

CATOOSA COUNTY PLANNING COMMISSION  
MINUTES OF OCTOBER 22, 2019  
ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, October 22, 2019, at 6:00 p.m..

Members present were: Chairman Jerry Hawthorne, Wayne Sturdivan, Wanda Garrett and Mike Scholl. Absent was Vice Chairman Jeff Fava and Kenneth Dodd.

Chairman Hawthorne welcomed all participants in the audience, as well as the Planning Commission members. Also in attendance was Fay Wood, Zoning Office, Tammie Childers, Recording Secretary and Skip Patty, Zoning Attorney.

The following minutes summarize the actions of the Commission:

Approval of Minutes: Wayne Sturdivan made a motion to approve the minutes for September 24, 2019. Wanda Garrett seconded the motion. Motion carried 3-0.

Case #1317-19      Stoner Property    0023B/022    T J Arnold Cir.    R-1 to R-3  
David Turner represents Stoner Properties and requests rezoning from R-1 to R-3 for 2 lots to R-3 to build a single family dwelling. Ms. Madaris stated she opposes the rezoning of the lot. Chairman Hawthorne stated that this was a lot of record and grandfathered in, which does not need to be rezoned to build on.

Motion – Jerry Hawthorne made a motion to refund the application fee to the applicant.

Wayne Sturdivan – seconded motion

Wanda Garrett - approved

Motion carried 3-0 to approve.

Case #1316-19      D. R. Horton    011E/076      Huntley Meadows    Variance  
Mr. Horton requests a variance of 3 feet on the front setback line of his property. Mr. Horton stated there was an error in measurement when staking off for the house.

Motion – Wanda Garrett made a motion to approve.

Wayne Sturdivan seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 to approve.

Case #1315-19      Kendall Foster    0020B059 0020B060    Graysville Rd    R-1 to RTZ  
Scott Davis represents Kendall Foster, Executor of Graysville Road property and requests rezoning to RTZ for single family. Mr. Davis stated the lots would be zero lot lines and detached single family dwellings. The property would consist of 51 total lots, including the

home place on the property. He stated the lot widths would be 51 feet wide.

Motion – Jerry Hawthorne made a motion to deny based on the request not being compatible with the area.

Wanda Garrett – seconded motion

Wayne Sturdivan - against

Motion carried 2-1 with Wayne against denial.

Case #1312-19 Lee Parkway Property 0022A014, Pine Grove Rd A-1 to RTZ  
0022A017,  
0022A015001

Mr. Russell requests rezoning of Pine Grove Road Property from A-1 To RTZ for townhomes and stated he would like to amend his requests to the PUD zoning. He stated the lot sizes would be 50 x 125 and have 25 foot front setbacks with 5 foot side setbacks.

Terry Roach stated he opposes the requests to PUD. He stated this project will overcrowd the roads, schools and emergency systems. Ms. Garrett stated that the applicant had not met the requirements listed in the Zoning Ordinance when presenting the request to the Board.

Motion: Wanda Garrett made a motion to postpone the case for 30 days for the applicant to bring back with more information provided on the site plan.

Wayne Sturdivan – seconded motion

Jerry Hawthorne – approved

Motion carried 3-0 to approve

Case #1313-19 Lee Parkway Property 0011A0132, Teri Lane A-1 to RTZ  
0011A0122, 51 Sutton Ave  
0011A0131 442 North Ave.

Case #1314-19 Lee Parkway Property 0021B032 N. Three Notch A-1 to RTZ

Motion: Wanda Garrett made a motion to postpone case #1313-19 and #1314-19 for 30 days for the applicant to bring back more information provided on the site plan.

Wayne Sturdivan - seconded motion.

Jerry Hawthorne – approved

Motion carried 3-0 to approve

Adam O’Neal spoke regarding the UDC and the congestion of traffic in Catoosa County.

Ms. Hayes spoke regarding the traffic issues in the area of North Avenue and Sutton.

Chairman Hawthorne stated discussion would be made in a public hearing regarding RTZ and lot size of A-1 in the next meeting scheduled in November.

It is the recommendation of Chairman Jerry Hawthorne 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 November, 2019.

  
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Chairman of Planning Commission

cc: Planning Commission Members  
Board of Commissioners  
Alicia Vaughn, County Manager  
James Davis, Zoning Administrator  
Skip Patty, Attorney