

CATOOSA COUNTY PLANNING COMMISSION
MINUTES OF MAY 23, 2023
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, May 23, 2023, at 6:00 p.m..

Members present were: Chairman Jerry Hawthorne, Vice-Chairman Richard Johnson, Jeff Fava, and Wanda Garrett. Matthew Farmer 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, and James Davis, Zoning Administrator. Mike Stewart, Building Inspector, was absent.

The following minutes summarize the actions of the Commission:

Approval of Minutes: Wanda Garrett made a motion to approve the minutes for April 25, 2023 seconded by Jeff Fava. Motion carried 4-0.

Case #1435-23 Gilbert Wideman 00540068022 837 Greenwood Rd. C-1 to R-1

Gilbert Wideman lives on the property and would like to rezone. Public Health and Environmental departments have cleared it for residential.

Motion: Wanda Garrett made a motion to rezone to R-1.
Richard Johnson – seconded motion
Jeff Fava – approved
Jerry Hawthorne – approved
Motion carried 4-0 to approve

Case #1437-23 David Hammontree 00760001 995 Salem Keith Rd. Variance
Case #1438-23 David Hammontree 00760001 995 Salem Keith Rd. Variance

David Hammontree would like to break the 2 original tracts into 6, five-acre tracts to build his family homes. This would create 8 lots on a private road. The applicant decided to withdraw to see if he could improve the drive to county specifications.

Case #1442-23 Mark Rogers 00610026 Cherokee Valley Rd. R-1 to A-1

Mark Rogers has 705 acres and would like to rezone to A-1 to continue farming.

Motion: Richard Johnson 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 #1443-23 Jacob & Mikayla Taylor 00450014 238 Chantilly Ln. R-1 to A-1

Jacob Taylor requests the rezone so they can obtain a few animals.

Motion: Wanda Garret made a motion to rezone to A-1.
 Jeff Fava – seconded motion
 Richard Johnson – approved
 Jerry Hawthorne – approved
 Motion carried 4-0 to approve

Case #1444-23 Daniel & Gwendolyn Hamby 00250096 2108 Poplar Spring Rd. R-1 to A-1

Daniel Hamby has 10 acres, and would like to rezone to be able to have animals in the future.

Motion: Richard Johnson 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 #1445-23 John & Melannie Hyde 00310038 312 Wood Terrace Rd. R-1 to A-1

The applicants have chickens and would like to be able to get a goat and put up a fence.

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

Case #1446-23 Larry & Connie Leigh 0001005 Cherokee Valley Rd. R-1 to A-1

The applicants have animals and would like to keep them.

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

Case #1447-23	Lori Jurczak	0003L010	30 South Glade Rd.	R-1 to A-1
Case #1450-23	Helen Gray Rivers	0003L007	100 Gray Lane	R-1 to A-1
Case #1451-23	Carrol & Tammy Waddle	0003L001	38 South Glade Rd.	R-1 to A-1

The three applicants live next door to each other and would like to rezone.

Motion: Richard Johnson made a motion to rezone all three parcels to R-1.
Wanda Garrett – seconded motion
Jeff Fava – approved
Jerry Hawthorne – approved

Case #1448-23	Jane Howard	00780065003	Keith Rd.	R-1 to A-1
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The applicant has 45 acres and would like to rezone.

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

Case #1449-23	Christopher Gaither	0014F012	72 Ridge Top Trail	R-1 to A-1
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The applicant said he would like to rezone for the opportunity for animals.

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

Motion to reopen Case #1435-23 at the request of the applicant.

Motion: Richard Johnson made a motion to reopen the case.
Jeff Fava – seconded motion
Wanda Garrett – approved
Jerry Hawthorne – approved
Motion carried 4-0 to reopen

The applicants would like to amend their previous request to rezone C-1 to A-1.
Chairman Hawthorne stated that there would be no additional charge to the request, just the original.

Motion: Wanda Garrett made a motion to rezone to A-1.
Jeff Fava – seconded motion
Richard Johnson – 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

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