

CATOOSA COUNTY PLANNING COMMISSION  
MINUTES OF OCTOBER 25, 2016  
ZONING MEETING

The Catoosa County Planning Commission met in a meeting at the Catoosa County Administration Building in Ringgold on Tuesday, October 25, 2016, at 6:00 p.m.

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

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, Zoning Attorney.

Approval of Minutes: Jerry Hawthorne made a motion to approve the minutes of August 23, 2016, seconded by Kenneth Dodd. Motion carried 4-0.

The following minutes summarize the actions of the Commission:

1191-16      Virginia Nevins      9/17      Twin Cedars Road      A-1 to C-1 and R-1

Ms. Nevins requests to rezone her property from A-1 to C-1 for a commercial use on the three tracts that fronts Hwy 27. Also, the four tracts on Twin Cedars she requests rezoning to R-1.

Opposing the property rezoning:

Taylor Barnes stated he lives on Twin Cedars Road and opposes the rezoning. He stated there would many issues arising from the rezoning. His concerns were as follows: Traffic; C-1 would not be consistent to the area; perk issues; no sewer; surrounding property is all A-1; the rezoning could devalue the area. Mr. Barnes presented a petition to the Board to be placed in the file.

Craig Fowler represents the Presbyterian Church and stated that the congregation has concerns of the impact it would make in the area. He stated with the activities on the church property it would affect them as a congregation. He stated he would like to see it remain A-1, because it would be beneficial to the area.

Gary Bean owns 24 acres on Twin Cedars Road and wanted to know if a contract is pending. Mr. Bean stated that this rezoning would affect everyone involved and devalue their properties. Mr. Bean stated that the adjoining property owner opposes the rezoning and that it is not in the best interest for the community.

Jeff Kenny stated that he lives behind the church and that when they first bought their property the A-1 was appealing to them.

Ronald Ramsey stated that he lives across the street and is opposed because it does

not fit with the other uses of the community.

Jim Webb lives on Cedar Farm Road and stated that this affects the residents' investments and is not in the community's interest.

Alisha Sherwood opposes the rezoning because when they bought the surrounding property was zoned A-1.

Jerry Morris opposes and is concerned the traffic the rezoning would have in the area.

Bill Taylor stated he moved in the area in 2015 and doesn't want to see the commercial come into the area.

Jim Skeen stated he lives in the area and that the community is close and opposes the C-1 zone.

Ms. Nevins stated that her property is not under contract at this time. She stated she just wanted to sell her property. Ms. Nevins stated that a red light was going to go in at the intersection of Twin Cedars and Hwy 27 and she thought it was a good time to rezone. She stated she has owned the property for 30 years. Vice Chairman Hawthorne asked Ms. Nevins if she would like to withdraw or amend her requests. Ms. Nevins stated that she would rezone to C-3 for office if that would be a better use.

After further consideration Ms. Nevins stated that she would withdraw her case and would be bringing in a plat showing the divided property under the current use of A-1.

Motion: Wayne Sturdivan made a motion to approve the withdrawal.  
Jerry Hawthorne – seconded motion  
Kenneth Dodd – approved  
Jeff Fava – abstained

Motion carried 3-0-1 with Jeff Fava abstaining.

Mike Kernea came before the Planning and Zoning Commission to discuss his property located on Cloud Springs Road. He stated his business had burned and is currently trying to obtain permits to rebuild back. He stated the property is in the floodway. The board stated that this involved FEMA and they did not have the jurisdiction to help in this matter. They recommended that Mr. Kernea get with the Zoning Attorney for further action.

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 29<sup>th</sup> day of November, 2016.

  
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Chairman of Planning Commission

cc: Planning Commission Members  
James Davis, Zoning Admn.  
Board of Commissioners  
Chad Young, Attorney  
County Manager