

CATOOSA COUNTY PLANNING COMMISSION  
MINUTES OF AUGUST 22, 2023  
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, August 22, 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, and Mike Stewart, Building Inspector.

The following minutes summarize the actions of the Commission:

Approval of Minutes: Chairman Hawthorne stated that the July 25, 2023 minutes would be voted on at the September 26, 2023 meeting due to the members not having a copy.

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

Eric Edwards provided a sewer letter, and confirmed that there was sewer on his side of the road.

Motion: Richard Johnson made a motion to rezone to R-3.

Wanda Garrett – seconded motion

Jeff Fava – approved

Matthew Farmer – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1485-23 Chris & Deborah King 00300047 325 Waters Rd. R-1 to A-1

Chris would like to rezone their 20.8 acres back to A-1 to use as farm land.

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 #1486-23	Ronald Ward	0077005700B	Keith Rd.	R-1 to A-1
		00770058	1758 Keith Rd.	R-1 to A-1
		0077006000A	Keith Rd.	R-1 to A-1

Ronald would like to rezone his properties, totaling to 28.84 acres, to A-1.

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

Matthew Farmer – seconded motion

Wanda Garrett – approved

Richard Johnson – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1487-23 Eddie & Vanita 0038A106 198 Fowler Rd. R-1 to A-1  
Hullander

Eddie would like to get some chickens and would like to rezone his 3.07 acres.

Motion: Matthew Farmer made a motion to rezone.

Richard Johnson – seconded motion

Jeff Fava – approved

Wanda Garrett – approved

Jerry Hawthorne – approved

Motion carried 5-0 to approve

Case #1488-23 Jerry Williams 00670018 394 Hackett Rd. C-1 to A-1

Mrs. Williams stated that she wants her daughter to be able to build on the 10.6 acres to aid in taking care of family members.

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 #1489-23 Brad & Connie Mathis 0035A03200A Smith Rd. R-1 to A-1  
0035A031 203 Smith Rd.

The applicants would like to be able to get farm animals for their 8.78 acres 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 #1490-23 Michael Newby 00770054 1659 Keith Rd. R-1 to A-1

Nick Ware spoke for the applicant. Would like to get cattle. The applicant has 4.91 acres.

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

Case #1491-23 Michael Halleron 0030004700A Waters Dr. R-1 to A-1

Justin Halleron represented his father and stated that they would like to place cattle on their 30.37 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 #1492-23 Joseph Engelbrecht 0015B011 Pedigo Ln. R-1 to A-1

The applicant would like to get some farm animals to put on his 10 acres.

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

Case #1493-23 Phillip Lawson 0080001300D Lake Rd. R-1 to A-1

Christine Lawson stated that the various properties in cases #1494-23 and #1501-23 were contiguous with each other and that they should all be zoned A-1. Chairman Hawthorne decided to hear all three cases together but vote on them separately.

Motion: Richard Johnson made a motion to rezone.  
 Wanda Garrett – seconded motion  
 Jeff Fava – approved  
 Matthew Farmer – approved

Jerry Hawthorne – approved  
 Motion carried 5-0 to approve

Case #1494-23 Michael Bennett 0080001300C Lake Rd. R-1 to A-1

See Case #1493-23.

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

Case #1501-23 Gary Bennett (Estate) 00800013 1105 Lake Rd. R-1 to A-1  
 Christine Lawson 0080001300B Lake Rd.

See Case #1493-23.

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 #1495-23 Ralph & Brenda 00630015 3106 Cherokee Valley Rd. R-1 to A-1  
 Bryson

Mr. Bryson would like his 7 acres rezoned for livestock purposes.

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

Case #1496-23 Cedric & Gary 00620003 3899 Cherokee Valley Rd. R-1 to A-1  
 Cochran

Mr. Bryson would like his 7 acres rezoned for livestock purposes.

Motion: Wanda Garrett made a motion to rezone.  
 Matthew Farmer – seconded motion  
 Wanda Garrett– approved

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

Case #1497-23 Gary & Myra 00620033 126 Friendship Rd. R-1 to A-1  
 Cochran

The applicant wants their 48.3 acres rezoned.

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 #1498-23 Thomas & Dawn 0013D003 1611 Dietz Rd. R-1 to A-1  
 Shirley

Mr. Shirley stated that he would like to keep his 18.34 acres as a farm.

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

Case #1499-23 Arthur & Lisa 00310068 165 Wood Terrace. R-1 to A-1  
 Eckstein

Mr. Eckstein stated that he would like to put some chickens on his 5.09 acres.

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

Case #1500-23 Michael Mullins 00630017 165 Wood Terrace. R-1 to A-1

Mr. Eckstein stated that he would like to put some chickens on his 5.09 acres.

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

Case #1502-23 Larry & Diana Galas 0011B008 Carrol Dr. R-1 to C-R

Ms. Galas stated that she wanted to develop two 4-unit townhomes on a 0.48 acre lot. When questioned about the sq.ft. of each unit, the applicant stated that each unit would be 850 sq.ft. Vice-Chairman Johnson stated his concerns that the lot size might not be large enough of for the project. One neighbor shared a list of signatures against the project, stating that they were very concerned about the traffic.

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

Case #1503-23 David Peace 00450041 327 Kenny Ln. R-1 to A-1

Mr. Peace stated that he had cattle and would like his 5.2 acres rezoned.

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 #1504-23 Johnnie Capehart 00450031 338 Kenny Ln. R-1 to A-1

Mr. Capehart stated he would like his 5.06 acres rezoned.

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

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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