

CATOOSA COUNTY PLANNING COMMISSION
MINUTES OF MAY 24, 2016
ZONING MEETING

The Catoosa County Planning Commission met in a meeting at the Catoosa County Administration Building in Ringgold on Tuesday, May 24, 2016, at 6:00 p.m.

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

Chairman Jeff Fava welcomed all participants in the audience, as well as the Planning Commission members. Also in attendance were James Davis, Zoning Administrator, and Tammie Childers, Recording Secretary and Chris Harris, Attorney for Planning and Zoning.

Approval of Minutes: Jerry Hawthorne made a motion to approve the minutes of April 26, 2016, seconded by Kenneth Dodd. Motion carried 3-0-1 with Wayne Sturdivan abstaining.

The following minutes summarize the actions of the Commission:

| | | | | |
|---------|---------------|-------|-----------------------|----------------|
| 1176-16 | Jerry McBride | 52/14 | Ooltewah Ringgold Rd. | Sp. Use Permit |
| 1177-16 | Jerry McBride | 52/14 | Ooltewah Ringgold Rd. | Variance |

David Kirk, Attorney represents TowerCom and requests a Special Use Permit for a Cell Tower to be placed on the McBride property off of Ooltewah Ringgold Road. The property contains 93 acres and Mr. Kirk stated that Ms. McBride will lease ¼ of an acre to TowerCom for the Cell Tower. Mr. Kirk stated that all the requirements have been met on the setbacks for the tower and that the tower will not require a light due to the height of the tower. The tower will be a total of 199 feet in height. Mr. Kirk also request a variance on the height of the tower due to the property being in an R-1 Zone and exceeding the height in that zone.

Meredith Carpenter lives adjacent to the property and had questions regarding the setback of the tower and concerns of devaluing the property around this property.

Karen Kelly owns property next to the McBride property where the proposed tower is to be located and stated the tower will be 495 feet from her property line. Ms. Kelly stated that she and her daughter plan on building on the property in the future. She stated her property contains 8.9 acres. Ms. Kelly opposes the cell tower due to the distance of it from her property and also with the devaluing of her property. Shannon Simpson stated she opposes the cell tower because of the distance of the tower and plans on building on her property in the near future.

Mr. Kirk stated that all the conditions have been met and the tower would not prevent Ms. Kelley and Ms. Simpson from building on their property with them building within the 1000 foot setback.

Kenneth Dodd made a motion to approve the Sp. Use Permit and Variance for the Cell Tower.

Wayne Sturdivan – seconded motion

Jerry Hawthorne – approved

Jeff Fava - approved

Motion carried 4-0 to approve

It is the recommendation of Chairman Fava 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 June, 2016.



Chairman of Planning Commission

cc: Planning Commission Members

James Davis, Zoning Admn.

Board of Commissioners

Chad Young, Attorney

County Manager