

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

**DATE:** Monday, November 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](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 indicates who made the motion, what the motion was and who seconded it. It also indicates if there was opposition or not.

**Present:**

County Commissioner Joe Graham, 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. Don Moon, Mr. Jimmy Parks, 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. Karen Rennich, Ms. Akousa Cook, Ms. Pattie Dodd, Ms. Melissa Taylor, Mr. Justin Tirsun, and Mr. John Bridger

**Planning  
Agency  
Staff**

**Public Hearing**

The procedure followed in presenting each petition was as follows:

**Public  
Hearing  
Procedure**

- 1) Presentation of maps and photos of the area showing zoning and land use. (Exception was made on cases recommended for approval and without opposition)
- 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.

## Subdivision Plats & Variances

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

### Variances

**2015-062 - 615 Forest Avenue** – Minimum Lot Frontage and Existing Structure Side Setback-R-1 Residential Zone

(City of Chattanooga District 2, Hamilton County District 6)

Mr. Haynes gave the presentation and explained staff recommendation to **approve**. Mr. Haynes informed the Commission that there was a call from a person in opposition.

Mr. Joe Graham made motion to approve staff recommendation to **approve**. Mr. Todd Leamon seconded the motion and motion to approve staff recommendation carried.

**2015-063 - Nortons Division** Lots 2A and 2B Subdivision-Suburban Infill Lot Frontage-R-1 Residential Zone

(City of Chattanooga District 4, Hamilton County District 7)

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

Mr. Steve Pickett with Pickett Homes of 1480 Whispering Way of Ooltewah Tennessee addressed the Commission regarding this request.

Ms. Barbara Finley of 1615 Morris Hill Road spoke in **opposition**.

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

### Preliminary Plat

**2015-066 - The Canyons Subdivision**, a Planned Unit Development, Phase 4-Lots 230 thru 250

(Hamilton County District 1)

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to sewer being reviewed by WWTA**.

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Joe Graham seconded the motion and motion to approve staff recommendation carried with Mr. David Mathews recusing.

### Final Plats

**2015-064 - Nortons Division**-Lots 2A and 2B

(City of Chattanooga District 4, Hamilton County District 7)

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to: Approval of a variance to Section 38-44(7) of the City of Chattanooga Zoning Regulations for Minimum Lot Frontage required by the Suburban Infill Lot Frontage requirements. See Subdivision Case No. 2015-063.**

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

**2015-065 - Cambridge Square** Lots 1, 3, 5, 11 and 17 thru 26  
(City of Chattanooga District 6, Hamilton County District 9)

Mr. Haynes gave the presentation and explained staff recommendation to **approve as a preliminary plat subject to the following condition: Approve of Public Sanitary Sewer Submitted and Reviewed by Hamilton County WWTA.**

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

### III. Old Business

**Case No. 2015-118** – Billy Holland – 4603 Clonts Road – Hamilton County – Special Permit: Single Wide Manufactured Home (Hamilton County District 7)

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

The applicant was not present.

Speaking in **opposition** was Mr. Richard Mendoza, Jr. of 4536 Clonts Road and his father, Mr. Richard Mendoza, Sr. of 4538 Clonts Road.

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

**Case No. 2015-119** – Matthew W. Thacker & Jean M. Thacker – 1402 Cemetery Avenue at East 14<sup>th</sup> Street – City of Chattanooga – Rezone from R-3 Residential Zone to C-2 Convenience Commercial Zone (City of Chattanooga District 8)

Mr. Haynes gave the presentation and explained staff recommendation to **approve with the following conditions; 1) In addition to providing the street yard as required by the City Landscape Ordinance, an evergreen hedge, to be maintained at a minimum of three (3) feet in height at maturity, shall be provided within the required street yard. 2) A fence, if provided, shall be a decorative metal fence and located at the interior edge of the street yard. 3) No chain link fence is permitted between the proposed building and the 14<sup>th</sup> Street right of way.**

Mr. Matthew Thacker addressed the Commission regarding this request.

Mr. Gary Rudolph of 904 East 14<sup>th</sup> Street spoke in **opposition**.

Mr. Joe Graham made motion to approve staff recommendation. Ms. Mary Kay Hiatt seconded the motion and motion to approve staff recommendation carried with Mr. Eric Myers, Ms. Velma Wilson, Ms. Donna Williams and Mr. Yusuf Hakeem voting no.

**Case No. 2015-123** – Dreamtech Homes LLC/Sherman Smith & First Bank c/o Jim McKenzie – 1091 Mackey Avenue – City of Chattanooga– Special Exceptions Permit: Residential Planned Unit Development (City of Chattanooga District 4)

Mr. Haynes gave the presentation and explained staff recommendation to approve, with the following conditions: 1) A second street right-of-way connection shall be provided from Mackey Avenue through lot 33 as identified on the PUD plan. 2) Right-of-way improvements along Mackey Avenue shall stretch northward from Proposed Road A, through Lot 33, and would terminate at the southernmost driveway for Chattanooga Gold Center. Improvements shall include curb and gutter, sidewalk, and a minimum street width of 22 feet as measured from face of curb and conforming to current City standards. 3) Maintain the proposed Dudley Road connection. 4) Right-of-way for Proposed Road A shall be extended through the ends of lots 51 and 52 for future connectivity with adjacent parcels. 5) All rights-of-way shall be a minimum of 50-feet in width, with 22-feet of street width as measured from faces of curb. (Note: Proposed Road B does not currently meet this requirement.)

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request and indicated that conditions 1 & 2 of staff recommendation would not work with this proposal and asked that those conditions not be required.

Mr. Mike Robinson of 999 Charlotte Avenue spoke in **opposition**.

Mr. David Mathews made motion to approve conditions 3, 4 and 5 of staff recommendation only to read as follows: **Approve, subject to: 1) Maintain the proposed Dudley Road connection. 2) Right-of-way for Proposed Road A shall be extended through the ends of lots 51 and 52 for future connectivity with adjacent parcels. 3) All rights-of-way shall be a minimum of 50-feet in width, with 22-feet of street width as measured from faces of curb. (Note: Proposed Road B does not currently meet this requirement.)** Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation with conditions 3, 4 and 5 carried with Mr. Eric Myers and Ms. Donna Williams voting no.

#### **IV. New Business**

##### **A. Rezoning, Closures/Abandonments, Special Permits, Condition Amendments**

**Case No. 2015-133** – Roger and Kathy Wallace – 14219 Back Valley Road – Hamilton County – Special Permit: Single Wide Manufactured Home (Hamilton County District 1) **WITHDRAWN**

**Case No. MR-2015-134** – Hamilton County Engineer/Todd Leamon, Public Works Director – 11,000 block of Bauxite Road – Hamilton County – Mandatory Referral: Street Closure (Hamilton County District 7)

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

Mr. Joe Graham made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-135** – Jason McGlohon/SBI Engineers/James Newby – 6501 Shallowford Road – City of Chattanooga – Rezone from R-1 Single Family Residential to R-4 Special Zone (City of Chattanooga District 6)

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

Mr. Jason McGlohon addressed the Commission regarding this request.

Speaking in **opposition** was City Council District 6 representative, Ms. Carol Berz and Ms. Judy Webster of Keller Williams Realty.

Mr. Joe Graham made motion to deny. Ms. Mary Kay Hiatt seconded the motion and motion to deny carried.

**Case No. 2015-136** – James Hixson – 2700 & 2708 Walker Road – City of Chattanooga – Rezone from R-2 Residential Zone to R-4 Special Zone (City of Chattanooga District 6)

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

Mr. Joe Graham made motion to approve staff recommendation. Mr. Jason Farmer seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-137** – James A. Ferguson – 1524 Roberson Road – Hamilton County – Special Permit: single Wide Manufactured Home (Hamilton County District 3)

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

Mr. Joe Graham made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-138** – Peter C. Cory & Miles D. Raborn – 8407 & 8575 Petty Road – City of Chattanooga – Rezone from R-5 Residential Zone to R-1 Residential Zone (City of Chattanooga District 4)

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 motion to approve staff recommendation carried.

**Case No. 2015-139** – Peter C. Cory & Miles D. Raborn – 1813 Morris Hill Road, and 8407 & 8575 Petty Road – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development (City of Chattanooga District 4)

Mr. Haynes gave the presentation and explained staff recommendation to approve with conditions: 1) Lots 23 and 28 as shown on the plan are to remain community lots. 2) Condition to Type "C" Landscaping along PUD boundaries with R-1 to mitigate nuisance issues of smaller lots from larger lots. 3) Condition to be stated by CDOT for connection through Petty Road.

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request.

Speaking in **opposition** was Mr. Matthew Arbuckle of 1819 Morris Hill Road and Mr. Sherril McConnell of 8351 Petty Road.

Mr. Jason Farmer made motion to approve staff recommendation with conditions 1 & 2 only: **1) Lots 23 and 28 as shown on the plan are to remain community lots. 2) Condition to Type "C" Landscaping along PUD boundaries with R-1 to mitigate nuisance issues of smaller lots from larger lots.** Mr. Joe Graham seconded the motion and motion to approve staff recommendation with conditions 1 & 2 only carried.

**Case No. 2015-140** – Owen Trepanier & Richard Puente – 3120 Dodson Avenue – City of Chattanooga – Rezone from M-1 Manufacturing Zone to R-3 Residential Zone (City of Chattanooga District 9)

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

The applicant Mr. Owen Trepanier addressed the Commission regarding this request.

Ms. Cora Lanier of 3109 Taylor Street spoke in **opposition**.

Mr. Yusuf Hakeem made motion to **approve for proposed use only**. Mr. Joe Graham seconded the motion and motion to approve for proposed use only carried.

**Case No. 2015-141** – Wise Properties, LLC – 1920 Chestnut Street, 1817 Broad Street and 423 West 30<sup>th</sup> Street – City of Chattanooga– Rezone from M-1 Manufacturing Zone to C-2 Central Business Zone (City of Chattanooga District 7)

Mr. Haynes gave the presentation and explained staff recommendation to **approve C-2 with conditions as follows:**

**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.
  - (2) For multi-family buildings three (3) stories in height or greater, a greater setback is permitted if entrances to individual units front the street.
- 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.

## **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 four (4) 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. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.
- F. The primary pedestrian entrance to new buildings shall be provided from the primary street.
- G. Provide a vehicular drive connecting the parking lot on the northwest corner of the site to the proposed new road in the railroad right-of-way.

## **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
- E. Pave and stripe all new surface parking lots.

#### **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 brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
  - (2) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
  - (3) An evergreen hedge, with a minimum height at maturity of 3 feet.
  - (4) Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- B. Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
- C. Eighty percent (80%) of the ground level building façade of non-residential buildings, facing primary streets, shall be designed as leasable space and shall not include parking lots.
  - a. The remainder of the ground floor may be designed to incorporate parking, provided the parking is completely screened from public view.
- D. No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- E. 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. John Jewell of 1982 Wagon Lane of Signal Mountain, Tennessee addressed the Commission regarding this request.

Ms. Helen Burns Sharp of 129 Walnut Street spoke in **opposition**.

Mr. Joe Graham made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-142** – Gregory T. Dortch – 2618 Ooltewah-Ringgold Road – Hamilton County – Rezone from A-1 Agricultural District to R-2 Residential District (Hamilton County District 7)



Mr. Haynes gave the presentation and explained staff recommendation to **deny request for R-2 and recommend approval of an R-1 District.**

The applicant, Mr. Gregory Dortch was in attendance and accepted staff recommendation of R-1.

Mr. Janet Dutto of 2614 Ooltewah-Ringgold Road spoke in **opposition.**

Mr. Jason Farmer made motion to approve staff recommendation for R-1. Mr. Joe Graham seconded the motion and motion to **approve for R-1** carried.

**Case No. 2015-143** – Steven Ryan/Community Funeral and Brainerd Church of Christ – 4203 Brainerd Road – City of Chattanooga – Rezone from R-1 Residential Zone to R-4 Special Zone  
(City of Chattanooga District 5)

Mr. Haynes gave the presentation and explained staff recommendation to approve with the following condition: 1. Conditioned to the following uses: Churches, Funeral Homes, Mortuaries, and Undertaking Establishments.

Mr. Steven Ryan 3600 Willow Lake Circle addressed the Commission regarding his request.

Speaking in **opposition** was City Council District 6 representative Carol Berz. She asked for **30 day deferral** to give the applicant a chance to meet with the neighborhood.

Mr. David Mathews made motion to **defer 30 days.** Ms. Velma Wilson seconded the motion and motion to defer 30 days carried.

**Case No. 2015-144** – Nick Adams & Christy Clark/Adams Masonry/Larson & Soloff, Inc. (Soloff Construction Company c/o David Soloff and City of Chattanooga c/o Electric Power Board c/o Steve Clark – Part of 2833 Calhoun Avenue & 2902 Morgan Avenue – City of Chattanooga – Rezone from R-2 Residential Zone to M-1 Manufacturing Zone (City of Chattanooga District 8)

Mr. Haynes gave the presentation and explained staff recommendation to deny M-1 Industrial Zone request and approve M-2 Light Industrial Zone.

Ms. Tiffany Farley of AD Engineering Services, addressed the Commission regarding this request explaining that M-2 is needed for property to the north and M-1 for property to the south.

Mr. Joe Graham made motion to **approve request for M-1 and M-2.** Mr. Todd Leamon seconded the motion and motion to approve M-1 and M-2 carried.

**Case No. 2015-145** – Bristol Development Group/Scott Black – 328 Cherokee Boulevard, 401, 403, 407, 409, 411 & 413 Somerville Avenue – City of Chattanooga – Rezone from M-1 Manufacturing Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone  
(City of Chattanooga District 7)

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to the following condition: 1. Structured parking shall not front the residential street of Somerville Avenue.**

Mr. Joe Graham made motion to approve staff recommendation. Mr. Jason Farmer seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-149** – City of Chattanooga/RPA – 3000 Broad Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to M-2 Light Industrial Zone  
(City of Chattanooga District 1)

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

- A. M-2 Portion (first 315 feet from Broad Street ROW) (1) The following shall be screened from view from all public rights-of-way: the outdoor storage of equipment and products, apparatus related to vehicular repairs, and loading, and parking areas for large, heavy-use vehicles, dump trucks, repair vans and/or fleets. (a) Screening shall be comprised of one (1) of the following: (i) A greenbelt planting strip, not less than fifteen (15) feet in width. Such greenbelt shall be composed of at least: a) One (1) row of deciduous and evergreen trees, space not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1 ½) inches of planting; and (b) One (1) row of shrubs, with a ration of two (2) deciduous to one (1) evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in three (3) or four (4) growing seasons; or (ii) Natural vegetation can be retained if it meets the intent of this section, or supplemented to meet the intent of this section; or (iii) A sight obscuring screen (either solid or veil block, or some form of fence that is at least fifty percent (50%) opaque (excluding material made of fabric or synthetic fabrics) and at least six (6) feet high). (2) The display and/or sale of vehicles (excluding scooters bicycles and other non-motorized craft) requires a street edge treatment at the public right-of-way as described in Section 38-210 of the Chattanooga Zoning Ordinance. (3) Off-premise commercial billboards are not permitted.**
- B. M-1 Portion with conditions: Following uses are prohibited – Blast furnace, Boiler works, Forge plants, Foundries, Planning mills, Processing of fish, poultry and meat, Rolling mills and Smelting.**

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and motion to approve staff recommendation carried.

## **B. AMENDMENT RESOLUTIONS**

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE VIII BOARD OF APPEALS FOR VARIANCE AND SPECIAL PERMITS, BY ADDING SUBSECTION (6) TO SECTION 38-563 JURISDICTION OF THE BOARD**

Mr. Joe Graham made motion to approve. Mr. Todd Leamon seconded the motion and motion to approve carried.

**A RESOLUTION TO AMEND THE CITY OF CHATTANOOGA SUBDIVISION REGULATIONS TO INCORPORATE REQUIREMENTS IN THE DESIGN STANDARDS FOR MINIMUM RIGHT-OF-WAY REQUIREMENTS, PUBLIC SANITARY SEWER, WATERLINES AND FIRE HYDRANT SPACING**

Mr. Todd Leamon made motion to approve. Mr. Joe Graham seconded the motion and motion to approve carried.

**A RESOLUTION TO AMEND THE HAMILTON COUNTY ZONING REGULATIONS, ARTICLE VII, SECTION 300(l)(1)(a) IN REFERENCE TO FEES FOR THE BOARD OF ZONING APPEALS PUBLIC HEARING**

Mr. Joe Graham made motion to approve. Mr. Todd Leamon seconded the motion and motion to approve carried.

**A RESOLUTION TO AMEND THE HAMILTON COUNTY, TENNESSEE ZONING REGULATIONS WITHIN ARTICLE IV, FLOOD HAZARD DISTRICT TO INCLUDE THE ADOPTED AND UPDATED NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AND FLOOD INSURANCE RATE MAP REFERENCE NUMBERS**

Mr. Joe Graham made motion to approve. Mr. Todd Leamon seconded the motion and motion to approve carried.

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE II, SECTION 38-2 DEFINITIONS**

Mr. Joe Graham made motion to approve. Ms. Mary Kay Hiatt seconded the motion and motion to approve carried.

**Public Comments on Non-Agenda Items**  
(None)

**Approval of Minutes of October 12, 2015**

Mr. Jason Farmer made motion to approve the minutes of October 12, 2015. Mr. David Mathews seconded the motion and motion to approve carried.

**Adjourn**

There being no further business, the meeting adjourned at 4:45 pm.

Respectfully submitted,

  
Ethan Collier, Chairman

  
John Bridger, Secretary