

# PLANNING AND ZONING COMMITTEE MINUTES April 7, 2015

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## **In Attendance**

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Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 4:35 p.m. A quorum was present at that time, including Council Chairman Chip Henderson, Vice Chair Dr. Carol Berz and Council members Moses Freeman, Russell Gilbert, Larry Grohn, Jerry Mitchell and Ken Smith. Also present was City Attorney Wade Hinton. Councilman Anderson joined the meeting later.

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## **Others in Attendance**

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Regional Planning: John Bridger, Executive Director; Greg Haynes, Director of Development; and Karen Hundt, Director of Community Design; Council Office: Nicole Gwyn, CMC, Clerk

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## **Approval of Minutes**

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**On motion of Councilman Anderson** and seconded by Councilman Grohn, the minutes of the last meeting (March 31, 2014) were approved as published.

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## **THIS WEEK'S AGENDA: (None)** **April 7, 2015**

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## **NEXT WEEK'S AGENDA:** **April 14, 2015**

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

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Mr. Haynes made a presentation on this agenda item. A discussion ensued regarding the denial by Planning and Staff. Councilman Gilbert also commented on the community's objection to this rezoning.

During discussion, Vice Chair Dr. Berz requested language to be added to the conditions regarding "*monument signs*" and "*parking on the side and in the rear.*" She indicated that this was language usually included in such rezoning requests and that precedence had been established. Mr. Bridger offered to have the additional language ready for the discussion next week when the Applicant was present. Upon no further questions, the issue was closed.

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## **Ordinances (First Reading) - Agenda Item 6B, 6C, 6D & 6E**

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Mr. Haynes made presentations on each of these agenda items. Upon no questions, the issues were closed.

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

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Mr. Haynes made a presentation on this agenda item. Councilman Freeman commented that this zoning was good for the neighborhood. Upon no further comments or questions, the issue was closed.

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

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Mr. Haynes briefed the Council on these “housekeeping” items, both of which would remove language from City Code. Upon no questions, the issues were closed.

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**Resolutions – Agenda Item 7A**

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Mr. Bridger briefed the Council on this agenda item. Upon no further questions, the issue was closed.

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**Resolutions – Agenda Item 7B**

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Mr. Bridger briefed the Council on this agenda item regarding the contract for design schematic work on public spaces in the Northshore area. Council Chairman Henderson asked Mr. Bridger to keep him “in the loop” with emails and public meetings with property owners. Ms. Hundt joined the discussion and indicated that the RPA would meet with property owners and review previous traffic studies.

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**Presentation: Chattanooga Form Based Code (FBC) Update**

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Ms. Hundt made a presentation that included the following:

- Where will the FBC be applied?
- Pictures of Kick-off (Charette) in February
- Character Areas (Map)
- Images generated/Simulations
- Next Steps
- Stakeholder Meetings
- Zoning Ordinance Amendments

She noted that the form based code project was posted online at [www.cha-fbc.com](http://www.cha-fbc.com) and asked for feedback. Further discussion ensued about the C-7 design review.

Mr. Haynes discussed a community meeting regarding issues in the Riverview area that resulted in overlay changes. He presented the following slides in updating the Council on the neighborhood overlay changes:

- Riverview: Problem?
- Solution: Option 1
- Solution: Option 2

Mr. Bridger wrapped up the presentations by noting that RPA had drafted two (2) new tools for the zoning toolbox: Short Term Vacation Rentals and Excessive Dwelling Units. He also noted that RPA would conduct an informational session at the next Neighborhood Leadership Institute meeting on May 11 at 6:30 p.m.

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## **Adjournment**

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**On motion of Councilman Freeman**, the meeting was adjourned at 5:07 p.m.