

FORM-BASED CODE COMMITTEE

MINUTES

November 14, 2019

The duly advertised meeting of the Form-Based Code Committee was held on November 14, 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 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: Chair Jason Havron, Grace Frank, David Hudson, Matt Whitaker, Anca Rader and Jim Williamson

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: Justin Tirson, Andy Stone, David Messenger, Justin Cox, Ramsey Brock, Deborah Holsomback, Kaitlyn Sims, Allen Jones, John Clark, and Buck Tasker

Approval of Minutes: No minutes were ready for approval at this meeting.

Planner, Emily Dixon, explained the additional rules of procedure.

Case # 19-FB-00040 1426 Williams Street - Parking setback, drive aisle, interior island

Project Description:

The applicants, Justin Tirsun and Andy Stone (Williams Street GP / Chazen Engineering Consultants), have applied for the following modifications:

1. Reduction of primary street parking setback from 30' to 15'.
2. Reduction of drive aisle from 14' to 12' in a portion of the parking lot.
3. Increase in the number of parking stalls between interior islands from 10' maximum to 15' along one side of the property.

Planner Emily Dixon presented the project.

Comments from the Applicant: Justin Tirsun described changes that were being made to the property in order to keep compliance with Form-Based Code. Mr. Tirsun asked for several variances in order to remain compliant with the existing code while also enhancing the aesthetic value of the property. Andy Stone, a developer on the project, also addressed the Committee. Mr. Stone joined Mr. Tirsun in describing variances needed in order to keep aesthetic values to the property while also remaining compliant with existing code, such as the addition of cherry trees and the preservation of grassy areas.

Comments from City Staff or Others: Committee member, David Hudson, explained why the code requires tree wells every ten parking spaces and their purposes for providing drainage and recharging ground water. Mr. Hudson asked Mr. Tirsun and Mr. Stone if they were doing anything to make up for the tree wells that would be removed. Mr. Tirsun and Mr. Stone described improvements they were making to manage water flow. Planner, Emily Dixon, added that the president of the applicant's Homeowners Association is in favor of the changes because they would be able to keep more onsite existing parking. Kaitlin Sims, of Chazen Engineering, said that they were working with the developer to add trees while also maintaining existing trees.

Commission Member Matthew Whitaker recused himself from this case.

Discussion: A discussion was had between the Committee members. Grace Frank made a motion to approve Case #19-FB-00040 – 1426 Williams 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. Anca Rader seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval, such as: that the applicants enhance the property with shade trees. The hardship is based on unusual shade, easements, existing development, and existing agreements on parking.

wants his clients to be able to see that his office is in the building and he wants his clients to be able to locate the building when they are looking for it. Dana Holsomback, with Victory Sign, also spoke. Ms. Holsomback reiterated Mr. Brock's desire for clients, and potential clients, to be able to find the building.

Comments from City Staff or Others: Committee member, David Hudson, asked Mr. Brock if he had a sign located at the rear of the building. Ms. Holsomback also presented the Committee with dimensions of the signage on the building. Planner, Emily Dixon, recommended a skyline sign, which she said would be a better choice for the applicant's request.

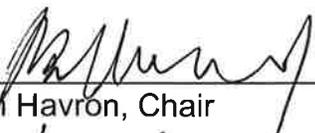
Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #19-FB-00053 - 325 Cherokee Blvd, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval, such as: the ground floor sign being moved to the second floor above their space, and the alteration of the language in the modification application from "the allowance of *three* additional skyline signs" to "the allowance of *one* additional skyline sign" so long as the total square footage of the skyline signs do not exceed what is allowed by code.

NEXT MEETING DATE: December 12, 2019 (application deadline is November 15, 2019 at 4 p.m.).

Matthew Whitaker made a motion to adjourn.

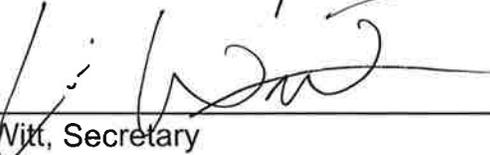
The meeting was adjourned at 3:35 p.m.



Jason Havron, Chair

1/09/2020

Date



Levi Witt, Secretary

1-9-2020

Date