

**CHATTANOOGA-HAMILTON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**MINUTES**

**DATE:** Monday, December 8, 2014  
**TIME:** 1:00 p.m.  
**PLACE:** Hamilton County Courthouse

The Planning Commission minutes are digitally recorded and are located on our website [www.chcrpa.org](http://www.chcrpa.org) by going to the Development Services tab then Monthly Zoning Information and then under Planning Commission Meeting Minutes. This is an abbreviated version which show who made the motion, what the motion was and who seconded it. It also says if there was opposition or not.

**Present:**

County Commissioner Randy Fairbanks, Mr. Y. L. Coker, Mr. Jason Farmer, City Councilman Yusuf Hakeem, Ms. Mary Kay Hiatt, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. David Mathews, Mr. Eric Myers, Mr. Jimmy Parks, Mr. Barry Payne, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke), Ms. Velma Wilson and Chairman Ethan Collier

**Planning  
Commission  
Members**

**Others Present:**

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Pattie Dodd, Ms. Karen Rennich, Mr. Justin Tirsun and Mr. John Bridger

**Planning  
Agency  
Staff**

**Public Hearing**

The procedure followed in presenting each petition was as follows:

- 1) Presentation of maps and photos of the area showing zoning and land use.
- 2) Exceptions to this procedure come when the staff recommends approval, and no opposition is present.
- 3) The applicant will be given 7 minutes to present his case. Opposition, if any, will be given 9 minutes and the applicant will then have 2 minutes for rebuttal.

**Public  
Hearing  
Procedure**

## **Subdivision Plats & Variances**

Mr. Greg Haynes presented the subdivision plats & variance requests to the Commission.

### **Variances**

Carr Farm Subdivision Lots 2A, 2B, and 3A- Minimum Front Setback C2 Zone (Chattanooga District 3/Hamilton County District 4)

**Carr Sub  
Approved**

Mr. Barry Payne made motion to approve staff recommendation. Mr. Jimmy Parks seconded the motion and the motion to approve staff recommendation carried.

### **Preliminary Plats**

Riverbay Estates Subdivision Lots 1 thru 55-Vincent Road (Hamilton County District 9)

**Rieverbay  
Approved**

Mr. Barry Payne made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and the motion to approve staff recommendation carried.

Easthaven Subdivision Lots 1 thru 65-Ooltewah-Ringgold Road (Hamilton County District 7)

**Easthaven  
App w/cond**

Mr. Yusuf Hakeem made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried with Mr. David Mathews, Mr. Jason Farmer and Mr. Barry Payne recusing.

River Oaks at Riverview Subdivision-Lots 1 thru 37-Hixson Pike (City of Chattanooga District 2/Hamilton County District 2)

**River Oaks  
Approved**

Mr. Barry Payne made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried.

### **Final Plats**

Hampton Creek Townhomes PUD Lots 54 thru 65-Snow Hill Road (Hamilton County District 9)

**Hampton Creek  
Approved**

Mr. Eric Myers made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried.

Carr Farm Subdivision Lots 2A, 2B, and 3A-Webb Road at Highway 58 (City of Chattanooga District 3/Hamilton County District 4)

**Carr Farm  
App wcond**

Mr. Todd Leamon made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and the motion to approve staff recommendation carried.

Cameron Harbor Phase 2 Lots 1, and Lot 3 thru 22-Molly Lane  
(City of Chattanooga District 7/Hamilton County District 6)

**Cameron Har  
Approved**

Mr. Eric Myers made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried.

The Cottages at Normal Park PUD Lots 1 thru 20  
(City of Chattanooga District 2/Hamilton County District 6)

**The Cottages  
Approved**

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Jason Farmer seconded the motion and the motion to approve staff recommendation carried.

### **Request for Plat Approval Extension**

Meadow Stream Subdivision Phase 6 Lots 248 thru 346 Trout Lily Lane  
(Hamilton County District 9)

**Meadow Stream  
Approved**

Mr. Barry Payne made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried with Mr. David Mathews and Mr. Jason Farmer recusing.

### **New Business**

**Case No. MR-2014-126** – R&D Properties – Alley off 3000 block of Alton Park Boulevard – City of Chattanooga – Mandatory Referral: Alley Closure

**MR-2014-126  
Approved  
City Dist #7**

Mr. Haynes gave the presentation and explained staff recommendation to **approve.**

There was no opposition present.

Mr. Todd Leamon made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and the motion to approve staff recommendation carried.

**Case No. MR-2014-133** – R&D Properties – Alley off 3000 block of West Avenue– City of Chattanooga – Mandatory Referral: Alley Closure

**MR-2014-133  
Approved  
City Dist #7**

Mr. Haynes gave the presentation and explained staff recommendation to **approve.**

There was no opposition present.

Mr. Todd Leamon made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-127** – Charles Campbell Construction – 630 Shallowford Road – City of Chattanooga – Rezone from C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone

**2014-127**  
**Opposition**  
**Denied**  
**City Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to **deny**.

The applicant, Mr. Charles Campbell of 114 East Hawthorne Street in Dalton, Georgia, was in attendance and addressed the Commission regarding this request.

There was a large delegation of opposition present to the petition.

Speaking in opposition were Mr. Robert Streen - Chairman of the North Brainerd Community Council, Reverend Steve Carter – Pastor of Greater Second Missionary Baptist Church, Mr. Joe Ramsey – Chairman of Eastdale Community Council, Ms. Demetrus Coonrod – President of Eastdale Community Council and Ms. Janet Jove – Mayor of City of Ridgeside.

Mr. David Mathews made motion to approve the staff recommendation. Ms. Mary Kay Hiatt seconded the motion and the motion to approve staff recommendation carried.

**Case No. MR-2014-128** – Townson P. Engsborg – 1500 block of Adams Street (at East 16<sup>th</sup> Street) – City of Chattanooga – Mandatory Referral: Street Closure

**MR-2014-128**  
**Approved**  
**City Dist #7**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**.

Mr. Barry Payne made motion to approve staff recommendation. Mr. Jason Farmer seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-129** – Pratt Land Development – 8246 Roy Lane – Hamilton County – Special Permit to extend PUD boundary

**2014-129**  
**App w/conds**  
**Co Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to: 1) 50-foot right-of-way; 2) 26 feet of pavement width; 3) Submittal of revised flood study; 4) Hamilton County Engineer's office review of development plans; 5) Maximum number of single family homes not to exceed 50; 6) Only single-family homes to be constructed; 7) Sidewalks to be constructed within the development; 8) A minimum of 35% (or 8.77 acres) of this development to be set aside for open space areas and/or community lots; 9) All retention ponds, entrance sign(s) and community lots shall be maintained by a Homeowner's Association; and 10) A flood study shall be conducted by the applicant to FEMA standards**

**and requirements that determine at a minimum, the pre-construction and post-construction 100-year flood elevations. The project, upon completion, shall not increase the pre-construction 100-year flood elevations.**

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-130** – Thomas Johnson – 1437, 1439 Market Street – City of Chattanooga – Rezone from M-1 to C-3 Zone

**2014-130**  
**App w/conds.**  
**City Dist #7**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to:**

**1. Review.**

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:

(1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.

(2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.

(3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.

B. For any activity requiring a residential building permit for new construction:

(1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

**2. Setbacks.**

A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.

(1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.

B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.

c. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35) feet in width shall be provided along the river for the continuation of the Riverwalk.

### **3. Height Requirements.**

A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.

B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be five (5) stories.

### **4. Access to sites and buildings.**

A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.

B. Alleys, where they exist, shall be used as the principal vehicular access.

C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.

D. Shared drives should be used wherever possible.

E. The primary pedestrian entrance to new buildings shall be provided from the primary street.

### **5. Off-street parking.**

A. New off-street parking shall not be permitted between a building and the primary street frontage.

B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:

(1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.

(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

C. Garages for new residential dwellings shall be located behind the primary building.

D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:

(1) Proximity to transit stops

(2) Provision of bicycle facilities

(3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking

(4) Type of uses and hours of operation

(5) Square footage of commercial uses or number of residential units

(6) Fire Department access

### **6. Street Frontage.**

A. Where a street edge is required, it shall be provided as follows:

(1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:

- a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
- b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
- c. An evergreen hedge, with a minimum height at maturity of 3 feet.
- d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

(2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.

(3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.

(4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

Mr. David Mathews made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-131** – Jim Morrison/ John O. Lines, Jr. – 2212 Taft Highway – Town of Walden – Rezone from A-1 to LM-1

**2014-131**  
**App w/conds.**  
**Walden**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to: 1) A minimum 100-foot buffer of undisturbed existing vegetation shall be maintained along Taft Highway except where an entrance drive is located and to maintain sight distance from the entrance drive; 2) A property survey shall be used to identify the exact location of the existing guard rail in relation to the property boundary. Approval for the curb cut is required from the Tennessee Department of Transportation (TDOT) if the guard rail is impacted; 3) A traffic study as required by the Town of Walden; and 4) No access from the Center St. or Simon St. rights-of-way.**

Mr. Yusuf Hakeem made motion to approve staff recommendation. Mr. Jason Farmer seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-132** – Jim Morrison/ John O. Lines, Jr. – 2212 Taft Highway – Town of Walden – Special Permit: Warehouse in LM-1 Zone

**2014-132**  
**App w/conds.**  
**Walden**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to: 1) Limited to buildings 14,100 square feet or smaller and no more than two buildings on the site; and 2) All exterior lighting shall be equipped with full cut-offs to direct light downward and to minimize glare, shadows, and excessive light levels; 3) Light spill on neighboring property shall not be permitted; and 4) Signage, not attached**

**to the proposed building(s), is limited to one post and panel or monument sign with a maximum sign face of 25 square feet and a maximum height of six feet. The sign shall have not internal illumination.**

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Jason Farmer seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-134** – Aaron White/ MC Holdings – 751 Riverfront Parkway –City of Chattanooga – Rezone from M-1 to C-3

**2014-134**  
**App w/conds.**  
**City Dist #7**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to:**

**1. Review.**

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

**A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:**

**(1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.**

**(2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.**

**(3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.**

**B. For any activity requiring a residential building permit for new construction:**

**(1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.**

**2. Setbacks.**

**A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.**

**(1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.**

**B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.**

**C. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35) feet in width shall be provided along the river for the continuation of the Riverwalk.**

**3. Height Requirements.**



**A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.**

**B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be 75 feet.**

**4. Access to sites and buildings.**

**A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the Chattanooga Department of Transportation based on vehicular and pedestrian safety concerns.**

**B. Alleys, where they exist, shall be used as the principal vehicular access.**

**C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.**

**D. Shared drives should be used wherever possible.**

**E. The primary pedestrian entrance to new buildings shall be provided from the primary street.**

**F. Vehicular circulation and new streets shall be approved by the Chattanooga Department of Transportation.**

**5. Off-street parking.**

**A. New off-street parking shall not be permitted between a building and the primary street frontage.**

**B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:**

**(1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.**

**(2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.**

**C. Garages for new residential dwellings shall be located behind the primary building.**

**D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:**

**(1) Proximity to transit stops**

**(2) Provision of bicycle facilities**

**(3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking**

**(4) Type of uses and hours of operation**

**(5) Square footage of commercial uses or number of residential units**

**(6) Fire Department access**

**6. Street Frontage.**

**A. Where a street edge is required, it shall be provided as follows:**

**(1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:**

- a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or**
- b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or**
- c. An evergreen hedge, with a minimum height at maturity of 3 feet.**
- d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.**

**(2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.**

**(3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.**

**(4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.**

Mr. Barry Payne made motion to approve staff recommendation. Mr. David Mathews seconded the motion and the motion to approve staff recommendation carried.

**Case No. MR-2014-135** – James E. Campbell – Unnumbered block of 4<sup>th</sup> Street/ Alley off of 300 block of North Hawthorne Street – City of Chattanooga – Mandatory Referral: Street & Alley Closure

**MR-2014-135**  
**Approved**  
**City Dist #8**

Mr. Haynes gave the presentation and explained staff recommendation to **approve.**

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-136** – GreenSpaces NextGen, LLC/ Jim Wilson & Hamilton Avenue Partners – 677, 703 Hamilton Avenue – City of Chattanooga – From C-7 & R-2 to R-T/Z

**2014-136**  
**Approved**  
**City Dist #2**

Mr. Haynes gave the presentation and explained staff recommendation to **approve.**

Mr. Todd Leamon made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2014-137** – Barrier Properties, LLC – 6114, 6116, 6118, 6126, 6130,

**2014-137**

6136, 6236, 6244, 6246, 6254, 6280 Ooltewah-Georgetown Road – Hamilton County – From M-1, A-1, and R-5 to R-1

**Approved**  
**Co Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**.

Mr. Eric Myers made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and the motion to approve staff recommendation carried with Mr. David Mathews and Mr. Barry Payne recusing.

**Case No. 2014-138** – Barrier Properties, LLC – 6114, 6116, 6118, 6126, 6130, 6136, 6236, 6244, 6246, 6254, 6280 Ooltewah-Georgetown Road – Hamilton County – Special Permit: Planned Unit Development (PUD)

**2014-138**  
**Approved**  
**Co Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**.

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried with Mr. David Mathews and Mr. Barry Payne recusing.

**Case No. MR-2014-141** – Barrier Properties, LLC – Unnamed right-of-way off of 6200 block of Ooltewah-Georgetown Road – Hamilton County – Special Permit: PUD

**MR-2014-141**  
**Approved**  
**Co Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**.

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried with Mr. David Mathews and Mr. Barry Payne recusing.

**Case No. 2014-139** – The Broadway Group/ Joseph E. Proctor – 6514, 6518 Shallowford Road – City of Chattanooga – From R-1 to C-2

**2014-139**  
**Defer 30 days**  
**City Dist #6**

Mr. Haynes gave the presentation and explained staff recommendation to **deny**.

Ms. Melissa Bower of Huntsville, Alabama, representing The Broadway Group, addressed the Commission regarding this request.

There was no opposition present.

Councilwoman Carol Berz, City of Chattanooga District 6 representative spoke in favor of this request.

Ms. Bower informed the Commission that a list of conditions which were agreed upon between members of the community and themselves at a recent meeting are to be added for the record. Ms. Bower submitted a copy of those conditions to the Commission and RPA staff.

Mr. Jason Farmer made motion to defer 30 days in order for staff to review the list of agreed upon conditions. Mr. Yusuf Hakeem seconded the motion and the motion to defer 30 days carried.

**A Resolution to Amend the City of Chattanooga Subdivision Regulations Define Vested Rights in the Context of Development Plans**

**Chatt Sub Vested Rights Approved**

Mr. Barry Payne made motion to approve. Mr. David Mathews seconded the motion and the motion to approve carried.

**A Resolution to Amend the Hamilton County Subdivision Regulations to Define Vested Rights in the Context of Development Plans**

**County Sub Vested Rights Approved**

Mr. Eric Myers made motion to approve. Mr. Todd Leamon seconded the motion and the motion to approve carried.

**A Resolution to Amend the Lakesite, Lookout Mountain, and Walden Subdivision Regulations to Define Vested Rights in the Context of Development Plans**

**Lakesite, LOM, Walden Vested Rights Approved**

Mr. Jason Famer made motion to approve. Mr. Y. L. Coker seconded the motion and the motion to approve carried.

**A Resolution of the Chattanooga-Hamilton County Regional Planning Commission to Establish Designee with the Authority to Sign Final Subdivision Plats on behalf of the Secretary of the Chattanooga-Hamilton County Regional Planning Commission**

**Signing of Sub Plats Approved**

Mr. Y. L. Coker made motion to approve. Mr. Todd Leamon seconded the motion and the motion to approve carried.

**A Resolution of Amend the Hamilton County Zoning Regulations, Article V General Provisions Section 105(3)(b) to Clarify the "Effective Date" Mentioned in the Text**

**Co Zone Regs Effect Date Approved**

Mr. Todd Leamon made motion to approve. Mr. Y. L. Coker seconded the motion and the motion to approve carried.

**A Resolution to Amend the City of Chattanooga Zoning Ordinance to Remove the Special Exceptions Permit for a Two-Family Dwelling in the R-1 Residential Zone**

**City Zone Regs Delete Sp Prmt Approved**

Mr. Yusuf Hakeem made motion to approve. Mr. Eric Myers seconded the motion and the motion to approve carried.

**A Resolution to Amend the City of Chattanooga Zoning Ordinance to Define Vested Rights in the Context of Development Plans**

**City Zone Ord  
Vested Rights  
Approved**

Mr. Jason Farmer made motion to approve. Mr. Y. L. Coker seconded the motion and the motion to approve carried.

**A Resolution to Amend the Hamilton County Zoning Regulations to Define Vested Rights in the Context of Development Plans**

**Co Zone Regs  
Vested Rights  
Approved**

Mr. Mr. Todd Leamon made motion to approve. Mr. David Mathews seconded the motion and the motion to approve carried.

**Public Comments on Non-Agenda Items**

**Approval of Minutes of November 10, 2014**

**Minutes  
Nov 10, 2014  
Approved**

Mr. David Mathews made motion to approve the minutes. Mr. Barry Payne seconded the motion and the motion to approve carried.

**Adjournment:**

**Adjourn**

There being no further business, the meeting adjourned at 3:39 p.m.

Respectfully submitted,

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Ethan Collier, Chairman

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John Bridger, Secretary

EC:JB:sh