

# PLANNING AND ZONING COMMITTEE

## MINUTES

November 4, 2014

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### **In Attendance**

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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

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### **Others in Attendance**

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Regional Planning: John Bridger, Executive Director, and Greg Haynes, Director of Development; Council Office: Randy Burns, Management Analyst, and Nicole Gwyn, Deputy Clerk

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### **Approval of Minutes**

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On motion of Councilman Anderson and seconded by Councilman Gilbert, the minutes of the last meeting (October 7, 2014) were approved as published.

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### **THIS WEEK'S AGENDA:**

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#### **Ordinances (Final Reading) - Agenda Item 5A**

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This item had been discussed in open meeting the previous week; therefore, the issue was closed.

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### **NEXT WEEK'S AGENDA: November 11, 2014**

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#### **Ordinances (First Reading) - Agenda Item 6A**

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Mr. Haynes briefed Council on this agenda item. Councilman Smith noted that any earlier concerns in his district about this zoning had been resolved. Neither the Applicant nor Opposition was present. Upon no questions, the issue was closed.

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#### **Ordinances (First Reading) - Agenda Item 6B**

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Mr. Haynes briefed the Council on this agenda item. Councilman Grohn noted that the Friends of East Brainerd were in agreement with this zoning and added that the community was looking forward to it. Upon no further comments or questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6C**

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Mr. Haynes briefed the Council on this agenda item. Councilman Gilbert noted that his district met to discuss this zoning. A discussion ensued with the Applicant, Frank Cawten (Polestar Development), who addressed the Council regarding the lighting on the property. No Opposition was present. Upon no further questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6D**

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Mr. Haynes briefed the Council on this agenda item. Councilman Anderson noted no opposition his district on this zoning. Upon no questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6E**

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Mr. Haynes briefed Council on this agenda item. The Applicant, Mitch Patel (Vision Hospitality Group), addressed Council on the Walnut Street Bridge Boutique Hotel and made a brief visual presentation. Councilman Hakeem also afforded opportunity citizen input on this matter. He opened the floor to the following:

- **Al Hoke (Cherry St.)** - Mr. Hoke stated that he had attended meetings with Mr. Patel and the community. He received a letter “15 minutes ago” indicating that the Applicant was in agreement with adding new conditions of 110 parking spaces, specifying use of property for an upscale hotel only and keeping the conditions even if property transferred.

Mr. Patel indicated his agreement with adding the conditions that Mr. Hoke discussed. After further discussion, Councilman Anderson recommended an amendment to direct the City Attorney “*to draft an alternate draft which would require the 110 spaces and the condition that it would be used for an upscale boutique hotel with explicit instructions that those conditions stay with the property even in the event that it is transferred to another owner.*”

There was further discussion with Mr. Patel about the use of the roundabout at the property. Upon no further discussion, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6F**

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Mr. Haynes briefed the Council on this agenda item. Councilman Freeman indicated that he was in agreement with Planning and Staff on leaving the R-2 condition. Upon no further comments or questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6G**

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Mr. Bridger briefed the Council on this agenda item, which would create a process to consider the merits of variances through special permits.

**AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, TO AMEND ARTICLE VIII, BOARD OF APPEALS FOR VARIANCES AND SPECIAL PERMITS; ADD AND AMEND ARTICLE II, DEFINITIONS; AND ADD TO ARTICLE V, ZONE REGULATIONS TO INCLUDE SPECIAL PERMIT FOR TWO-FAMILY OR MULTI-FAMILY DWELLINGS ON LOTS OF RECORD.**

A discussion ensued with Mr. Bridger. Attorney Hinton reiterated the variance that would be considered. Councilman Grohn recommended that the City Attorney clarify the language in Article V regarding special permits. Upon no further questions, the issue was closed.

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### **Resolutions - Agenda Item 7D**

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Mr. Haynes briefed the Council on this agenda item. Councilman Hakeem noted that he has not heard any opposition from his district regarding the residential planned unit development (PUD). Upon no further comments or questions, the issue was closed.

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### **Adjournment**

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There being no further business, Councilman Hakeem adjourned the meeting at 5:28 p.m.