

PLANNING AND ZONING COMMITTEE MINUTES

July 1, 2014

In Attendance

Councilman Yusuf Hakeem, Committee Chair; Chairman Chip Henderson; Vice Chair Dr. Carol Berz; Council members: Chris Anderson, Moses Freeman, Russell Gilbert, Larry Grohn, Jerry Mitchell and Ken Smith; City Attorney Wade Hinton and Assistant City Attorney Valerie Maleug

Others in Attendance

Mayor's Office: Travis McDonough, Chief of Staff; Regional Planning: John Bridger, Executive Director, and Greg Haynes, Director of Development; Council Office: Randy Burns, Management Analyst, and Nicole Gwyn, CMC, Deputy Clerk

Approval of Minutes

On motion of Councilman Anderson, the minutes of the last meeting (May 27, 2014) were approved as published.

Ordinances (Final Reading) - Agenda Item 5A

(This had been discussed previously in committee.)

Ordinances (First Reading) - Agenda Item 6A & 6B

Mr. Haynes briefed the Council on this agenda item. He indicated that this case (2014-054) goes along with Case No. 2014-055, which lifts the conditions, and responded to questions on both. Upon no further questions, this issue was closed.

Next Week's Agenda - July 8, 2014

Mr. Haynes made presentations on the following Planning and Zoning items from next week's agenda:

- **Agenda Item 6A & 6B** - This case (2014-054) goes along with Case No. 2014-055, which lifts the conditions. A discussion ensued.
- **Agenda Item 6C** - This item reads "*R-1 Residential Zone to M-1 Manufacturing Zone.*" It will be corrected on next week's agenda to reflect "*from R-1 Residential Zone to R-4 Special Zone.*"
- **Agenda Items 6D & 6E** - (No questions on these items)
- **Agenda Item 6F** - A discussion ensued.
- **Agenda Item 7F** - A discussion ensued.

Next Week's Agenda - July 8, 2013 - Ordinance on First Reading - Agenda Item 6A Presentation: Brainerd Road Overlay Zone

Vice Chair Dr. Berz introduced this item from next week's agenda:

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE III,
ZONING AND BOUNDARIES, RELATIVE TO NEW DIVISION 4,
BR-SO BRAINERD ROAD STREETSCAPE OVERLAY ZONE.**

Karen Hundt, Design Center Director at Regional Planning, who a visual presentation on the Brainerd Road Overlay Zone. Her presentation included the following topics:

- What is an Overlay Zone?
- Where will it apply?
- What are the guiding principles (Policy - Ordinance)?
- What development activity will trigger the standards?
- Standards of development
- Impact of Overlay Zone
- New Development Examples
- Redevelopment Examples
- Process and Next Steps

Ms. Hundt also mentioned that Regional Planning had made a change in the language of the ordinance regarding redevelopment. She indicated that the revisions to the ordinance would be submitted to the City Attorney before next week.

Presentation: Form-Based Codes

Mr. Bridger gave an overview a new tool called "Form-Based Codes," that was funded through the Budgeting for Outcomes process. Ms. Hundt made a presentation on Form-Based Codes. The presentation included the following topics:

- What are Form-Based Codes?
- Zoning vs. Form-Based Codes
- Why do we need FBC's?
- Steps for Creating FBC's
- Components of FBC's
- Code Adoption
- How will it be administered?
- Who else is using FBC's?
- Next Steps

A discussion ensued, with Mr. Bridger and Mr. Cannon contributing to the conversation. Councilman Gilbert and Councilman Hakeem voiced concerns about planning projects in general that must undergo "second phases." They also voiced concerns about communities beyond downtown being targeted. In response, Mr. Bridger recommended developing a list of target communities where Form-Based Codes will fit.

Adjournment

There being no further business, Councilman Hakeem adjourned the meeting at 4:00 p.m.

**(A full digital audio of this meeting has been
filed with the Clerk of the Council's office)**