

CATOOSA COUNTY PLANNING COMMISSION  
MINUTES OF JUNE 26, 2023  
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, June 26, 2023, at 6:00 p.m..

Members present were: Chairman Jerry Hawthorne, Jeff Fava, and Wanda Garrett. Vice-Chairman Richard Johnson and Matthew Farmer were 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: Jeff Fava made a motion to approve the minutes for May 23, 2023 seconded by Wanda Garrett. Motion carried 4-0.

Case #1452-23 Crimson Properties 0002F067 148 Pine Hill Drive R-1 to R-2

Ken Brooks wants to rezone the empty lot to place a duplex. He provided a plan.

Motion: Wanda Garrett made a motion to rezone to R-2.  
Jeff Fava – seconded motion  
Jerry Hawthorne – approved  
Motion carried 3-0 to approve

Case #1453-23 Jimmy Hutcheson 00770037 534 Cherry Mill Lane R-1 to A-1

Jimmy Hutcheson has 10 acres and cattle, and would like to rezone.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.  
Jeff Fava – seconded motion  
Jerry Hawthorne – approved  
Motion carried 3-0 to approve

Case #1454-23 Jennifer & Dave Moeller 0077006600B 100 Evans Lane R-1 to A-1

Jennifer states that the surrounding properties are all A-1 and would like to match.

Motion: Jeff Fava made a motion to rezone to A-1 as requested.  
Wanda Garrett – seconded motion  
Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1455-23 Jerry Petty 00500003003 749 Swanson Road R-1 to A-1

Jerry Petty has cattle and would like to rezone his 25 ½ acres.

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

Wanda Garrett – seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1456-23 William Horton 00780065001 1386 Keith Road R-1 to A-1

William Horton has just over 5 acres and wants to place a barn on the property and get some horses.

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

Jeff Fava – seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1457-23 Richard Fletcher Jr. 00770049 290 Cherry Mill Lane R-1 to A-1

Richard Fletcher has 3 ½ acres and would like to get some chickens and livestock.

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

Wanda Garrett – seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1458-23 Thomas Fletcher 00770068 1941 Keith Road R-1 to A-1

Thomas Fletcher has 4 acres and would like to raise livestock.

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

Wanda Garrett – seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1459-23 Ralph Eston Pyle III 0022A034 325 Old Mill Road R-1 to A-1

Ralph has 4 ½ acres and would like to rezone for hobby farming.

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

Jeff Fava – seconded motion

Jerry Hawthorne – approved  
 Motion carried 3-0 to approve

Case #1460-23 William Ellis 00300054 777 Waters Drive R-1 to A-1

William has 6 acres and wants to get some chickens and goats.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.  
 Jeff Fava – seconded motion  
 Jerry Hawthorne – approved  
 Motion carried 3-0 to approve

Case #1461-23 Rodney Simpson 00350001 654 Dug Road R-1 to A-1

Rodney Simpson has 4 acres and would like to rezone because of his chickens.

Motion: Jeff Fava made a motion to rezone to A-1 as requested.  
 Wanda Garrett – seconded motion  
 Jerry Hawthorne – approved  
 Motion carried 3-0 to approve

Case #1462-23 Brian Simmons 00430030/00430031 10211 Alabama Hwy R-1 to A-1

Brian Simmons has chickens and would like to rezone.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.  
 Jeff Fava – seconded motion  
 Jerry Hawthorne – approved  
 Motion carried 3-0 to approve

Case #1463-23 Matt Keown 00420001 374 Mount Pisgah Road I-1 to A-1

Matt Keown has 6 acres and would like to keep farming his property.

Motion: Jeff Fava made a motion to rezone to A-1 as requested.  
 Wanda Garrett – seconded motion  
 Jerry Hawthorne – approved  
 Motion carried 3-0 to approve

Case #1465-23 Karen Lolley 00780047 222 Fletcher Road R-1 to A-1

Karen Lolley has 6 acres and would like to get some chickens.

Motion: Wanda Garrett made a motion to rezone to A-1 as requested.  
 Jeff Fava – seconded motion  
 Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1466-23 Tyrone & Shelly Walker 00400026 270 Hulsey Drive R-1 to A-1

Tyrone’s property is adjacent to A-1 properties and would like to match.

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

Wanda – seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1467-23 Jack McLemore 0022B011/ 1211 North Three Notch Rd R-1 to A-1  
0022G0447

Jack McLemore has chickens and would like to rezone.

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

Jeff Fava – seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 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