

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

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

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

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 July 25, 2023 seconded by Matthew Farmer. Motion carried 5-0.

Approval of Minutes: Richard Johnson made a motion to approve the minutes for August 22, 2023 seconded by Wanda Garrett. Motion Carried 5-0.

Case #1505-23 Mart & Mach LLC 0038C001 1933 Boynton Dr. Variance

Franky Martinez requests a front setback variance to tear down the existing house and build a new one in its place. The existing front setback is 30'. He has 1.9 acres and a survey was presented to the board.

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

Case #1506-23 Katherine Hamilton 0020B07600A 536 Haggard Rd. R-1 to A-1
0020B07600A Haggard Rd. R-1 to A-1

The applicant was absent.

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

Case #1507-23 Michael Caudill 00660043 983 Catoosa Parkway. R-1 to A-1

Michael would like to rezone his 4.41 acres so he can get some chickens.

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

Wanda Garrett – seconded motion

Matthew Farmer – approved

Richard Johnson – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1508-23 Charles & Jerry 00250020 3785 Poplar Springs Rd. A-1 to R-1
 Jones 0025002000B Poplar Springs Rd. A-1 to R-1

Charles Jones stated that Patel is planning on purchasing the property from him and would like to build a house. Chairman Hawthorne asked about the development on the application and Patel stated that would not happen. There are 2 additional dwellings and the applicant would like to add one more on the 17.6-acre property.

Motion: Richard Johnson made a motion to rezone to R-1 for the purpose of 1 additional residence.

Matthew Farmer – seconded motion

Jeff Fava – approved

Wanda Garrett – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1509-23 Chris Lemek 00450036 605 Kenny Lane R-A to A-1

Chris would like to have the option to use his 15.4 acres for farming in the future.

Motion: Wanda Garrett made a motion to rezone.

Richard Johnson – seconded motion

Jeff Fava – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1510-23 Brenda Holsomback 0035B060 874 Indian Springs Rd. R-1 to A-1

Brenda Holsomback would like to get some chickens to put on her 10.02 acres. When asked about the use, Holsomback stated that it would not be used for commercial purposes.

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

Case #1511-23 Katesi LLC 00620038 Bridges Rd. R-1 to A-1

The applicant would like to extend his orchard and maybe build a greenhouse.
 He has 8.78 acres.

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

Case #1512-23 Paul & Debra 0013D034 5324 Boynton Dr. R-1 to A-1
 Davis 0013D038 Boynton Dr. R-1 to A-1
 0013D03800B 23 Pursey Dr. R-1 to A-1
 0013D03800A 5336 Boynton Dr. R-1 to A-1

The applicants would like to raise cattle on their 45.89 acres.

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

Case #1513-23 Crimson Properties 0002F067 148 Pine Hill Dr. Variance

The applicant is asking for a variance to allow for the 14,000 sq.ft. lot, which is 1,000 sq.ft. shorter than necessary, to place a duplex on the property.

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

Case #1514-23 Greg White 00620042 478 Friendship Rd. R-1 to A-1

Greg would like to continue farming on his 22 acres.

Motion: Wanda Garrett made a motion to rezone.

Richard Johnson – seconded motion

Jeff Fava – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1515-23 Virginia Hildreth 0039C060 1012 Poplar Springs Rd. R-1 to A-1
 0039C062 984 Poplar Springs Rd. R-1 to A-1
 0039C061 992 Poplar Springs Rd. R-1 to A-1

Virginia has approximately 7 acres and would like to have some chickens.

Motion: Matthew Farmer made a motion to rezone.

Jeff Fava – seconded motion

Wanda Garrett – approved

Richard Johnson – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1516-23 Karen Ross 0035B062 126/132 Smith Rd. R-1 to A-1

Karen Ross requests that her 10 acres be rezoned. Ross also stated that she planned for no commercial agriculture use.

Motion: Richard Johnson made a motion to rezone.

Wanda Garrett – seconded motion

Richard Johnson – approved

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1517-23 Wilson Real Estate 00680017 12376 Hwy. 41. A-1 to I-1
 Investment

Thomas Wilson owns a piece of property adjacent to this parcel and would like to remove the buffer between the two. The 9.21 acres will be used for block storage. The buffers on the other side of the property lines would stay in place.

Motion: Wanda Garrett made a motion to rezone.

Matthew Farmer – seconded motion

Richard Johnson – approved
 Jeff Fava – approved
 Jerry Hawthorne – approved
 Motion carried 5-0 to approve

Case #1519-23 Jack McLemore/ 0023B000300A Boynton Dr. C-2 to C-1
 Wesley Helton, Jr.

Helton would like to buy the property from McLemore. He would like to put a mechanic shop on the property.

Nelson owns the property adjacent to this parcel, and requests that due to the flooding that has happened in the past, that any rezoning be denied. He also stated that the flood water ran into his building from next door.

James Davis mentioned that the property is susceptible to flooding, and that the owners were responsible for water on their property. They cannot put water on another property. James Davis also referenced a letter from Jeremy Bryson, DOT Director. Bryson stated that he had “concerns about proximity to the 4-way and the sight distance around the adjacent property in that curve”. Davis mentioned that the owners would need to get a no-rise certification before the property can be used.

Chairman Hawthorne stated that if all the requirements were met, then the property could be used for the intended purpose. However, the request is to rezone the property only.

Motion: Matthew Farmer made a motion to rezone.

Wanda Garrett – seconded motion

Richard Johnson – approved

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1520-23 Down South Homes 0020D257 2164 Hwy. 41 SZ (C1/R1) to C-R

Kelly Richardson represents the owners. They would like the 4 acres rezoned to place a townhome development with 42 single-story units. The units would be 800 sq.ft. each and the development would be for 55 and older tenants.

These would be for rent only.

Motion: Richard Johnson made a motion to rezone.

Matthew Farmer – seconded motion

Wanda Garrett – approved

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 5-0 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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