



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

#1544-23 Martha Green 0015B015 1257 Burning Bush Rd. R-1 to A-1

Martha Green has 3.93 acres and has animals, and would like to use the property as farmland.

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

#1545-23 Joe & Charlotte 00660048 1277 Catoosa Parkway R-1 to A-1  
 Sellers 00660047 1195 Catoosa Parkway R-1 to A-1

Joe Sellers has 17.61 acres and has animals on his farm.

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

#1546-23 Frances Mitchell 0020B030 553 Haggard Rd. R-1 to A-1  
 0020B029 545 Haggard Rd. R-1 to A-1

The applicant was absent.

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

#1547-23 David & Laura 00430025 820 Parton Ln. R-1 to A-1  
 Blevins

David Blevins has 3 acres and would like to get some chickens.

Motion: Matthew Farmer made a motion to approve the rezone.

Wanda Garrett – seconded motion  
 Richard Johnson – approved  
 Jerry Hawthorne – approved  
 Motion carried 4-0 to approve

#1548-23 Jerry Seely 0023B048 227 Akins Rd. R-1 to A-1

Tammy Seely has 3.7 acres and would like to use the property for hobby farming.

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

#1549-23 Amanda Patton 00450088 100 Kristy Court R-1 to A-1

Nick Patton 8.46 would like to get some chickens and some goats.

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

#1550-23 Ganet Tate-Woody 0038D03100A 548 Boynton Dr. R-1 to C-2

Ganet Tate-Woody has a tentative tenant and would like to rezone to C-2, stating she could do a lot more with the 0.35-acre property. This property has been used for business since the 1980s.

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

#1551-23 Gary Thacker 00020001 Proctor Rd. R-1 to A-1

Gary Thacker has 14.6 acres and would like to use it as farmland.

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

Jerry Hawthorne – approved  
 Motion carried 4-0 to approve

#1552-23 Gary Thacker 0002B180 Proctor Rd. R-1 to R-3

Gary Thacker has has 0.87 acre, and would like to rezone it to divide it into 3 lots. He has sewer hookups. James Davis asked if a variance would need to be added to allow for 73 front setbacks, Chairman Hawthorne stated that just rezoning would be done at this time.

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

#1553-23 Larry Tallent 0036A141 321 Anderson Rd. R-1 to A-1

Larry Tallent has 4.05 would like to rezone to get some chickens.

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

#1554-23 Joan Watson 0069A050 55 Gold Nickel Ln. R-1 to A-1

Robert Martin lives on the property and would like to get some chickens and goats.

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

#1555-23 James Barker & Sandra Sarrell 00780140 366 Old Country Mill Ln. R-1 to A-1

Sandra Sarrell would like to raise chickens on her 11.99 acres.

Motion: Matthew Farmer made a motion to approve the rezone.  
 Richard Johnson – seconded motion

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

#1557-23 Judy Huskey 0001J277 523 Proctor Rd. R-1 to A-1

Judy Huskey uses the 6.39 acres as farmland and would like to continue.

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

#1558-23 Barbara Thomas 00500087 294 Pleasant View Dr. R-1 to A-1

Barbara Thomas has 5.29 acres and would like to rezone to be able to keep her 2 miniature horses and her large horse.  
 Randy Cook purchased property adjacent to the applicant, and is concerned about what would be allowed if the property would be rezoned.  
 Derek Catanzaro is also on neighboring property and has concerns about property values. Vice-Chairman Johnson asked about covenants or an hoa, and Cook stated that the covenants weren't enforced and there was no hoa in the subdivision.  
 Chairman Hawthorne stated that this case would better fit an R-A rezoning, which limited what could be done with the property. Attorney Harris stated that with the applicant's permission, the board could do that. Thomas stated that she did not have a problem with that change.

Motion: Richard Johnson made a motion to rezone from R-1 to R-A  
 Matthew Farmer – seconded motion  
 Wanda Garrett – approved  
 Jerry Hawthorne – approved  
 Motion carried 4-0 to approve

#1559-23 Christopher & Charity Gordy 00250079 2525 Poplar Springs Rd. R-1 to A-1

Christopher Gordy would like to rezone the 4.54 acres to have chickens and gardens.

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

#1560-23 Susan Pirtle 0035B100 685 Ross Hollow Rd. R-1 to A-1

Sarah Deberry spoke for Pirtle and stated she wanted to get chickens. She has 20.7 acres.

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

#1561-23 Elizabeth & Travis Grubb 0021E013 692 North Three Notch Rd. R-1 to A-1

Travis Grubb would like to rezone to A-1.

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

#1562-23 Dana Wilson 0010A332 248 Prater Rd. R-1 to A-1  
 0010A333 44 Good Ln. R-1 to A-1  
 0010A335 61 Good Ln. R-1 to A-1  
 0010A334 328 Prater Rd. R-1 to A-1

Dana Wilson would like to rezone to place gardens on the side of his property.

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

#1563-23 Cynthia Wengert 00230060 627, 633 Baggett Rd. R-1 to A-1  
 0023006000B Baggett Rd. R-1 to A-1

The applicant was absent.

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

#1564-23 Timothy Frost 0078014000A 463 Old Country Mill Ln. R-1 to A-1  
 00780139 Old Country Mill Ln. R-1 to A-1  
 0078014300B Tunnel Hill Rd. R-1 to A-1

The applicant was absent.

Motion: Matthew Farmer made a motion to approve the rezone  
 Richard Johnson – seconded motion  
 Wanda Garrett – approved  
 Jerry Hawthorne – approved

Motion carried 4-0 to approve

#1565-23 James Hinson 0023A009 3223 Pine Grove Rd. R-1 to A-1

The applicant was absent.

Motion: Richard Johnson made a motion to approve the rezone  
 Matthew Farmer – seconded motion  
 Wanda Garrett – approved  
 Jerry Hawthorne – approved

Motion carried 4-0 to approve

#1566-23 Jared & Lauren 00500072 611 Harris Ln. R-1 to A-1  
 Penner

Jared Penner would like to use the 3.9 acres as hobby farm.

Motion: Richard Johnson made a motion to approve the rezone  
 Wanda Garrett – seconded motion  
 Matthew Farmer – approved  
 Jerry Hawthorne – approved

Motion carried 4-0 to approve

#1567-23 Council Fire 00019D005 Council Fire Drive PUD Subdivision Review  
 Townhomes

Brett James is the legal council for the subdivision. The plan is to build 10 townhome units to the left of the clubhouse.

Motion: Matthew Farmer made a motion to approve the review as submitted.  
 Richard Johnson – seconded motion  
 Wanda Garrett – approved  
 Jerry Hawthorne – approved

Motion carried 4-0 to approve

Evergreen Landing	011A122	51 Sutton Ave.	Preliminary
	0011A131	442 North Ave.	Preliminary

Jack Owen brought a preliminary plat for a subdivision. The property has 24 acres. Most of the items have been submitted and satisfied. The subdivision would have one entrance/exit way. Each unit would be 2000 or less in sqft.

Motion: Richard Johnson made a motion to approve the preliminary with the stipulation that the checklist must be completed.

Matthew Farmer – seconded motion

Wanda Garrett – 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 23 day of January, 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