CATOOSA COUNTY PLANNING COMMISSION MINUTES OF NOVEMBER 26, 2019 ZONING MEETING

The Catoosa County Planning Commission met in regular session at the Catoosa County Administration Building in Ringgold on Tuesday, November 26, 2019, at 6:00 p.m..

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

Chairman Hawthorne welcomed all participants in the audience, as well as the Planning Commission members. Also in attendance was James Davis, Zoning Office, Tammie Childers, Recording Secretary and Chris Harris, Zoning Attorney.

The following minutes summarize the actions of the Commission:

Approval of Minutes: Wayne Sturdivan made a motion to approve the minutes of October 22, 2019. Wanda Garrett seconded the motion. Motion carried 3-0-2. Jeff Fava and Kenneth Dodd abstained

Case #1318-19

Emerson Russell Jr 808 Pollard Rd R-1 to C-1 Mr. Russell, Jr. requests the adjoining property be rezoned to C-1 which is to be used as a campground.

Motion: Wanda Garrett made a first to approve.

Kenneth Dodd – seconded Jeff Fava – approved

Wayne Sturdivan – approved Jerry Hawthorne – approved

Motion carried: 5-0

Case #1312-19

Lee Parkway Property 0022A014, Pine Grove Rd A-1 to PUD 0022A017, 0022A015001

Mr. Russell requests rezoning of Pine Grove Road Property from A-1 To PUD for townhomes. He stated the lot sizes would be 50×125 and have 25 foot front setbacks with 5 foot side setbacks. There would be a total of 95 lots and all single family detached dwellings.

Motion: Wayne Sturdivan made a motion to deny. Motion dies on the table.

Motion Jerry Hawthorne made a motion to approve subject to restrictions and submitted plan with one entrance, 50 foot building line and 25 setback with single family dwelling.

Jeff Fava – seconded motion.

Wanda Garrett – denied Wayne Sturdivan – denied Kenneth Dodd – abstained.

Motion failed: 2-2-1.

Case #1313-19

Lee Parkway Property 0011A0132, Teri Lane A-1 to PUD 0011A0122, 51 Sutton Ave 0011A0131 442 North Ave.

Emerson Russell requests rezoning of property from A-1 to PUD for detached single family. Sewer is available. This will be a 50 foot building lots with 25 foot setback. There will be 19 lots on Sutton and 64 lots on North Ave.

Elizabeth Hayes is concerned with Traffic.

Tammy Vann – Lives on Sutton Ave. and is concerned with the traffic, and the problems it will create with the school.

Leann Roach – Lives on North Ave. and is concerned with the amount of homes.

Kathy Driggers – Is concerned with the size of roads.

Gary Roach – Lives on North Ave. and cannot accommodate the traffic.

Motion: Wayne Sturdivan made a motion to deny due to the impact on the roads from the traffic.

Kenneth Dodd – second to deny

Jeff Fava – denied

Wanda Garrett - denied

Jerry Hawthorne – approved

Motion carried to deny 4-1 with Jerry approving.

Case #1314-19

Lee Parkway Property 0021B032 N. Three Notch A-1 to PUD

Mr. Russell requests rezoning from R-1 to PUD on North Three Notch Road for single family detached dwellings. It will have a total of 53 homes on the property and lots will be 50 feet in width and a 25 foot setback.

Alan O'Neal adjoins this property and is opposed to the rezoning of this development due to additional traffic on the roads. Rick McManis stated he opposes the development.

Motion: Wayne Sturdivan made a motion to deny.

Wanda Garrett - seconded motion to deny

Jerry Hawthorne – denied Kenneth Dodd – denied Jeff Fava – approved

Motion carried 4-1 to deny. Jeff Fava approved.

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 28th day of January 2019. 2020 597

Chairman of Planning Commission

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