COHUTTA ZONING & APPEALS BOARD

September 4, 2025

WORK SESSION MINUTES

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

PRESENT:

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

Also present – Mayor Ron Shinnick and Town Clerk Pam Shinnick

DISSCUSSION AT MEETING:

1. (Mayor) Property at Wheeler Dam Rd, owner withdrew request for high residential due to negative feedback from the community.
2. (Mayor) David Haynes property on Cohutta Varnell Rd, owner questioned whether he could add open storage sections using chain link fencing. The purpose would be to rent spaces for auto, boat, camper, etc. storage. We believe he may already be allowed to have covered storage for this purpose, but he is interested in not having to add overhead coverage. The board discussed how much will be in public view and what type fencing will be added to keep storage out of sight. The board advised the mayor to make Mr. Haynes aware of the concerns and that it is not recommended but will listen to his ideas and plans before making a recommendation to the town council.
3. (Town Clerk) Questions regarding an interest at 5120 Cleveland Hwy. Real estate agent, Yolanda Arellano with Keller Williams has a client interested in subdividing said property to build a home for their son. This property is already R-2, minimum requirements are two thirds acre and 1,500 square foot home. The board advised the town clerk to notify the real estate agent that they will need to

provide a perk test for septic system, sketch drawing or house plans for the home and any other ideas for said property.

4. (Town Clerk) Questions regarding an interest at 295 Wolfe St. Professional land surveyor, Jason Burnette has a client interested in keeping the home and 1.66 acres commercial. The desire is to subdivide and rezone the remaining acre from commercial to R-1 and build a home. He also questioned access to the easement for the driveway. The board advised the town clerk to notify the surveyor that they will need to provide a perk test for septic system, sketch drawing or house plans for the home and any other ideas for said property.
5. The board discussed different roles for members. Jen and Brent will be responsible for placing newspaper advertisements when necessary. Ed will be responsible for placing signs.
6. The board along with the town clerk discussed what information will need to be asked when someone has questions regarding property and amendments. Some of the requests and questions are as follows.
   a) For new home construction a perk test for septic system will need to be provided.
   b) Sketch drawings or house plans and any other details for the property will need to be provided.
   c) Minium lot size is one acre per home.
   d) Minium home size is 1,500 square feet.
7. When requests are made through the town office, the clerk will take notes and submit information to the board. The board will meet at 6 pm on the last Tuesday of each month (changes may be made as necessary) for a work session. Information will be submitted to the town clerk to distribute to the town council.

RESPECTFULLY SUBMITTED: Julie Roach