

PLANNING AND ZONING COMMITTEE MINUTES June 9, 2015

In Attendance

Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 3:20 p.m. A quorum was present, including Council Chairwoman Carol Berz, Vice Chair Moses Freeman and Council members Chris Anderson, Russell Gilbert, Larry Grohn, Chip Henderson, Jerry Mitchell and Ken Smith. Also present was Deputy City Attorney Phil Noblett.

Others in Attendance

Regional Planning: John Bridger, Executive Director, and Karen Hundt, Design Center Director; Council Office: Clerk, Nicole Gwyn, CMC

Approval of Minutes

On motion of Councilman Anderson and seconded by Councilman Gilbert, the minutes of the last meeting (June 2, 2015) were approved as published.

Introduction: Form-Based Code

Mr. Bridger indicated that a consultant was on the way to the meeting, so he would give an introduction to the Form-Based Code presentation until the consultant arrived. He updated the Council by giving an overview of what has taken place since the initial Charette on Form-Based Code. His overview included information on the following:

- Tweaking the zoning map
- Sites flagged: Peak Street (off of North Market) and Stringer Street
- Other recommended sites: 20th Street and Bluff View District
- Upcoming Summer meetings

Meeting Recess

Since the consultant had not yet arrived, **Vice Chair Freeman moved for a five (5) minute recess.** Councilman Hakeem recessed the meeting for five (5) minutes (3:30 p.m.) to give Planning and Zoning staff an opportunity to set up their audiovisual presentation.

Meeting Reconvened

Councilman Hakeem reconvened the meeting at 3:35 p.m. The quorum previously-stated above was present, with the exception of Councilman Anderson. Councilman Hakeem informed the public that all agenda items had been discussed in committee last week. Councilman Hakeem asked if there were additional questions or comments on any item. The Council recommended discussion on agenda items 6C and 6D.

Ordinances (First Reading) - Agenda Item 6C

Councilman Gilbert informed the Council that the community now approves Staff's recommendations for this rezoning. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) - Agenda Item 6D

Councilman Anderson informed the Council that he intended to move for a deferral of this item at tonight's Council meeting because the neighborhood still had questions about parking that had not been answered by the developer. Upon no further comments or questions, the issue was closed.

Presentation: Form Based Code

Ms. Hundt presented the "Charette Summary Report" on the Downtown Chattanooga Form-Based Code. She distributed a summary list of the public outreach meetings regarding Form-Based Code. She discussed the following boundaries: North Shore, Riverfront, City Center, Southside and M.L. King. She then responded to questions from the Council about community engagement. She also informed the Council of the project website: www.cha-fbc.com.

Lee Einsweiler, Principal at Code Studio of Austin, Texas, described his expertise in Form-Based Code and his company's role in Chattanooga's Form-Based Code. He also informed the Council of the elements that distinguish Form-Based Code:

- Height of Building
- Form of Building
- Sitting
- How Used

Mr. Einsweiler also discussed the visual items shared with the public during the charette:

- Character Area Maps
- Illustrative Plans
- Visualization
- Precedent Images

A discussion ensued, in which Mr. Einsweiler reiterated that the Form-Based Code and map would be presented for adoption later in the year. Mr. Bridger also made closing remarks.

Adjournment

Councilman Hakeem adjourned the meeting at 4:14 p.m.