

CATOOSA COUNTY PLANNING COMMISSION  
MINUTES OF OCTOBER 24, 2023  
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, October 24, 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, 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 September 24, 2023 seconded by Wanda Garrett. Motion carried 4-0.

Case #1521-23 Nathan & Jennifer Wilson 0063001900A 3396 Cherokee Valley Rd R-1 to A-1

Nathan and Jennifer Wilson have approximately 21 acres and would like to have the option to get livestock.

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

Case #1522-23 Michael & Lisa Scott 0037B040 5435 Hwy. 41 R-1 to A-1  
0037B041 5469 Hwy. 41 R-1 to A-1

Michael and Lisa have 3.54 acres total and would like to keep chickens, as well as have a front yard garden.

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

Case #1523-23 Donna Masterson 00770069 1949 Keith Rd R-1 to A-1

Randal Wayne spoke for Donna. The applicant would like to have horses and a few more chickens.

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

Case #1524-23 Rocky & Connie Gilley 0009000580A2 Barefield Ln R-1 to A-1

The applicants have 5.39 acres and would like to get some chickens.

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

Case #1525-23 Charles & Virginia 00140018 679 Burning Bush Rd. R-1 to A-1  
 Ward 0014001800B 671 Burning Bush Rd. R-1 to A-1  
 0014001800A 673 Burning Bush Rd. R-1 to A-1

The applicants were absent.

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

Case #1526-23 Phillip & Rebecca 0015C036 75 Bernice Ln. R-1 to A-1  
 Harris

Philip Harris would like to rezone his 7.03 acres to have the option to have livestock.

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

Case #1527-23 Terry Bowling 0020A167 155 South Wooten Rd. R-1 to A-1  
 0020A165004 Dustin Ln. R-1 to A-1

Terry Bowling has 11 acres and would like to rezone it back to A-1.

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

Case #1528-23 Greg Pierce 00660069 1164 Catoosa Parkway R-1 to A-1

The applicant was absent.

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

Case #1529-23 Charles & Michelle 0034B015 308 Indian Mound Rd. R-1 to A-1  
 Pond

Charles Pond would like the option to get more horses.

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

Case #1530-23 Barry & Sabrina 00300005 1188 Beaumont Rd. R-1 to A-1  
 Moody

The applicants have about 6 acres and would like to get some livestock for their fenced in pasture.

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

Case #1531-23 Lance & Mandy Steele	0012D104	Ed Winters Ln.	R-1 to A-1
	0012D093	469 Dailey Hill Rd.	R-1 to A-1
	0012D092	Dailey Hill Rd.	R-1 to A-1
	0012D091	483 Dailey Hill Rd.	R-1 to A-1
	0012B199	Richard Dr.	R-1 to A-1
	0012B198	492 Richard Dr.	R-1 to A-1
	0012B241	Dailey Hill Rd.	R-1 to A-1
	0012B24200A	Dailey Hill Rd.	R-1 to A-1
	0012B242	417 Dailey Hill Rd.	R-1 to A-1

The applicants have 24 acres in total and would like to place livestock on the upper part of the property.

Motion: Wanda Garrett made a motion to approve the rezone.

Jeff Fava – seconded motion

Richard Johnson – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1532-23 John Mullis, Jr.	00140023	201 Burning Bush Rd.	R-1 to A-1
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The applicant would like to keep cattle on his property.

Motion: Richard Johnson made a motion to approve the rezone.

Jeff Fava – seconded motion

Wanda Garrett – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1533-23 Kimberly Friar	00020006	374 Proctor Rd.	R-1 to A-1
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Kimberly Friar has 5 acres and would like to get some livestock.

Motion: Richard Johnson made a motion to approve the rezone.

Wanda Garrett – seconded motion

Jeff Fava – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1534-23 Richard & Sheryl McGaughey	0030001200E	1221 N. Beaumont Rd.	R-1 to A-1
	0030001200D	N. Beaumont Rd.	R-1 to A-1

The applicants have approximately 10 acres and would like to get some horses.

Motion: Richard Johnson made a motion to approve the rezone.

Jeff Fava – seconded motion

Wanda Garrett – approved  
 Jerry Hawthorne – approved  
 Motion carried 4-0 to approve

Case #1535-23	Lisa Morris	00250018	Three Notch Rd.	A-1 to C-1/Variance
	Alice Raines	0025001800A4620	Three Notch Rd.	A-1 to C-1/Variance

Lisa Morris is the land owner and cannot handle the property anymore. She wants to sell it to Dollar General. Bobby Howard represents Dollar General. The property is on the corner of Poplar Springs Rd and Three Notch Rd. Howard provided a site plan and stated that an eight ft privacy fence would be built. The building would be 12,000 sq ft.

Wanda Garrett asked if a market analysis was done to determine the need for a Dollar General in that location. Howard answered that Dollar General did not provide him with that information. Homeowners who live near the property are against the rezone due to traffic issues, as well as it not being in a commercial area.

Braden Moreland is against the rezoning and stated that he has lived in that area for 63 years. The rezoning would lead to more traffic congestion and would hinder the rural area, as well as devalue the homes.

Garrett also stated that rezoning that parcel would be spot-zoning.

Motion: Jeff Fava made a motion to deny the rezone.

Wanda Garrett – seconded motion

Richard Johnson – approved

Jerry Hawthorne – approved

Motion carried 4-0 to deny

Motion: Richard Johnson made a motion to deny the variance for less parking.

Wanda Garrett – seconded motion

Richard Johnson – approved

Jerry Hawthorne – approved

Motion carried 4-0 to deny

Case #1536-23	William & Cindy McGee	0030001200F	1263 N. Beaumont Rd.	R-1 to A-1
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William & Cindy have 5 acres and would like to rezone to have the option for livestock.

Motion: Jeff Fava made a motion to approve the rezone.

Richard Johnson – seconded motion

Wanda Garrett – approved

Jerry Hawthorne – approved

Motion carried 4-0 to approve

Case #1537-23 Donald Hood            00430027      912 Parton Ln.            R-1 to A-1

The applicant would like to rezone his 20 acres to get livestock.

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

Case #1538-23 David & Margaret      00400055      1263 Poplar Springs Rd.      R-1 to A-1  
Bean    00400052      109 Harris Dr.                    R-1 to A-1

The applicants would like to keep beef cattle on their 46 acres.

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

Case #1539-23 Kenneth & Rebecca    00780054      675 Nellie Head Rd.            R-1 to A-1  
Durham

The applicants have chickens on their 3.65-acre property.

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

Case #1540-23 Teresa Crawford        0020B074                    664 Haggard Rd.            R-1 to A-1

Crawford would like to get some livestock on her 6.18 acres.

Motion: Richard Johnson made a motion to approve the rezone.  
Wanda Garrett – 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 28 day of November, 2023.

  
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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