

CATOOSA COUNTY PLANNING COMMISSION
MINUTES OF July 25, 2023
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, July 25, 2023, at 6:00 p.m..

Members present were: Chairman Jerry Hawthorne, Jeff Fava, Wanda Garrett, and Matthew Farmer. Vice-Chairman Richard Johnson was absent.

Chairman Hawthorne welcomed all participants in the audience, as well as the Planning Commission members. Also in attendance was Chris Harris, Zoning Attorney, Mike Stewart, Building Inspector, and James Davis, Zoning Administrator.

The following minutes summarize the actions of the Commission:

Approval of Minutes: Wanda Garrett made a motion to approve the minutes for June 26, 2023 seconded by Jeff Fava. Motion carried 4-0.

Case #1464-23 Thomas & Mary Holly 0020B004 106 Kifaru Ln. R-1 to A-1

Thomas Holly would like to rezone his 8.99 acres back to A-1. He is adjacent to other A-1 properties.

Motion: Matthew Farmer made a motion to rezone to A-1
Wanda Garrett – seconded motion
Jeff Fava – approved
Jerry Hawthorne – approved
Motion carried 4-0 to approve

Case #1468-23 James Lofty 00780016 255 Worley Rd. R-1 to A-1

James Lofty has some animals and would like his 3.2 acres to be rezoned to A-1.

Motion: Matthew Farmer made a motion to rezone to A-1.
Jeff Fava – seconded motion
Wanda Garrett – approved
Jerry Hawthorne – approved
Motion carried 4-0 to approve

Case #1469-23 Natalie Atwell 00500003 721 Swanson Rd. R-1 to A-1

Natalie Atwell has 7 acres and would like to be rezoned back to A-1.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.

Jeff Fava – seconded motion
 Matthew Farmer – approved
 Jerry Hawthorne – approved
 Motion carried 4-0 to approve

Case #1470-23	Steve Henry	0020B06	42 Kifaru Ln.	R-1 to A-1
		0020B007	181 Haggard Rd.	R-1 to A-1
		0020B006	Kifaru Ln.	R-1 to A-1
		0020B005	70 Kifaru Ln.	R-1 to A-1

Steve Henry would like to rezone all his properties, totaling to 15 acres.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.
 Jeff Fava – seconded motion
 Matthew Farmer – approved
 Jerry Hawthorne – approved
 Motion carried 4-0 to approve

Case #1471-23	George Mueller	0020B076	Haggard Rd.	R-1 to A-1
---------------	----------------	----------	-------------	------------

George Mueller has 5.3 acres with animals and would like to rezone his property.

Motion: Jeff Fava made a motion to rezone to A-1 as requested.
 Wanda Garrett – seconded motion
 Matthew Farmer – approved
 Jerry Hawthorne – approved
 Motion carried 4-0 to approve

Case #1472-23	Sarah Boles	0021B056	Random Terrace	R-1 to A-1
		0021B055	Random Terrace	R-1 to A-1
		0021B054	Random Terrace	R-1 to A-1
		0021B053	164 Random Terrace	R-1 to A-1
		0021B052	Random Terrace	R-1 to A-1

Sarah Boles has 7 acres with cows and horses, and would like to be rezoned.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.
 Jeff Fava – seconded motion
 Matthew Farmer – approved
 Jerry Hawthorne – approved
 Motion carried 4-0 to approve

Case #1473-23	David Boles	00250074	1953 Baggett Rd.	R-1 to A-1
---------------	-------------	----------	------------------	------------

David and Amanda Boles have 4 acres and have some chickens and would like

their property rezoned.

Motion: Jeff Fava made a motion to rezone to A-1 as requested.

Wanda Garrett – seconded motion

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1474-23 James Clark 00450042 291 Kenny Ln. R-1 to A-1

James Clark has 6 acres and would like to rezone his property as he is looking to getting a cow.

Johnnie Capehart, Clark's neighbor, stated his opinion that everything in that area should be changed to A-1.

Tanya Rogers, agreed with Capehart and stated that there is major spot-zoning in that area, and that it should all be changed.

Chairman Hawthorne stated that there are legal procedures that they must follow.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.

Matthew Farmer – seconded motion

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1475-23 Wayne & Jessie 00310085 259 Wood Terrace R-1 to A-1
Jones 00310084 289 Wood Terrace R-1 to A-1

Jessie Jones would like to have their properties, totaling to 11.5 acres rezoned to A-1 so they can have livestock.

Motion: Matthew Farmer made a motion to rezone to A-1 as requested.

Jeff Fava – seconded motion

Wanda Garrett – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1476-23 James Goff 00310091 712 Wood Yates Rd. R-1 to A-1

James Goff would like to get a few chickens and would like to rezone his 6.21 acres to A-1.

Motion: Matthew Farmer made a motion to rezone to A-1 as requested.

Wanda Garrett – seconded motion

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1478-23 Lori Graham 00630016 3182 Cherokee Valley Rd. R-1 to A-1

Lori Graham has 7 acres and would like to get livestock.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.

Jeff Fava – seconded motion

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1479-23 David & Emily 000900580A6 305 Barefield Ln. R-1 to A-1
 Arrington 000900580A6 Barefield Ln. R-1 to A-1
 000900580A6 Barefield Ln. R-1 to A-1

Nathan Camp represented the applicants, who would like to get some farm animals.

Motion: Matthew Farmer made a motion to rezone to A-1 as requested.

Jeff Fava – seconded motion

Wanda Garrett – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1480-23 Melisa Johnson 00770034 537 Cherry Mill Ln. R-1 to A-1
 00770034

Melisa Johnson has a total of 24.41 acres and would like to keep their livestock.

Motion: Matthew Farmer made a motion to rezone to A-1 as requested.

Wanda Garrett – seconded motion

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1481-23 Nick & Kristine Ware 0077005000B Cherry Mill Ln. R-1 to A-1
 0077005000A 288 Cherry Mill Ln. R-1 to A-1

Kristine Ware has 5.96 acres and would like the properties changed back to A-1.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.

Jeff Fava – seconded motion

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1483-23 Regina Shields 00770036 536 Cherry Mill Ln. R-1 to A-1

Regina Shields has 9.8 acres and would like her property rezoned.

Motion: Jeff Fava made a motion to rezone to A-1 as requested.

Matthew Farmer – seconded motion

Wanda Garrett – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1477-23 Waylon Hasty 00670027 Bandy Ln. A-1 to C-1

Waylon Hasty represents the owners. They would like to place a CDL and Linemen training facility on the 84.49 acres. There would be padded areas, and living facility to place the guys in temporarily. Jeremy Bryson has evaluated the road and has concerns with the entrance for sight distance and condition. A site plan was submitted to address road issues.

Motion: Matthew Farmer made a motion to rezone to C-1 as requested, with a final site plan and stormwater plan.

Wanda Garret – seconded motion

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1482-23 Eric Edwards 0020D105 172 Graysville Rd. R-1 to R-3

Eric Edwards is requesting a rezone to place 5 single family homes. He will remove the existing house.

Steve Mazingo has an issue with the traffic on Graysville Rd.

James Davis mentioned that there would need to be a Sewer letter provided.

Motion: Chairman Hawthorne made a motion to table the case for 30 days.

Jeff Fava – seconded motion

Wanda Garrett – approved

Matthew Farmer – approved

Motion carried 4-0 to table

Case #1484-23 Nancy Mercer 0020A138 1554 Hwy 41 R-1 to C-1

Nancy would like the property to be rezoned to be rented to a car broker. There would be no cars parked there.

Motion: Wanda Garrett made a motion to rezone to C-1 as requested.
Matthew Farmer – seconded motion
Jeff Fava – approved
Jerry Hawthorne – approved
Motion carried 4-0 to approve

It is the recommendation of Chairman Hawthorne stated that the minutes each month be given to the Board of Commissioners, Public Officials, or any Citizen after the final approval.

Approved this _____ day of _____, 2023.

Chairman of Planning Commission

cc: Planning Commission Members
Board of Commissioners
Dan Wright, County Manager
James Davis, Director of Planning and Inspections
Chad Young, Attorney

