

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, August 8, 2016
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 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. Chris Mabee, Mr. David Mathews, Mr. Eric Myers, Mr. Jimmy Parks, Ms. Velma Wilson, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke) and Chairman Ethan Collier

**Planning
Commission
Members**

Others Present:

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Karen Rennich, Mr. Hobert Brabson, Ms. Sarah Weeks, 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

(Staff recommendations for subdivision plats & variances are attached and made part of these minutes)

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

Variance

SD-2016-040 Wendy Roberts Subdivision Lots 11, 12, and 13-Lot Less than 5 Acres on Private Road/Easement
(Hamilton County District 9)

W Roberts
Approved

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

Preliminary Plats

SD-2016-043 George Luttrell Farms Lots 1 thru 104_
(Hamilton County District 1)

G Luttrell
App w/cond

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

SD-2016-044 Sedman Hills Phase III, Lots 204 thru 299 and Revised Lots 154 and 155
(Hamilton County District 1)

Sedman
App w/cond

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

Final Plats

SD-2016-041 Pine Hill Ridge Subdivision Lots 1 thru 4
(Hamilton County District 7)

Pine Hill
Approved

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

SD-2016-042 Eagle Bluff Woods Subdivision Lots 1 thru 24
(Hamilton County District 9)

Eagle Bluff
App w/conds

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

Old Business (None)

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2016-106 – Bryan Keith & Randall Fransisco – 16425 Providence Road – Hamilton County – Special Permit: Single Wide Manufactured Home

2016-106
Approved
Co Dist #1

The applicant was present.

There was no one present in opposition to the petition.

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Adam Veron seconded the motion and motion to approve staff recommendation carried.

Case No. 2016-108 – Chattanooga Metropolitan Airport Authority – 5915, 5919, 5955, 5959 Brainerd Rd., 5900 blk. Pinehurst Ave., 1001 Airport Road, 5901 Portview Circle, 500 blk. Pine Grove Trail, 5900 blk. Hancock Road, 100 blk Jubilee Drive – City of Chattanooga – Rezone from R-1, R-2, C-2, M-1, M-3 to M-1 Manufacturing Zone

2016-108
App w/conds
City Dist #5

Mr. Greg Haynes gave the presentation and explained staff recommendation to defer and answered questions from the Commission.

The applicant, Mr. Terry Hart, president of Chattanooga Metropolitan Airport Authority addressed the Commission regarding this request to acquire additional parking for customers.

Lengthy discussion ensued regarding the exact properties needed to rezone and rezoning to M-1 next to residential area.

Mr. Joe Graham made motion to **approve rezoning a portion of 1001 Airport Road and all properties located in the 5900 block of Pinehurst Avenue to M-1 Manufacturing Zone, subject to airport use only.** Mr. Eric Myers seconded the motion and motion carried.

Case No. 2016-112 – Pratt Land & Develop Co./Murphy Family Trust – 10317, 10327, 10331 East Brainerd Road – Hamilton County – From A-1 to R-1

2016-112
Opposition
App w/conds
Co Dist #7

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

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request and submitted a revised site plan for their review.

Speaking in opposition was Mr. Dennis Bauld of 3870 Broken Elm, in Apison, Tennessee.

Mr. David Mathews made motion to **approve, subject to a Traffic Analysis Study to be provided to the Hamilton County Engineer before going before the Hamilton County Commission meeting.** Mr. Y. L. Coker seconded the motion and motion carried.

Case No. 2016-113 – Pratt Land & Develop Co./Murphy Family Trust – 10317, 10327, 10331 East Brainerd Road – Hamilton County – Special Exception Permit: Planned Unit Development

2016-113
Opposition
Approved
Co Dist #7

Mr. Chris Mabee made motion to approve staff recommendation to **approve**. Mr. Eric Myers seconded the motion and motion to approve staff recommendation carried.

Case No. 2016-114 – SEI Ventures of TN, LLC, Dorothy Engsborg – 1900 blk Myrtle Street, 2100 Rossville Avenue and 1929 Central Avenue – City of Chattanooga – From M-1 to C-3

2016-114
Support &
Opposition
Defer 30 days
City Dist #7

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

The applicant, Ms. Dorothy Engsborg addressed the Commission regarding her petition.

Speaking in opposition was Ms. Colleen Canion of 4602 Bonnieray Drive.

Mr. Mark Wilson owner of Standard Appliance at 1901 Rossville Avenue spoke in support.

Mr. Joe Graham made motion to **defer 30 days**. Mr. Yusuf Hakeem seconded the motion and motion to defer carried.

Case No. 2016-115 – David Yost – 8875 Highway 58 – Hamilton County –
From R-2A to C-3

2016-115
Opposition
Support
Denied
Co Dis #9

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

The applicant, Mr. David Yost of 335 Hidden Oaks Trail in Cleveland, Tennessee, addressed the Commission regarding his petition.

Speaking in opposition was Mr. Nicolae Tarziu of 7031 McDaniel Road, Mr. Bill Gaines of 7128 McDaniel Road, Ms. Lynn Curtis of 7121 McDaniel Road and Mr. Norman Ostrander of 7120 McDaniel Road.

Mr. Mark Phillips of 8907 Birchwood Pike spoke in support of the project.

Mr. Adam Veron made motion to approve staff recommendation to deny. Mr. Joe Graham seconded the motion and the motion carried.

Case No. 2016-116 – William & Gloria Banks – 6308 Bay Lane – Hamilton County
– Special Permit: Short Term Vacation Rental

2016-116
Approved
Co Dist #9

Mr. David Mathews motion to **approve**. Mr. Joe Graham seconded the motion and motion to approve carried.

Case No. 2016-117 – Robert Bullard/Nooga Investments, LLC – 3401 Cummings Road – City of Chattanooga – From M-2 to M-1

2016-117
App w/conds.
City Dist #1

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to a packaging and redistribution plant only.

The applicant, Mr. Robert Bullard of 412 Georgia Avenue addressed the Commission regarding this request and stated that whatever uses the Commission would not like to see at this located he would abide by.

After further discussion, it was decided that rezoning to M-1 with the M-2 permitted uses would suffice.

Mr. Joe Graham made motion to **approve, subject to the following uses only:**
(1) Packaging and redistribution plant. (2) Apparel and other finished fabric manufacturers. (3) Blueprint and related shops. (4) Cabinet making and woodworking shops. (5) Cold storage plants. (6) Communications towers providing they may be built only under the provisions specified in article VIII of the Chattanooga Zoning Ordinance. (7) Contractor's offices and

accessory storage uses. (8) Dwellings, if in combination or associated with any of the permitted uses in this zone, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis. (9) Electrical machinery, tools, equipment, and supplies assembly. (10) Food and food products, packaging and distribution. (11) Furniture and household goods manufacture. (12) Gas metering and control stations. (13) Greenhouses, Commercial. (14) Jewelry, silverware, and plated ware manufacture. (15) Laboratories: research, testing and medical. (16) Lumber yards. (17) Microwave stations, including towers. (18) Musical instruments and parts manufacture. (19) Photographic and optical goods production. (20) Printing and publishing services, except small commercial photocopy shops and other similar operations. (21) Professional, scientific, and controlling instrument manufacturers. (22) Re-packaging. (23) Rug cleaning plants. (24) Steel and other fabrication and assembly, but not including the processing and/or refinement of elemental, raw materials into steel or other products. (25) Textile production. (26) Utility and public service uses. (27) Warehousing. (28) Wholesaling. (29) Wholesale produce markets. (30) Offices. (31) No retail sales or other commercial use unless directly related to one (1) of the permitted uses of this section. (32) Day care centers shall be permitted subject to issuance of a Special Permit by the Board of Appeals in accordance with the provisions of article VIII of the Chattanooga Zoning Ordinance. (33) Any similar use comparable in character, type, or effect on the surrounding area to the above uses.

Mr. Todd Leamon seconded the motion and motion to approve with listed conditions carried.

Case No. 2016-118 – Tidewater Properties, LLC, Jay W. Bell/Jamie Sharpe, Trustee – 9120 Lovell Road – Hamilton County – From A-1 to R-1

2016-118
Approved
Co Dist #1

The applicant was present.

There was no one present in opposition.

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

Case No. 2016-119 – Wind River TinyHomes, Attn: Jeremy Weaver/ William & Linda Hullander – 5007, 5011 Orchard Drive – Hamilton County – From R-2A to C-3

2016-119
Opposition
App w/conds
Co Dist #7

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to the following conditions: (1) A type 'B' Landscape buffer**

shall be required along Orchard Drive. Only to be interrupted by an ingress/egress point. (2) Any outdoor storage of equipment or merchandise shall be limited to thirty percent (30%) of the lot square footage, excluding the area where buildings are located; such area shall be contained by fence, a minimum of six (6) feet high, and shall not encroach upon the required parking area. (3) Point of access to the site shall be located at the southeastern most point of Orchard Drive, parallel to railroad. Traffic to and from the site will not head west on Orchard Drive. (4) Limit the use for these parcels to Single-family dwellings or any light manufacturing which: (a) is not noxious or offensive by reason of emission of odor, fumes, dust, smoke, noise or vibration; (b) does not use mechanical power in excess of 5-horsepower; (c) does not habitually employ more than 5 mechanics or workers. (5) Hours of Operation shall be no earlier than 7:00am and no later than 7:00pm.

The applicant, Mr. Jeremy Weaver of 900 Red Clay Road in Cleveland, Tennessee, was in attendance and addressed the Commission regarding this request.

Ms. Judy Stansiser of 2008 Tombras Avenue, spoke in opposition to the request.

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

GOVERNMENT MANDATORY REFERRALS:

Case No. MR-2016-109 – City of Chattanooga, Real Property/ OM Hickory, LLC – **MR-2016-109**
2455 Hickory Valley Road – City of Chattanooga – Mandatory Referral: Acquisition **Opposition**

Mr. Haynes gave the presentation and explained staff recommendation to **approve.** **Approved**
City Dist #6

Ms. Gail Hart with City of Chattanooga Real Property office and Mike Patrick the Director of Waste Resources Division with the City of Chattanooga, addressed the Commission regarding this request.

Mr. Ron Smith of 2686 Churchill Downs Circle and Mr. Tom Urnt of 2618 Mermaid Lane spoke in opposition.

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

Case No. MR-2016-110 – City of Chattanooga, Real Property/ S&E Partnership –
3891 Agawela Drive – City of Chattanooga – Mandatory Referral: Acquisition

MR-2016-110
Approved
City Dist #6

There was no one present in opposition.

Mr. Jason Farmer made motion to **approve**. Mr. Chris Mabee seconded the motion and motion to approve carried.

An Amendment to City of Chattanooga City Code, Chapter 38 relative to Short Term Vacation Rentals

Short Term
Vacation
Amend

Mr. Wade Hinton of City of Chattanooga Attorney's office explained this amendment. **Approved**

Lengthy discussion ensued regarding this amendment.

Mr. David Mathews made motion to **approve**. Mr. Jason Farmer seconded the motion and motion to approve carried with Mr. Joe Graham opposing.

Public Comments on Non-Agenda Items

Tiny Homes
RPA Study

Mr. Jeremy Weaver of Wind River Tiny Homes addressed the Commission regarding a permissible zone that would provide for tiny house on wheels and provided a slide show presentation.

Mr. David Mathews made motion for RPA staff to study permissible zones for tiny house on wheels and report back to the Commission in nine (9) months. Mr. Jason Farmer seconded the motion and motion carried.

Approval of Minutes of July 11, 2016

Minutes
Jul 11 2016
Approved

Mr. Jason Farmer made motion to approve the July 11, 2016 minutes.
Mr. David Mathews seconded the motion and motion to approve the July 11, 2016 minutes carried.

Adjournment:

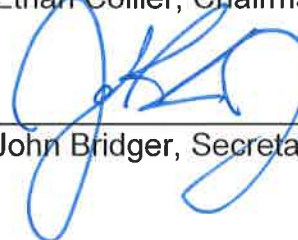
Adjourn

There being no further business, the meeting adjourned at 4:36 p.m.

Respectfully submitted,



Ethan Collier, Chairman



John Bridger, Secretary

EC:JB:sh