

FORM-BASED CODE COMMITTEE **MINUTES**

August 8, 2019

The duly advertised meeting of the Form-Based Code Committee was held on August 8, 2019, at 2:00 p.m. at the Development Resource Center, Conference Room 1A. Chair Jason Havron called the meeting to order and announced that the meeting is being recorded. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Development Review Planner Emily Dixon explained the additional rules of procedures.

Members Present: Chair Jason Havron, David Hudson, Matt Whitaker, Anca Rader and Jim Williamson

Members Absent: Marcus Jones and Grace Frank

Staff Members Present: Development Review Planner Emily Dixon, Secretary Rosetta Greer and City Attorney Robert Robinson

Chairman Havron explained the rules of procedures.

Roll Call: Secretary Rosetta Greer called the roll.

Swearing In: Secretary Rosetta Greer swore in everyone who wanted to speak to the Commission

Applicants Present: Aaron Brown, Keeli Crewe, David Messenger, Justin Cox, Craig Allison, Chris Aiken and Chad Moore

Approval of Minutes: David Hudson made a motion to approve July 2019 meeting minutes. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

Planner Emily Dixon explained the additional rules of procedure.

OLD BUSINESS:

Case #19-FB-00025 – 629 Market Street – Skyline Signage

Project Description:

The applicants, Justin House / Mesa Properties Chattanooga LLC / Southern Advertising, has applied for the following modifications:

1. Allowance of 2 skyline signs on a 4 story building.
2. Allowance of 2 skyline signs on one building face.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. Anca Rader made a motion to approve Case #19-FB-00025 – 629 Market Street, as submitted pursuant to

the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions.

David Hudson noted to the Committee that he wanted to add some reasons for the approval as listed below. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted for the approval but the reasons noted for the approval are as follows: historic building, one street blocked with tree, applicant/tenant takes large amount of building and no other location architecturally viewed from two directions.

Case #19-FB-00028 – 721 Broad Street - Signage

Project Description:

The applicants, Health Educational & Housing Facility Board / Certified Lighting and Signs, has applied for the following modifications:

1. Increase in maximum ground floor signage allowance from 172.5sqft to 208sqft.
2. Increase in maximum sign size from 48sqft to 97.5sqft for two signs.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. Matt Whitaker made a motion to defer Case #19-FB-00028 – 721 Broad Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

NEW BUSINESS:

Case #19-FB-00032 – 1705 Market Street – Building Story Decrease

Project Description:

The applicants, Tyler Prentice / Jay Caughman, has applied for the following modification:

1. Reduction of 2 story height requirement along an A Street to 1 story.

There were comments from the community. **Roger Rupp, board of director for Southside Cowart Neighborhood Association, addressed the Committee with concerns of the alley way in the rear of the property in question.**

Discussion: A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #19-FB-00032 – 1705 Market Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Matt Whitaker seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted for the approval.

Case #19-FB-00033 – 609 Houston Street – Skyline Signage

Project Description:

The applicants, Central Church of Christ / Ortwein Sign, has applied for the following modifications:

1. Allowance of skyline sign on a two story building.
2. Allowance of over 50% sign coverage across the top of the building.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. Matt Whitaker made a motion to approve Case #19-FB-00033 – 609 Houston Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions the allowance of moving a ground floor sign to an upper floor level. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted for the approval.

Case #19-FB-00034 – 305 W 7th Street – Monument Sign

Project Description:

The applicants, St. Paul's Church / Certified Lighting and Signs, has applied for the following modifications:

1. Allowance of a monument sign in a location which would obstruct vehicular visibility.
2. Allowance of a 0' setback for a monument sign.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. Matt Whitaker made a motion for Case #19-FB-00034 – 305 W 7th Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to deny the first variance request and approve the second variance request. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted for the approval.

Case #19-FB-00035 – 924 E 8th Street – Gravel parking lot & lot size

Project Description:

The applicants, Justin Cox / David Messenger, has applied for the following modifications:

1. Applicant wishes to appeal Land Development Office determination that the site was improved to a degree which constitutes meeting code requirements, such as dust-free surfaces, etc.

2. Applicant wishes to appeal Land Development Office determination that pea gravel is not a dust-free surface.

Please note: The applicants passed out an additional document 'Exhibit 1' and has been filed with the application on file and attached to these meeting minutes as 'Exhibit '.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to denied Case #19-FB-00035 – 924 E 8th Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Matt Whitaker seconded the motion. 4 people in favor, and 1 opposed the motion failed to carry.

David Hudson made a motion to defer the case until more Committee members are present. Matt Whitaker seconded the motion. All in favor, the motion was unanimously approved

NEXT MEETING DATE: September 12, 2019 (application deadline is August 9, 2019 at 4 p.m.).

David Hudson made a motion to adjourn.

The meeting was adjourned at 4:30 p.m.



Jason Havron, Chair

10/29/19

Date

Rosetta Greer, Secretary

Date