

CATOOSA COUNTY PLANNING COMMISSION
MINUTES OF JANUARY 24, 2023
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, January 24, 2023, at 6:00 p.m..

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

Chairman Hawthorne welcomed all participants in the audience, as well as the Planning Commission members. Also in attendance was James Davis, Zoning Administrator, Mike Stewart, Building Inspector, Skip Patty, Zoning Attorney and Jeremy Bryson, Department of Transportation Director.

The following minutes summarize the actions of the Commission:

Approval of Minutes: Richard Johnson made a motion to approve the minutes for November 22, 2022 seconded by Wanda Garrett. Motion carried 5-0.

Case #1421-22 Paul A. Cox Part of 00230044 2117 Three Notch Road C-2 to PUD

Ethan Collier spoke for owner Paul Cox. He said that there was no change from the last plan of developing the piece of property with a mix of 62 townhomes and 22 single-family homes for a total of 84. He would like to have the entire property rezoned. A statement from Matt Maynor said that the schools were currently running at max. Ruth Fant questioned if a traffic study could be done and worried about how a new development would affect traffic on Three Notch Road. Jeremy Bryson stated that at peak times, the traffic could be heavy and backed up. Wanda Garrett questioned if the entrance could be moved to be more to the south. Collier stated that it could be moved. Garrett stated that she wanted a different location of the entrance to be taken into consideration. Chairman Hawthorne stated that this PUD was not consistent with other PUD plans. He also stated that it was not consistent with other approved PUD developments.

Motion: Richard Johnson made a motion to deny the rezone to PUD.

Wanda Garrett – seconded motion

Jeff Fava – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to deny

Case #1422-23 James Newell 0001A047 943 Lakeview Dr R-1 to C-1

Jenny Brockman, agent for Newell, is looking to sell the property for the

owners. However, the zoning of the property causes confusion with potential buyers. They are requesting to have it rezoned for its proper use as a beauty salon. Chairman Hawthorne stated that C-2 would be better suited for this type of business. The applicant agreed to the change.

Motion: Richard Johnson made a motion to approve the rezone to C-2 instead of the C-1 that was submitted.

Jeff Fava – seconded motion

Wanda Garrett – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1423-23	Down South Homes	0010B047, 0019A003 0019A00300A, pt of 0019A004	1044 Scruggs Road	C-1 and A-1 to I-1
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Kelly Richardson, engineer for Brown Brothers, would like to place an industrial park/manufacturing site. Garrett asked if any connecting properties were zoned industrial. Richardson stated that 2 pieces of connecting properties were zoned commercial, but was owned by Down South Homes. When questioned about the traffic, Richardson stated that all the traffic would be on 41, and only an emergency exit will be on Scruggs.

Motion: Wanda Garrett made a motion to approve.

Matthew Farmer – seconded motion

Jeff Fava – approved

Richard Johnson – approved

Jerry Hawthorne – approved.

Motion carried 4-0 to approve

Case #1424-23	Down South Homes	0010B047 0019A003, 0019A00300A pt of 0019A004	1044 Scruggs Road	Variance
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Kelly Richardson requests that the 100ft vegetation buffer be lowered to 50ft to allow for more developable area. The variance is for the side of the property that was owned by the same developer.

Motion: Wanda Garrett made a motion to approve.

Matthew Farmer – seconded motion

Jeff Fava – approved

Richard Johnson – approved

Jerry Hawthorne – approved.

Motion carried 4-0 to approve

Case #1425-23 David Sharp 0010A339 442 Prater Rd R-1 to C-1

David Sharp purchased about 3 acres, and would like to be able to park his equipment on the property, as well as use it for commercial purposes.

Motion: Wanda Garrett made a motion to deny the case.

Richard Johnson – seconded motion

Jeff Fava – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to reject.

Case #1426-23 David Sharp 0010A339 442 Prater Rd Variance

David Sharp would like to place a 40 x 80 ft building on the edge of the property, and requests that the buffer be eliminated.

Phyllis Williams does not want another building on that road. Adam

Whitescarver does not think that the next owner will take care of the property.

Motion: Wanda Garrett made a motion to deny the case.

Richard Johnson – seconded motion

Jeff Fava – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to reject.

PUBLIC HEARING FOR PROPOSED CHANGES AND AMENDMENTS TO UDC

Chairman Hawthorne requested for public comments regarding changes to the UDC. Multiple people spoke. The commission would like to incorporate the tape recording as part of the minutes.

At the end of the public comments, the Planning Commission Board discussed various changes. Their decisions are as followed.

Minimum Lot Size Change for A-1 and R/A Districts

Amendment to Table 2-4 Development Standards Table:

The minimum Lot Size for Zoning Districts A-1 found in Development Standards Table 2-4 shall be changed from 3 acres to 1 acre.

The minimum Lot Size for Zoning Districts R/A found in Development Standards Table 2-4 shall be changed from 2 acres to 1 acre.

Motion: Jeff Fava made a motion to approve the change.

Wanda Garrett – seconded motion

Richard Johnson – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve.

Proposed Regulation of RV /Campgrounds

Section 2.04.02 Additional Standards of the Catoosa County Unified Development Code shall be supplemented and amended as follows:

2.04.02 Additional Standards

G) For "Campground/RV Parks provided above in the Table 2-3 Land Use Table, no recreational vehicle, tent, tent trailer, or travel trailer shall be used as a permanent place of abode or dwelling for indefinite periods of time. Human occupancy of a recreational vehicle in a park for more than 90 days in any 12-month period shall be prohibited. Placement of a recreational vehicle on a foundation or any action toward removal of wheels of a recreational vehicle, except for temporary purposes of repair, is hereby prohibited. Campgrounds shall meet all Department of Public Health standards and guidelines.

Motion: Matthew Farmer made a motion to approve the change.

Ricard Johnson – seconded motion

Wanda Garrett – approved

Jeff Fava – abstained

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Hobby Sawmill Defined and to be Permissible in A-1 and R-A Districts

Section 1.08.02 of the Catoosa County Unified Development Code shall be amended to include definition of "Hobby Sawmill" as follows:

Hobby Sawmill. A Hobby Sawmill shall mean a non-commercial workshop operated by an individual or family engaged in sawing dimensional lumber, boards, beams, timbers, poles, ties, shingles, shakes, siding, and other wood products from trees and lumber. Hobby Sawmills shall not be used for commercial activity and any product milled at a Hobby Sawmill shall not be offered for sale to consumers or any other customer. Hobby Sawmills shall not include woodyards.

Table 2-3 Land Use Table shall be amended as follows:

Hobby sawmills (for non-commercial purposes only) shall be "P" (Permissible) in A-1 and R-A districts.

Motion: Richard Johnson made a motion to approve the change.
Jeff Fava – seconded motion
Wanda Garrett – approved
Matthew Farmer – approved
Jerry Hawthorne – approved
Motion carried 5-0 to approve

Livestock Definition

Section 1.08.02 of the Catoosa County Unified Development Code shall be amended to include definition of “Livestock” as follows:

Livestock. Any animal, including, but not limited to, cattle (both dairy and beef cattle), elk, reindeer, bison, horses, deer, sheep, goats, mules, donkeys, swine, poultry (including the *Gallus domesticus* chicken and other egg-producing poultry), llamas, alpacas, and any other domesticated animal ordinarily raised or used on farms.

Motion: Richard Johnson made a motion to approve the change.
Wanda Garrett – seconded motion
Jeff Fava – approved
Matthew Farmer – approved
Jerry Hawthorne – approved
Motion carried 5-0 to approve

Chairman Hawthorne made a recommendation to the Board of Commissions to waive the zoning fee to anyone applying to rezone from R-1 to A-1 for one year. He also asked to look into requiring the zoning office to have 3 written complaints to investigate nuisance complaints.

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 _____, 2022.

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