

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, May 13, 2013
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 shows 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, City Councilman Chip Henderson, Mr. Jon Bell, Mr. Y. L. Coker, Ms. Mary Kay Hiatt, Mr. Kenneth Jordan, Mr. Wanza Lee, Mr. David Mathews, Mr. Don Moon, Mr. Jimmy Parks, Mr. Barry Payne, Mr. Adam Veron, Mr. Todd Leamon (representing County Mayor Jim Coppinger), and Chairman Dale Mabee

**Planning
Commission
Members**

Others Present:

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Karen Rennich, Ms. Akousa Cook 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 and variance requests to the Commission and explained the staff recommendations.

**S/D Plats &
Variances
Approved**

Mr. Barry Payne made motion to approve the staff recommendations for the subdivision plats and variance requests. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendations for the subdivision plats and variances requests carried with Mr. David Mathews recusing.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2013-050 – Alvin Ferguson – 1500 blk Dallas Lake Road – Hamilton County –
Special Permit: Single Wide Manufactured Home

2013-050
Approved
Co. Dist. #3

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

Mr. Alvin Ferguson of 8877 Lovell Road, Hixson, Tennessee was present and answered questions from the Commission and explained the need for this permit.

There was no opposition present.

Mr. Y. L. Coker made motion to approve. Mr. Ken Jordan seconded the motion and the motion to approve carried unanimously.

Case No. 2013-053 – Vice Habitat, LLC/Hugh D. Vice DDS, MD – 1815 Dallas Lake
Road – Hamilton County – From R-1 to A-1

2013-053
Approved
Co. Dist. #1

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

The applicant, Mr. Hugh Vice of 2340 Freedom Bay Drive was present and addressed the Commission regarding this request.

There was no opposition present.

Mr. Chester Bankston made motion to approve this request. Mr. Todd Leamon seconded the motion and the motion to approve carried unanimously.

Case No. MR-2013-055 – Frank Goodwin – 1400 blk Jefferson Street – City of
Chattanooga – Mandatory Referral: Street Closure

MR-2013-055
Approved
City Dist. #8

Mr. Haynes gave the presentation and explained the staff recommendation to approve abandonment of the entire right-of-way.

The applicant, Mr. Frank Goodwin of 3119 Mount Pisgah Road, Ringgold, Georgia, was present and addressed the Commission regarding this request.

There was no opposition present.

Mr. Adam Veron made motion to approve staff recommendation to abandon the entire right-of-way. Mr. Barry Payne seconded the motion and the motion to approve staff recommendation to abandon the entire right-of-way carried with Mr. David Mathews recusing.

Case No. MR-2013-056 – Jibewe, Inc./Kenneth Hall, President – Alley off 2600 blk E. 24th Street - City of Chattanooga – Mandatory Referral: Alley Closure

MR-2013-056
Approved
City Dist. #7

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

Mr. John Grant of Grant, Konvalinka and Harrison at 633 Chestnut Street, Chattanooga, Tennessee, was in attendance to represent the applicant, Jivewe, Incorporated d/b/a Hall Outdoor Advertising.

There was no opposition present.

Mr. Wanza Lee made motion to approve. Mr. Y. L. Coker seconded the motion and the motion to approve carried unanimously.

Case No. 2013-057 – Taqi Ali Mirza – 1236 Hooker Road – City of Chattanooga – Industrial Conditional Permit: Industrial Recycling Center

2013-057
Opposition
Deferred
City Dist. #7

Mr. Haynes gave the presentation and explained the staff recommendation to **approve, subject to: 1) The proposed fenced area only as specified on the submitted site plan. The applicant shall specify dimensions for the fenced area; and 2) The hours of operations shall be 8am to 5pm, Monday through Saturday only.**

Mr. Joseph Parks with March Adams Engineering located at 310 Dodds Avenue of Chattanooga, Tennessee, Engineer for the applicant, explained the intentions and operations regarding this request.

Speaking in opposition was Mr. Terry McCullough of 4313 Cain Avenue, Chattanooga, Tennessee, representing Southside and Oak Hills Neighborhood Association and the Alton Park & Piney Woods Neighborhood Association and Mr. Bruce Barber of 19231 Cave Branch Road, Prospect, Tennessee.

Mr. Don Moon made motion to defer this request 30 days to the June 10, 2013, Planning Commission meeting. City Councilman Chip Henderson seconded the motion and the motion to defer 30 days carried unanimously.

Case No. 2013-061 – Priority Partnership – 4976 & 4980 Highway 58 – City of Chattanooga – Lift Conditions of Ordinance No. 9789 from Previous Case No. 1992-157

2013-061
Approved
City Dist. #5

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

There was no opposition present.

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Wanza Lee seconded the motion and the motion to approve staff recommendation carried unanimously.

Case No. 2013-062 – Priority Partnership – 4976 & 4980 Highway 58 – City of Chattanooga – From R-1 to C-2

2013-062
App w/conds.
City Dist. #5

Mr. Haynes gave the presentation and explained the staff recommendation to **approve, subject to the following conditions: 1) Preserve a 30’ of landscape buffer as shown on site plan, along the rear property line (adjacent to the residential) wrapping around both the north and south; 2) No buildings or pavement within the buffer; 3) Provide screening from the school, an opaque fence (not chain-link) 6’ minimum height; and 4) Access from Highway 58 only.**

Mr. Mario Piccolo, office at 4295 Cromwell Road, Suite 311, Chattanooga, Tennessee, representing the applicant, explained the need for this request and the previous request.

There was no opposition present.

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Wanza Lee seconded the motion and the motion to approve staff recommendation carried unanimously.

Case No. 2013-063 – Ben O’Daniel/Country Oaks GP – 5681 Highway 153 – City of Chattanooga – Lift Conditions 1, 2 & 3 of Ordinance No. 10201 from Previous Case No. 1995-059

2013-063
Approved
City Dist. #3

Mr. Haynes gave the presentation and explained the staff recommendation to **approve, subject to the following conditions: 1) All lighting is to be directed away from the multi-family dwellings on the west side and the single-family detached dwellings to the south; and 2) All existing easements are retained.**

The applicant, Mr. Ben O’Daniel of 4797 Gann Store Road, Chattanooga, Tennessee was in attendance and answered questions from the Commission.

There was no opposition present.

Mr. David Mathews made motion to approve the staff recommendation. Mr. Wanza Lee seconded the motion and the motion to approve staff recommendation carried unanimously.

Case No. 2013-064 – Ben O’Daniel/Country Oaks GP – 5681 Highway 153 – City of Chattanooga – From R-3 to C-2

2013-064
Approved
City Dist. #3

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

The applicant, Mr. Ben O’Daniel of 4797 Gann Store Road, Chattanooga, Tennessee, was in attendance and answered questions from the Commission.

There was no opposition present.

Mr. David Mathews made motion to approve the staff recommendation. Mr. Wanza Lee seconded the motion and the motion to approve staff recommendation carried unanimously.

Approval of Minutes of April 8, 2013

Minutes
Apr. 8, 2013
Approved

A motion was made by Mr. Y. L. Coker and seconded by Mr. Wanza Lee to approve the minutes as submitted and the motion to approve carried unanimously.

Adjournment:

Adjourn

There being no further business, the meeting adjourned at 2:08 p.m.

Respectfully submitted,

Dale Mabee, Chairman

John Bridger, Secretary

DM:JB:sh