

CATOOSA COUNTY PLANNING COMMISSION
MINUTES OF FEBRUARY 27, 2024
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, January 23, 2024, at 6:00 p.m..

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

Chairman Johnson 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: Jerry Hawthorne made a motion to approve the minutes for January 23, 2024 seconded by Jeff Fava. Motion carried 5-0.

#1571-24 Lila & Clyde Wingo 0020D061 16 Pioneer Ln. R-1 to CR

Lila is selling the property, that is 0.48 acres and has 9 units total. The sale is contingent on the rezone. Mr. Davis stated that while no building permits had been pulled, electrical permits had been pulled in the early 2000s. He also stated that the Wingos had complied with the safety and zoning departments, and passed inspection. Hawthorne had concerns about the density factor.

Motion: Jeff Fava made a motion to approve the rezone with the restriction that no more units would be built.

Matthew Farmer – seconded motion

Wanda Garrett – approved

Jerry Hawthorne – approved

Richard Johnson – opposed

Motion carried 4-1 to approve

#1573-24 Michael Zhang 0023B042 75 Akins Rd. R-1 to R-2
#1574-24 Michael Zhang 0023B042 75 Akins Rd. Variance

Michael Zhang is planning on a duplex/triplex, and is requesting the rezone to allow that. He is also requesting the variance to allow 15,000 sqft less than required for the rezone. The property has been historically susceptible to flooding. Neighboring property owners spoke up, worried about the flooding that already takes place. James Davis said this property does meet the requirements. When asked about stormwater, Zhang stated that they would use the existing stormwater runoffs.

Motion: Jerry Hawthorne made a motion to approve both the variance and the rezone allowing a duplex only.

Matthew Farmer – seconded motion

Wanda Garrett – approved

Jeff Fava – approved

Richard Johnson – approved

Motion carried 5-0 to approve

#1576-24 DHM Catoosa, LP. 0023A069 3434 Boynton Dr. CR- Request
to remove condition

Shawna Harkins and Houston Brown are asking to remove the “age 55 and up” deed restriction. Phase 1 is strictly age 55, and up, and they would like to remove that restriction for Phase 2, with a Phase 3 in the works for the future. Brown stated that the target market for Phase 2 was families and workforce age people. Mr. Shay has concerns about traffic and the pressure Phase 2 will put onto the schools in that area.

Mr. Lusk, the schoolboard representative, stated that the schools Boynton Elementary and Heritage Elementary do not have any more rooms available, as well as Heritage Highschool being at full capacity.

Hawthorne stated that there was no Phase 3 approved in the original hearing back in 2021. He also stated that only 20.8 acres was approved for Phases 1 & 2.

Motion: Jerry Hawthorne made a motion to deny the request.

Matthew Farmer – seconded motion

Wanda Garrett – approved

Jeff Fava – approved

Richard Johnson – approved

Motion carried 5-0 to deny

It is the recommendation of Chairman Johnson stated that the minutes each month be given to the Board of Commissioners, Public Officials, or any Citizen after the final approval.

Approved this 26 day of March, 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