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: David Haynes Property

1. (These notes carry over from our work session on September 4, 2025) 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.
2. (David Haynes) Wants to an outdoor storage section off the back of his main building for 8-9 units. He will be renting these spots for outdoor items such as campers and boats. Doesn't want them covered because they would look better without a tall roof.
3. (CZAB) Recommends that Mr. Haynes agree in writing to have no more than 10 units. Also, install an 8-foot privacy fence around the perimeter using quality materials, first providing a list and pictures of said materials to the council.

RESPECTFULLY SUBMITTED: Julie Roach

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DISSCUSSION AT MEETING: 4978 Standifer Road

1. Requesting variance for property tax parcel 11-101-01-016 to be annexed into the town of Cohutta. This property is currently on the market, and a potential buyer is interested in annexation and would like a variance to erect a garage apartment for a family member.

The recommendations are to approve the annexation and variance (pending a permit for the garage structure to be purchased).

RESPECTFULLY SUBMITTED: Julie Roach

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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

The recommendations are to approve the variance after an official survey is submitted to the council.

RESPECTFULLY SUBMITTED: Julie Roach