Michaels said that since there were some questions that the board would like answered before making a decision he would like to make a motion to table until next month. Moe Gass seconded the motion. Vote was unanimous. Motion carried.
3. **Dinesh Patel:** Chairman Cantrell stated that this rezone was tabled from last month until the Inspections Office could go out and look to see if this request was even possible. Chairman Cantrell asked if there was anyone there to represent Mr. Patel. No one was present for this request. Chairman Cantrell said that he had went out to the site and looked at it. Susan Tankersley also stated that she had went to the property. Director David Brown said that he and Mark Askew had went out to the property to see if life safety issues could be met. He stated that in order to bring this building up to residential codes that the owner would be looking at spending around \$350,000.00. Terry Newberry stated that in the past if something had been table and no one shows up for the next hearing that this board will just close the case and the owner has to come back in to reapply. Bob Foster asked if it was closed out what would be the time limit on him to reapply. Kristy Parker stated that if a rezone is denied by the Planning Commission and the Commissioner that the property cannot have a request for a rezone for one year. Susan Tankersley said that she had rather just go ahead and make a decision tonight. Chairman Cantrell and Michael Haney both agreed. Susan Tankersley made a motion to deny. Sid Adams seconded the motion. Vote was unanimous. Motion carried.

IV. ADJOURNMENT:

Terry Newberry made a motion to adjourn. Frank Richardson seconded the motion. Motion carried. Meeting adjourned.

Date Submitted

Planning Commission Chairman

Date Submitted

Kristy Parker, Planning Commission Secretary

Date Submitted

David Brown, Director of Codes, Inspection & Planning

part
Campbell Station will
take the stage at 5:30
p.m. and another local
band, Aunt Betty, will

have our community
take part in it,"
Shattuck said.'.

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**PUBLIC NOTICE
WALKER COUNTY
PLANNING COMMISSION MEETING**

**Thursday, July 20th, 2017 at 7:00 P.M.
Walker County Civic Center
Rock Spring, GA 30739**

The Walker County Planning Commission will meet and review the following requests:
New Business:

Variance:

1. William & Deloris Rogers requests a variance for property located at 278 Famlee Circle LaFayette, GA. 30728. Tax map: 0-358-004
2. Jeannene Peek requests a variance for property located at 444 Clyde Byrd Road LaFayette, GA. 30728. Tax map: 0-339-029

Old Business:

Rezone:

1. Dinesh Patel requests a rezone for property located at 908 LaFayette Road Rossville, GA. 30741. Tax map: 0-206-060.

The second hearing on the rezone will be held July 27, 2017 at 6:30 P.M. This will be heard in the Walker County Commissioners Office located at 101 S. Duke Street LaFayette, GA. 30728.

For further information please call Walker County Planning & Development at 706-638-4048.



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Walker County Departmental Statistics - June 2017

Department	Monthly Totals (2017)				Year to Date Totals		Yearly Totals	
	May		June		2017 YTD		2016	
Animal Shelter								
	Dogs	Cats	Dogs	Cats	Dogs	Cats	Dogs	Cats
Adopted/Rescued/Returned to Owner	117	63	83	32	460	207	817	195
Euthanized	33	26	38	42	132	92	436	630
Codes Enforcement								
In Compliance	358		367		1137		no data	
Violations	318		190		835		221	
Closed Cases	111		101		212*		no data	
Fire Department								
Total Responses	413		325		2,195		3,492	
Responses using QRVs	324		293		927		no data	
Litter Detail								
Lbs of Trash	14,920		10,900		71,580		no data	
Tires	94		84		551		no data	
Mountain Cove Farms								
Total Nights Booked	15		14		93		162	
Public Relations								
Media Impressions (stories)	57		68		292		no data	
Facebook Likes	305		418		3118		no data	
Facebook Followers	296		403		3155		no data	
Facebook Posts	63		58		316		no data	
Walkerga.us Visitors	46,534		26,390		215,055		173,745	

*denotes only 2 months; tracking on closed cases began in May 2017