

CATOOSA COUNTY PLANNING COMMISSION
MINUTES OF January 26, 2016
ZONING MEETING

The Catoosa County Planning Commission met in a meeting at the Catoosa County Administration Building in Ringgold on Tuesday, January 26, 2016, at 6:00 p.m.

Members present were: Chairman Jerry Hawthorne, Mike Sholl, Wayne Sturdivan, and Kenneth Dodd. Absent was Jeff Fava.

Chairman Jerry Hawthorne welcomed all participants in the audience, as well as the Planning Commission members. Also in attendance were James Davis, Zoning Administrator, Marissa Coffee, Zoning Attorney and Tammie Childers, Recording Secretary.

Approval of Minutes: Wayne Sturdivan made a motion to approve the minutes of December 1, 2015, seconded by Jerry Hawthorne. Motion carried 3-0 Kenneth Dodd was absent at this time.

The following minutes summarize the actions of the Commission:

Case #1178-16 Edna Lee Part of 10A/352 Mack Smith Road R-1 to C-1
David Fisher requests rezoning from R-1 to C-1 for future commercial use of property located on Mack Smith Road.

Wayne Sturdivan made a motion to approve to C-1
Mike Sholl – seconded motion
Jerry Hawthorne – approved
Kenneth Dodd – absent at this time.
Motion carried 3-0 to approve

Case #1179-16 Robert Brice 76/18.4 Keith Road A-1 to C-1
Mr. Brice requests rezoning of his property from A-1 to C-1 for future commercial use of the building located his property.

Wayne Sturdivan made a motion to approve to C-1
Mike Sholl – seconded motion
Jerry Hawthorne – approved
Kenneth Dodd – absent at this time.
Motion carried 3-0 to approve

Case #1176-16 Jerry McBride 52/6G Carpenter Road Special Use Permit
Case #1177-16 Jerry McBride 52/6G Carpenter Road Variance
David Kirk, Attorney representing Mr. McBride requests a Special Use Permit for a cell tower owned by Tower Com, to be located on the property off of Carpenter Road. Mr. Kirk presented plans of the cell tower that would be located on the property, along with the distances the cell tower would be from each property nearby. The applicant also requests a

variance of 119.5 feet on south side and 79 feet to 80 feet on the east side of the property. Mr. Kirk stated that according to the ordinance the cell tower does not meet requirements for the setbacks on the property lines, nor the distance required from each adjacent property owners. Mr. Sturdivan stated he was concerned with the distance of the cell tower from the other residences in the area, and it being within the 1000 feet that is required by the ordinance.

Meredith Carpenter, Chris Eslinger, Kenneth Petty, Kevin Dodd, Edna Giles, Scott Brown, Elizabeth Brown, John Eslinger are all residents on Carpenter Road and expressed their opposition to the cell tower. They were concerned with it not meeting the zoning ordinance requirements for the setbacks and distances to the adjoining property owners. They also had concerns with devaluing their property and it being an eyesore to their neighborhood community. David Babb is a citizen of the county and was questioning the reasoning for the area that they chose. Mr. Kirk stated in question to the area, that a study was done on the property and that it met the requirements needed for the geographic area to provide the additional signal needed. He also stated that it is possible that there are other properties in the area that may be suited for a cell tower and would meet the geographic area they were looking for. Mr. Kirk requested that the Board table their case for an additional 60 days and until the next meeting on March 22, 2016, so they can research the area for other properties.

Wayne Sturdivan made a motion to table for 60 days until the next meeting of March 22, 2016.

Mike Sholl seconded motion.

Jerry Hawthorne – approved

Kenneth Dodd – approved

Motion carried 4-0

Kenneth Dodd made a motion to nominate Jeff Fava for Chairman on the next term, seconded by Jerry Hawthorne. Motion carried 4-0.

Kenneth Dodd made a motion to nominate Jerry Hawthorne for Vice-Chairman on the next term, seconded by Wayne Sturdivan. Motion carried 3-0 with Jerry Hawthorne abstaining.

It is the recommendation of Chairman Hawthorne that the minutes each month be given to the Board of Commissioners, Public Officials or any Citizen after the final approval.

Approved this 22nd day of March, 2016.

Jeff Fava
Chairman of Planning Commission