COHUTTA ZONING & APPEALS BOARD

October 28, 2025

MEETING MINUTES

LOCATION: 110 Windwalker TIME: 6:00 P.M.

PRESENT:

✓Marcus Morris	✓Julie Roach	✓Rob Chase
✓ Edwin Painter	✓Brent Goodge	✓Jen Burnette

DISSCUSSION AT MEETING: Reed & Reed Properties

1. Requesting variance for property tax parcel 11-119-01-006 at Wheeler Dam Road be changed from M-1 to R-1 and R-A. These tracts will be sold individually. Plans for said property are as follows:
   (6) five-acre tracts to be zoned as R-1
   (2) 14-acre tracts to be zoned as R-A
   (1) 40-acre tract to be zoned as R-A

Note: About a dozen Wheeler Dam residents were in attendance for this meeting. They voiced their opinions and concerns such as more traffic added to the already speeding vehicles on the road, water runoff, land disturbance, school attendance growth and people trying to build more than one house on each tract.

Originally the board recommended approving the variance request as listed above. After listening to the residents' concerns the updated recommendations are to change the zoning request for the (6) five-acre tracts to be zoned R-A and not R-1. This will keep the property at one residential (single-family) dwelling per each five-acre tract. Keeping in mind that RA does not allow the raising of swine or poultry, except that

hens may be kept for personal use. All other RA regulations must be followed. The board still recommends that the other listed tracts be rezoned to RA.

We realize that change is not what the Wheeler Dam residents want but the board believes that the possibility of nine homes will preserve the rural characteristics of the land. Without this change the land in its current zone of M-1 could bring about multiple light industrial businesses that may not preserve and protect the land and surrounding areas.

RESPECTFULLY SUBMITTED: Julie Roach