FORM-BASED CODE COMMITTEE
MINUTES

January 9, 2020

The duly advertised meeting of the Form-Based Code Committee was held on January 9, 2020, 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 Levi Witt 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: David Hudson, Jim Williamson, Grace Frank, Chair Jason Havron and Anca Rader

Members Absent: Marcus Jones

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

Chairman Havron explained the rules of procedures.

Roll Call: Secretary Levi Witt called the roll.

Swearing In: Secretary Levi Witt swore in everyone who wanted to speak to the Commission

Applicants Present: Donna Shepherd, Matt Gann, Jake Kellerhals, Zach Morris, Dan Nuckolls, John Edwards, Tom Hagen, Bob Franklin

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

Planner Emily Dixon explained the additional rules of procedure.

OLD BUSINESS: There was no old business.

NEW BUSINESS:

Case #19-FB-00055 – 329 Market Street – Vehicle Stacking

Project Description:

The applicant, Matt Gann, has applied for the following modifications:

1. Applicant wishes to reduce vehicle stacking requirement from 20' to 0'.

Comments from the community: Robert Franklin spoke about the project. Mr. Franklin described the project in detail and spoke about his client and what services they provide. He described his client's business. A representative from Freight Waves was sworn in. The representative talked about the purpose of the space in the project. The Committee then delved into a deeper conversation about the code. Planner Emily Dixon read a letter of opposition to this project. Chattanooga Department of Transportation representative Shannon Mikus was called by the Committee to the stand to speak. City Attorney Harolda Bryson clarified various legal issues and questions about the project.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #19-FB-00055: 329 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. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. **New curb must meet city standards,**
2. **Deed restriction approved by Land Development Office and City Attorney,**
3. **Space accessed is a display space for oversized vehicles, and,**
4. **Any road closures occur between 11 P.M. and 7 A.M.**

Case #19-FB-00057 - 101 E 20th Street - Parking setbacks, GFE, curb cuts

Project Description:

The applicant, Gabe Thomas (RP Homes), has applied for the following modifications:

1. Applicant wishes to reduce primary parking setback from 30' to 11' on E 20th Street.
2. Applicant wishes to reduce parking setback from 10' to 5' for the garage corner unit.
3. Applicant wishes to relocate the verge and treewell to a space between the backside of the sidewalk and the townhome in one location on Read Street.
4. Applicant wishes to reduce minimum ground floor elevation from 16" to 0".
5. Applicant wishes to increase curb cut from 1 maximum to 4.

Comments from the community: Donna Shepherd spoke about the project. Ms. Shepherd answered questions from the Committee. Tom Hagan, a member of the community, asked a question about parking. Shannon Mikus, a representative from the Chattanooga Department of Transportation, also spoke and answered various questions from the Committee. Councilman Erskine Oglesby, Jr. was in attendance and expressed his support for the project.

Discussion: A discussion was had between the Committee members. Grace Frank made a motion to approve Case #19-FB-00057: 101 E 20th 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 seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. **Fire Marshal must require four curb cuts, and**
2. **Access will be restricted.**

NEXT MEETING DATE: February 13, 2020 (application deadline is January 10, 2019 at 4 p.m.).

David Hudson made a motion to adjourn.

The meeting was adjourned at 3:22 p.m.

Jason Havron, Chair — Date 2/13/2020

2-13-2020

Levi Witt, Secretary — Date