

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, March 9, 2015
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 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 Chester Bankston, 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. Don Moon, Mr. Jimmy Parks, Mr. Barry Payne, 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. Karen Rennich, Ms. Akousa Cook, 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.

Preliminary Plats

The Rockery Reserve-Old Hotwater Road, Lots 2 thru 9
(Hamilton County District 1)

**Rock
Reserve
App w/conds.**

Mr. David Mathews made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and the motion to approve staff recommendation carried.

Stonewall Farms-Little Sorrel Road, Lots 475 thru 494, 539 thru 551
(City of Chattanooga District 3/Hamilton County District 3)

**Stonewall
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.

Stonewall Farms-Jackson Mill @ Muskett Lane, Lots 552 thru 581
(Hamilton County District 3)

**Stonewall
Approved**

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

Final Plats

Hampton Meadows PUD-Roy Lane, Lots 2 thru 49-Roy Lane
(Hamilton County District 9)

**Hampton
Approved**

Mr. Chester Bankston made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and motion to approve staff recommendation carried.

The Ridges at Crystal Brook-Windbridge Drive, Lots 137 thru 212
(Hamilton County District 7)

**Ridges @
Crystal B
Approved**

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

Old Business

Case No. 2015-028 – Fred Ervin/ W. C. Hunter – 3525 Garner Road – City of Chattanooga – Rezone from R-1 Residential Zone to R-3 Residential Zone

**2015-028
Opposition
Denied
City Dist #5**

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

The applicant was not present.

Speaking in opposition was City Councilman Russell Gilbert who submitted a petition of opposition with 72 signatures of surrounding property owners to the Commission, Ms. Barbara Starr of 3707 Sumter Avenue and Ms. Cynthia Stanley Cash, President of North Brainerd Neighborhood Association.

Mr. Yusuf Hakeem made motion to approve staff recommendation to deny. Ms. Velma Wilson seconded the motion and the motion to approve staff recommendation to deny carried.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2015-030 – Dennis Banther – 9608 Birchwood Pike – Hamilton County – Special Permit: Single Wide Manufactured Home

2015-030
Approved
Co. Dist #9

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

The applicant, Mr. Dennis Banther, was present.

There was no opposition present.

Mr. Chester Bankston made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and the motion to approve staff recommendation carried.

Case No. 2015-033 – Passpointe Engineering c/o Jan Pass/JJMP GP c/o Jasmine Patel – 216 Market Street – City of Chattanooga – From M-1 to C-3

2015-033
App w/conds
City Dist #7

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to the standard conditions of the C-3 Central Business Zone.** (Attached and made part of these minutes)

The applicant was present.

There was no opposition present.

Mr. David Mathews made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and motion to approve staff recommendation carried.

Case No. 2015-034 – Julie Gardenhire/Betty Silvers – 7104 Bonny Oaks Drive – City of Chattanooga – From R-1 to O-1

2015-034
App w/conds.
City Dist #6

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to: 1) Use existing building only; and 2) No Dumpster.**

The applicant was present.

There was no opposition present.

Mr. Chester Bankston made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and motion to approve staff recommendation carried.

Case No. 2015-035 – Skip Pond/Alfred Jayne – 941 McCallie Avenue – City of Chattanooga – From R-4 to C-3

2015-035
App w/conds
City Dist #8

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to the standard conditions of the C-3 Central Business Zone.** (Attached and made part of these minutes)

The applicant was present.

There was no opposition present.

Mr. Barry Payne made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and motion to approve staff recommendation carried.

Case No. MR-2015-037 – Emerson Russell c/o The Palms on Concord, LLC – 6757 Palms Court– City of Chattanooga – MR: Abandonment of Sewer Easement

MR-2015-037
Approved
City Dist #4

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

The applicant was present.

There was no opposition present.

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

*****At this time Chairman Ethan Collier exited the meeting and Mr. Todd Leamon took the chair.**

Case No. 2015-038 – Gabe Thomas c/o Collier Construction – 3100 Saint Elmo Avenue – City of Chattanooga – From M-1 to R-T/Z & UGC

2015-038
App w/cond
City Dist #7

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to impervious surfaces shall not be permitted within the 100-year floodplain.**

The applicant was present.

There was no opposition present.

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

Case No. 2015-039 – City of Chattanooga/RPA/Johnson Southern Company, LLC – 9337 & 9339 Bradmore Lane – City of Chattanooga – Rezone from Temporary C-2 Convenience Commercial Zone to Permanent C-2 Convenience Commercial Zone

2015-039
App UGC
City Dist #6

Mr. Haynes gave the presentation and explained staff recommendation to **approve UGC Urban General Commercial Zone.**

There was no opposition present.

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

Government Mandatory Referrals

Case No. MR-2015-031 – City of Chattanooga/Real Property/Gail Hart – 2005 South Willow Street – City of Chattanooga – MR: Property Acquisition

MR-2015-031
Approved
City Dist #8

Mr. Chester Bankston made motion to approve. Mr. Y. L. Coker seconded the motion and motion to approve carried.

Case No. MR-2015-032 – City of Chattanooga/Real Property/Gail Hart – 4333 Oakland Avenue & 511 W. 45th Street – City of Chattanooga – MR: Lease Agreement

MR-2015-032
Approved
City Dist #7

Mr. Chester Bankston made motion to approve. Mr. Y. L. Coker seconded the motion and motion to approve carried.

Case No. MR-2015-040 – City of Chattanooga/Bill Payne, City Engineer – 801 Volkswagen Drive – City of Chattanooga – MR: Abandon Sewer & Drainage Easements

MR-2015-040
Approved
City Dist #6

Mr. Chester Bankston made motion to approve. Mr. Y. L. Coker seconded the motion and motion to approve carried.

Zoning Ordinance Amendments

A Resolution to Amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance in Article V, Division 15, C-3 Central Business Zone to Remove the Ten (10) Feet Building Separation Requirement

Chatta Zone
Ord Amend
10 Ft Sep
Approved

Mr. Barry Payne made motion to approve. Ms. Velma Wilson seconded the motion and motion to approve carried.

A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance in Article V, Division 9, R-4 Special Zone and Division 12, O-1 Office Zone Relative to Removal of Sign Area Requirements

Chatta Zone
Ord Amend
Sign Area Req
Approved

Mr. Jason Farmer made motion to approve. Ms. Mary Kay Hiatt seconded the motion and motion to approve carried.

A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article VIII, Board of Appeals for Variances, to Require Posting of Notification Sign

Chatta Zone
Ord Amend
BOZA Sign
Approved

Mr. Y. L. Coker made motion to approve. Mr. David Mathews seconded the motion and motion to approve carried.

Approval of Minutes of February 9, 2015

Minutes
Feb 9, 2015
Approved

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

Adjournment:

Adjourn

There being no further business, the meeting adjourned at 1:39 p.m.

Respectfully submitted,

Ethan Collier, Chairman

John Bridger, Secretary

EC:JB:sh