

# **FORM-BASED CODE COMMITTEE** **MINUTES**

**April 11, 2019**

The duly advertised meeting of the Form-Based Code Committee was held on April 11, 2019, at 12:00 p.m. at the Development Resource Center, Conference Room 1A. Chair Jason Havron called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Development Review Planner Emily Dixon explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Chair Jason Havron, Grace Frank, William Smith, Matt Whitaker, Marcus Jones, David Hudson and Jim Williamson.

**Members Absent:** None.

**Staff Members Present:** Development Review Planner Emily Dixon and Secretary Rosetta Greer

**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:** Chad Smith and Eric Emery.

**Approval of Minutes:** The March meeting minutes were not ready for review.

**Chairman Havron explained the rules of procedures.**

**OLD BUSINESS:**

**Case #19-FB-00011 – 216 W 8<sup>th</sup> Street – Roof Signage**

**Project Description:**

The applicant, 8<sup>th</sup> Street Partners & Tom Marshall, has applied for the following modification:

1. Allowance of a roof sign.

There was a comment from the community. Stroud Watson, of 1431 Market Street, opposed the variance request.

**Discussion:** The applicant was not present and a discussion was had between the Committee members. William Smith asked staff if the applicant was aware of the meeting time and notified properly. The applicant was notified of meeting date, time and location. David Hudson made a motion to deny Case #19-FB-00011 – 216 W 8<sup>th</sup> 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. William Smith seconded the motion. The motion was unanimously approved.**

**Case #19-FB-00012 – 801 Broad Street – Skyline Signage**

**Project Description:**

The applicant, Pioneer Investors & Tom Marshall, has applied for the following modifications:

1. Allowance of two skyline signs on multiple building faces.
2. Allowance of over 300 square feet of skyline signage and a length of over 50% the length of the building.

There were comments from the community. Mike Whitten, of 1960 Rossville Avenue, asked if the applicant could change the signage if the variance requests were approved. John Petrey, of 559 E Main Street, was in opposition of the variance requests.

**Discussion: The applicant was not present and a discussion was had between the Committee members. William Smith made a motion to deny Case #19-FB-00012 – 801 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. Matt Whitaker seconded the motion. The motion was unanimously approved.**

**NEW BUSINESS:**

**Case #19-FB-00015 – 411 Fairpoint Street – Landscape & curb cut**

**Project Description:**

The applicant, Peppers Construction Inc. and NE Group – Eric Emery, has applied for the following modifications:

1. Allowance of 13 continuous parking spaces between two interior islands.
2. Increase in driveway width from 20' maximum to 26'.

There were no comments from the community.

**Discussion: A discussion was had between the Committee members. The applicant, Eric Emery, noted that Deputy Fire Marshall, Michael Wright, required the width of the curb cut entrance for the proposed project to be 26 feet. Matt Whitaker made a motion to approve Case #19-FB-00015 – 411 Fairpoint 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. The motion was unanimously approved.**

**Case #19-FB-00016 – Adams Street– Skyline Signage**

**Project Description:**

The applicant, Central of Georgia Railroad Company and Chazen Engineering, has applied for the following modifications:

1. Reduction of primary street setback from 10' to 0'.
2. Reduction of side street setback from 10' to 5'.
3. Reduction of Primary Street Parking setback in the U-RM zone from 30' to 0'.
4. Reduction of Primary Street Parking setback in the U-CX zone for 4 units from 30' to 0'.
5. Reduction of Side Street Parking setback on Adams Street in the U-CX zone from 10' to 0' for 1 unit.

**Planner Emily Dixon noted that the proposed project is unaddressed and does not have a parcel number. She said it is Railroad Right of Way.**

**There were comments from the community.** John Petrey, of 559 E. Main Street and Jefferson Street, asked that the community is given traffic input on the proposed project by Chattanooga Department of Transportation (CDOT). Terry Turner, of 514 E. Main Street and Jefferson Street, noted that there are traffic issues and storm water issues in the site area.

**Discussion: The applicant was not present. A discussion was had between the Committee members. Matt Whitaker made a motion to defer Case #19-FB-00016 – Adams 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. Marcus Jones seconded the motion. The motion was unanimously approved.**

**Case #19-FB-00017 – 205 Manufacturers Road Suite 200 – Signage**

City Staff noted that the case was withdrawn by the applicant.

**Case #19-FB-00018 – 526 E. 5<sup>th</sup> Street – Stories, lot frontage & setback**

City Staff noted that the case was withdrawn by the applicant.

**Case #19-FB-00019 – 300 W. 6<sup>th</sup> Street – Lighting Detail**

**Project Description:**

The applicant, VND Hospitality LLC and Construction Consultants, has applied for the following modification:

1. Allowance of lighting detail to be oriented toward the Right of Way.

Planner Emily Dixon noted that the type of lighting detail and building coverage amount has never been requested before the Form-Based Code area.

There were no comments from the community.

**Discussion: A discussion was had between the Committee members. David Hudson made a motion to defer Case #19-FB-00019 – 300 W. 6<sup>th</sup> 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. Marcus Jones opposed the motion. The motion carried to approve.**

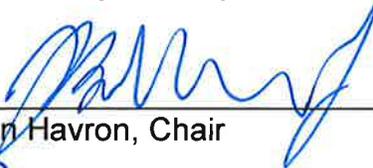
**OTHER BUSINESS:** Planner Emily Dixon noted to the Committee about the different format of all future meeting minutes. Emily Dixon presented and discussed the Form-Based Code

Variance Report and the 2019 proposed Form-Based Code edits. David Hudson asked Planner Emily Dixon about having more Committee members on the board.

**NEXT MEETING DATE:** May 9, 2019 (application deadline is April 12, 2019 at 4 p.m.).

**Jim Williamson made a motion to adjourn. Matt Whitaker seconded the motion. The motion was unanimously approved.**

The meeting was adjourned at 2:02 p.m.

  
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Jason Havron, Chair

5/9/19  
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Date

  
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Rosetta Greer, Secretary

5/9/19  
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Date