

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, July 9, 2012
TIME: 1:00 p.m.
PLACE: Hamilton County Courthouse

The Planning Commission minutes are digitally recorded and are located on our web site www.chcrpa.org by going to the Development Services tab then Monthly Zoning Information and then under Planning Commission Meeting Minutes.

Present:

County Commissioner Chester Bankston, Mr. Jon Bell, City Councilman Jack Benson, Mr. Y. L. Coker, Ms. Mary Eastman, Ms. Beverly Johnson (representing Mayor Ron Littlefield), Mr. Kenneth Jordan, Mr. Wanza Lee, Mr. David Mathews, Mr. Don Moon, Mr. Jimmy Parks, Mr. Barry Payne, Mr. Adam Veron, Mr. Dan Wade (representing County Mayor Jim Coppinger) and Chairman Dale Mabee

**Planning
Commission
Members**

Others Present:

Mr. Hugh Failing, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Karen Hundt, Ms. Melissa Taylor, Ms. Akosua Cook, Ms. Karen Rennich 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. Bryan Shults presented the subdivision plats and variances to the Commission.

**S/D Plats &
Variances
Approved**

Mr. Barry Payne made motion to approve the staff recommendations on the Subdivision Plats and Variances requests. Mr. Y. L. Coker seconded the motion and the motion to approve carried unanimously.

Old Business (Deferred Case)

Case No. MR-2012-033 – H. Wood Sibold – Vernon Street (unopened) – Hamilton County – Mandatory Referral: Street Closure

MR-2012-033
WITHDRAWN
Co.Dist.#2

Mr. H. Wood Sibold was present and asked that this request be withdrawn.

Ms. Mary Eastman made motion to accept the applicant's withdrawal request. Mr. Wanza Lee seconded the motion and the motion to withdraw carried unanimously.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2012-082 – Dr. W. C. Helton – 4201 Cherryton Drive – City of Chattanooga – Rezone from R-1 to C-2

2012-082
Defer 60 days
Opposition
CityDist.#5

Mr. Bryan Shults gave the presentation and explained the staff recommendation to deny.

The applicant, Dr. W. C. Helton, 436 Thompson Bridge Road, Maryville, TN, was present.

There was opposition present.

Mr. Alan Richelson, 113 Tuxedo Circle, representing the Belvoir Neighborhood, spoke in opposition and presented a petition of opposition with 64 signatures.

Ms. Janice Hash, President of 21st Century Neighborhood Association, spoke in opposition.

Mr. Russell Gilbert, City Councilman for District 5, spoke in opposition and asked the Commission to deny the C-2 request.

Ms. Carol Berz, City Councilwoman for District 6, urged the Commission to accept the staff recommendation to deny this request.

There were discussions regarding a site plan and the C-2 zone versus an R-4 zone for this area.

After discussion, Ms. Beverly Johnson made motion to defer this request for 60 days. Mr. David Mathews seconded the motion and the motion to defer for 60 days carried unanimously.

Case No. MR-2012-083 – Dr. W. C. Helton – 4200 blk Cherryton Drive – City of Chattanooga – MR: Street Closure

MR-2012-083
Defer 60 days
Opposition
CityDist.#5

Mr. David Mathews made motion to defer this case (related to case 2012-082) for 60 days. Ms. Beverly Johnson seconded the motion and the motion to defer for 60 days carried unanimously.

Case No. 2012-086 – Keith Crisp – 111 West Bell Avenue – City of Chattanooga – Rezone from R-1 C-2

2012-086
Opposition
App w/conds.
CityDist.#1

Mr. Bryan Shults gave the presentation and explained the staff recommendation to deny.

The applicant, Mr. Keith Crisp, 111 West Bell Avenue, was present.

There was opposition present.

Ms. Rhiannah Maynard, President of Hill City Neighborhood Association, spoke in opposition to this request.

Mr. Jack Benson made motion to deny. The motion failed for lack of a second.

Mr. Dan Wade made motion to approve C-2, **subject to use as a catering kitchen on 1st floor and living space on 2nd floor only.** Mr. Barry Payne seconded the motion and the motion carried with Ms. Beverly Johnson abstaining and Mr. Jack Benson and Mr. Don Moon voting no.

Case No. 2012-091 – James D. Lee – 8244 East Brainerd Road – City of Chattanooga – Rezone from R-1, R-2 and R-4 to C-2, C-5, O-1 and R-T/Z

2012-091
App.w/conds
CityDist.#4

Mr. Bryan Shults gave the presentation and explained the staff recommendation to approve C2 & C5 fronting East Brainerd Road – Area 1; Approve RTZ fronting Givens Road – Area 2; Approve O1 & C2 accessing Grays Drive for all areas and deny the C2 portion – Area 3.

Mr. Mike Price, MAP Engineers, representing the applicant, asked for C5 on Grays Drive instead of the C2 recommended by staff.

There was no opposition present.

Mr. Don Moon made motion to approve staff recommendation with change: approve C2 & C5 fronting East Brainerd Road – Area 1; Approve RTZ fronting Givens Road – Area 2; Approve O1 & **C5 accessing Grays Drive with the following conditions: 1) Businesses are to operate only between the hours of 6:00 a.m. to 9:00 p.m.; 2) No late night special event facilities, gasoline stations, oil change operations or similar use; pawn shops or tattoo parlors and no liquor stores; and 3) No dumpster service between 9:00 p.m. and 6:00 a.m.** Mr. Jack Benson seconded the motion and the motion to approve staff recommendation with change as stated carried unanimously.

Case No. 2012-092 – Alan Haziszewski/RTB Holdings – 1205 & 1207 Worthington Street – City of Chattanooga – Rezone from R-1 to R-T/Z

2012-092
Defer 30 days
City Dist.#2

Mr. Bryan Shults explained the staff recommendation to defer.

The applicant was not present.

There was no opposition present.

Mr. David Mathews made motion to defer this request 30 days. Mr. Y. L. Coker seconded the motion and the motion to defer 30 days carried unanimously.

Case No. 2012-093 – Alan Haniszewski/RTB Holdings – 594 & 602 Druid Lane – City of Chattanooga – Rezone from R-1 to R-T/Z

2012-093
Defer 30 days
City Dist. #2

Mr. Bryan Shults explained the staff recommendation to defer.

The applicant was not present.

There was no opposition present.

Ms. Beverly Johnson made motion to defer this request 30 days. Mr. Adam Veron seconded the motion and the motion to defer 30 days carried unanimously.

Resolution for Adoption

A Resolution to Recommend Adoption of the Gateway Plan for Moccasin Bend and Stringer's Ridge

Gateway Plan
Approved

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

Approval of Minutes of June 11, 2012

Minutes
June 11, 2012
Approved

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

Adjournment:

Adjourn

There being no further business, the meeting adjourned at 2:27 p.m.

Respectfully submitted,

Dale Mabee, Chairman

John Bridger, Secretary