

FORM-BASED CODE COMMITTEE **MINUTES**

March 14, 2019

The duly advertised meeting of the Form-Based Code Committee was held on March 14, 2019, at 2:00 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, William Smith, Matt Whitaker, Jim Williamson, Grace Frank and David Hudson

Members Absent: Marcus Jones

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

Applicants Present: Matt Hullander, Craig Peavy, Gabe Thomas and Donna Shepherd

Approval of Minutes: David Hudson made a motion to approve February 2019 meeting minutes. William Smith seconded the motion. The motion was unanimously approved.

Chairman Havron explained the rules of procedures.

OLD BUSINESS:

Case #18-FB-00057 – 1413 Chestnut Street – Ground Floor Signage

Project Description:

The applicant, Chestnut Holdings LLC / Bill Ortwein Sign, has applied for the following modification:

1. Allowance of ground floor sign from the space between the first and second floor to placement between the second and third floor.

There were no comments from the community.

Discussion: A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #18-FB-00057 – 1413 Chestnut 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. Grace Frank seconded the motion. The motion was unanimously approved.

Case #19-FB-00005 – 802 Central Avenue – Parking Reduction

Planner Emily Dixon noted the case was deferred due to no signage being posted.

NEW BUSINESS:

Case #19-FB-00010 – 1514 Cowart Street – Ground floor height reduction, landscape island size reduction, perimeter planting wall, reduction of trees in perimeter planting

Project Description:

The applicant, Lynwood Davis / Rock Point Homes (Gabe Thomas), has applied for the following modifications:

1. Reduction of ground floor elevation from 16" minimum to 0'.
2. Reduction of interior islands from 13.5' to 6.5'.
3. Allowance of no trees in the perimeter planting area along the adjacent property line.
4. Allowance of no trees in the perimeter planting area along the property line abutting the alley.
5. Allowance of no 3' wall along the adjacent property line.

There was a comment from the community. Bobby Colvin, of 328 N. Crest Road, asked how close the proposed building would be to the adjacent property.

Discussion: A discussion was had between the Committee members. Matt Whitaker made a motion to approve Case #19-FB-00010 – 1514 Cowart 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-00011 – 216 West 8th Street – Roof Signage

Planner Emily Dixon noted the case was deferred due to no signage being posted.

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

Planner Emily Dixon noted the case was deferred due to no signage being posted.

Case #19-FB-00013 – 320 East Main Street – Skyline Signage

Planner Emily Dixon noted the case was deferred due to no signage being posted.

OTHER BUSINESS: None.

NEXT MEETING DATE: April 11, 2019 (application deadline is March 15, 2019 at 4 p.m.).

William Smith made a motion to adjourn. Jim Williamson seconded the motion. The motion was unanimously approved.

The meeting was adjourned at 2:55 p.m.



Jason Havron, Chair

5/9/19

Date



Rosetta Greer, Secretary

5/9/19

Date