

CATOOSA COUNTY PLANNING COMMISSION
MINUTES OF APRIL 23, 2024
ZONING MEETING

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

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

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 March 26, 2024 seconded by Wanda Garrett. Motion carried 4-0.

#1572-24 Derrick Burkhart 0020A184 1761 Hwy 41. R-1 to R-2

The applicant would like to spit the 0.6 acre into 2 lots. He would like to build 2 single family homes at 1300 sq.ft. each. The property is sewer accessible.

Motion: Jerry Hawthorne made a motion to approve the rezone.

Wanda Garrett – seconded motion

Matthew Farmer – approved

Richard Johnson – approved

Motion carried 4-0 rezone

#1575-24 Dennis King 0020A150 42 Haddock Ln. R-1 to CR

Dennis King wants to build 12-15 apartments. There will not be garages. He was in the process of obtaining a sewer letter.

Motion: Wanda Garrett made a motion to approve the rezone, subject to getting the sewer letter.

Jerry Hawthorne – seconded motion

Matthew Farmer – approved

Richard Johnson – approved

Motion carried 4-0 to rezone

#1574-24 Emerson Russell Jr. 0011A140 16 Susan Ln. R-1 to R-2

Tyler Thorpe represented the applicant. The applicant would like to build a triplex on 2.63 acres. The driveways would lead out to North Ave. These would be 978 sq.ft. each. The duplex and single home would remain on the property.

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

Wanda Garrett – seconded motion

Jerry Hawthorne – approved

Richard Johnson – approved

Motion carried 4-0 to table

#1578-24 Yates Development 0022D10700A 5565 Battlefield Pkwy. SZ to C-1

The board decided to hear both case #1578-24 as well as the variance at the same time but will vote on the two issues separately. Daniel Cay represented the applicant. The rezone is to allow for a 124 key hotel. They are requesting that the split-zone be rezoned to C-1.

The variance is to allow a 30' buffer on the east side to make way for more parking. The requirement is 50'.

Motion: Jerry made a motion to rezone to C-1.

Wanda Garrett – seconded motion

Matthew Farmer – approved

Richard Johnson – approved

Motion carried 4-0 to rezone

#1582-24 Yates Development 0022D10700A 5565 Battlefield Pkwy. Variance

Motion: Matthew Farmer made a motion to deny the variance.

Wanda Garrett – seconded motion

Jerry Hawthorne – approved

Richard Johnson – approved

Motion carried 4-0 to deny

#1579-24 William Lewis 0074001600A 278 Sam Lewis Rd. A-1 to R-1

Frankie Martinez, the representative, is requesting a rezone to build 4 single family homes. He would remove the existing mobile home and any debris. The board had concerns about the dip in the middle of the lot.

Teagan lives off Sam Lewis, and has concerns about the amount of traffic coming off that road right now. Is not opposed to the houses, but requests that the

driveways lead out to Dennis Pierce Rd. Jerry Hawthorne stated he would like to see more specific plans before approving anything.

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

#1580-24 Hugo Ambrocio. 00001L154 179 Brookevale Terrace. Variance

The board asked applicant to provide a survey showing how much setback variance is needed.

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

Jerry Hawthorne recused himself.

Staff Request

Todd Queen presented two preliminary plats for Pine Lakes addition, as well as Pine Lakes townhomes. The board discussed the plats and staff stated that all requirements have been met at this time. The board motioned to approve the plats.

Motion: Matthew Farmer made a motion to table the case.
 Richard Johnson – seconded motion
 Wanda Garrett – approved
 Motion carried 3-0 to approve

Frankie Martinez requested that the case #1579-24 be reopened after a private discussion between himself and Teagan.

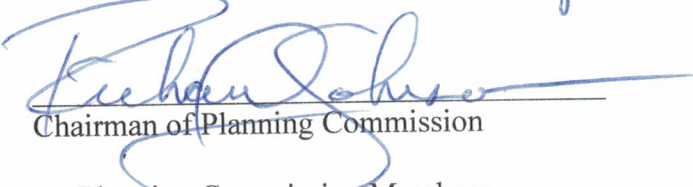
Motion: Matthew Farmer made a motion to reopen the case.
 Wanda Garrett – seconded motion
 Jerry Hawthorne – approved
 Richard Johnson – approved
 Motion carried 4-0 to reopen

After discussion, the board voted to approve the rezone with the stipulation of one additional driveway leading to Sam Lewis Rd., and the other two leading to Dennis Peirce Rd.

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

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 28 day of May, 2024.


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