

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, June 11, 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 Mitch McClure, Mr. Jon Bell, City Councilman Jack Benson, Mr. Y. L. Coker, Ms. Mary Eastman, Ms. Beverly Johnson (representing Mayor Ron Littlefield), Mr. Dan Wade (representing County Mayor Jim Coppinger) Mr. Wanza Lee, Mr. David Mathews, Mr. Jimmy Parks, Mr. Barry Payne, Mr. Adam Veron, and Chairman Dale Mabee

**Planning
Commission
Members**

Others Present:

Mr. Greg Haynes, Mr. Hugh Failing, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Karen Hundt, Ms. Melissa Taylor, Ms. Akousa Cook and Ms. Karen Rennich

**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**

Gateway to Moccasin Bend/Stringer's Ridge Plan

Ms. Karen Hundt, of RPA/Design Center, presented an overview of the plan to the Commission. She explained that the City Council asked the RPA to conduct a study last year and that this plan will be brought back before the Planning Commission next month for recommendation.

Subdivision Plats & Variances

**S/D Plats &
Variances
Approve**

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

Mr. Jack Benson made motion to approve the requests. Ms. Beverly Johnson seconded the motion and the motion to approve carried unanimously.

*The following case was moved forward on the agenda.

Case No. 2012-063 - Jay W. Bell/John & Nancy Sisk – 9110 Hale Road – Hamilton County –From A-1 to R-1

**2012-063
Approved
CoDist.#1**

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

The applicant was not present.

There was no opposition present.

Mr. Jack Benson made motion to approve. Mr. Y. L. Coker seconded the motion and the motion to approve carried with Mr. Jon Bell recusing.

Old Business (Deferred Cases)

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

**MR-2012-033
Opposition
Defer 30 days
CoDist.#2**

Mr. Haynes explained the staff recommendation to defer 30 days.

Mr. Woody Sibold, 6254 Forest Trail, Walden, TN, said the application was submitted in order to obtain a building permit for the back part of his property. He said the land lock issues have not been worked out between property owners and that having the road remain open would not hinder him.

Ms. Summer Stewart, 5962 Sawyer Road, asked that this request be denied so that land owners can discuss drafting a new right-of-way or easement because it has become cumbersome to keep returning to these meetings without there being a resolution. She also requested that all plats be redrawn before any building permits are issued.

Mr. Rodney Witt, 5910 Sawyer Road, also suggested denial since property owners cannot get together to work out property issues.

Mr. David Mathews made motion to defer for thirty days. Mr. Barry Payne seconded the motion and the motion to defer 30 days carried unanimously.

Case No. 2012-046 – Lester Sandidge – 8831 E. Brainerd Road, 1216, 1223 Foundation Way & 1224, 1236, 1259 Lester Lane – Hamilton County – From R-2A to C-2

2012-046
App C-5
w/conds.
CoDist.#7

Mr. Haynes gave the presentation and explained the staff recommendation denying the C-2 Local Business District request and approving a C-5 Neighborhood Commercial District, subject to only two ingress/egress points from East Brainerd Road.

The applicant was not present.

There was no opposition present.

Mr. Jack Benson made motion to approve staff recommendation. Mr. Adam Veron seconded the motion. The motion carried with Mr. David Mathews recusing.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2012-059 – Terry Wall – 10240, 10254, 10268, 10282, 10296 & 10310 E. Brainerd Road – Hamilton County – Special Exceptions Permit: PUD

2012-059
Approve
w/conds.
CoDist.#9

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to the conditions specified in the report and made a part of these minutes.

The applicant was present.

There was no opposition present.

Mr. Jack Benson made motion to approve staff recommendation with conditions. Mr. Barry Payne seconded the motion and the motion to approve with conditions carried unanimously.

Case No. 2012-069 – Provident Life & Accident Insurance Co./Wilson Haizlip – 301 E. 3rd Street – City of Chattanooga – From R-4 to C-3

2012-069
Opposition
Defer
CityDist.#8

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

Mr. Wilson Haizlip, 11645 E. Crest Road, was present and accepted the staff recommendation.

Ms. Helen Burns Sharp, 129 Walnut Street, said she was not in opposition but requested that the Commission defer this case so that she and the neighborhood can get more

information as to what is planned for said property. She made reference to a recent request of rezoning for a proposed hotel on Walnut Street that was withdrawn. She said she is a member of Downtown Owners Collective and they want to make sure that anything that is done in the area is done right.

Mr. Haizlip stated that since Ms. Sharp is not in opposition to this request and that her concerns regarding the recent hotel request has nothing to do with this request, suggested that this request be approved.

There was discussion regarding not having a site plan and having the case withdrawn versus having it deferred.

Ms. Beverly Johnson made motion to defer this request up to 1 year. Mr. Barry Payne seconded the motion and the motion to defer up to 1 year carried unanimously.

Case No. 2012-071 – Belle Companies, Inc./Travis Fuller, Chief Manager – 6101, 6111, 6117 Scoggins Circle, 6041, 6045 Ooltewah-Gerogetown Road – Hamilton County – From A-1 to R-3

2012-071
Approved
w/conds.
CoDist.#9

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to the following conditions: 1) Review and approval by the Hamilton County Engineer's Office; 2) A traffic study per the Hamilton County Engineer's Office; 3) A green or black vinyl-clad chain link fence with a minimum height of six (6) feet of a natural color such as black, brown or green shall be installed along the northern and eastern property boundaries abutting A-1 Agricultural and R-1 Residential Districts. The fence shall be installed set back from the property line so as to lie between the row of trees and the row of shrubs or between the parking areas and the landscaping detailed on the accompanying site plan; and 4) The Trash/Recycle Area shall be adequately screened so as not to be seen from Ooltewah-Georgetown Road or any adjacent A-1 or R-1 District.

The applicant was present.

Mr. Mitch McClure made motion to approve the staff recommendation with conditions. Ms. Beverly Johnson seconded the motion and the motion to approve staff recommendation with conditions carried with Mr. Barry Payne recusing.

Case No. MR-2012-072 – Belle Companies, Inc./Travis Fuller, Chief Manager – 6100 blk. Scoggins Circle, an unopened 20' roadway, and 3 unopened alleys off 6000 & 6100 blks. Ooltewah-Georgetown Road – Hamilton County – Mandatory Referral: Street and Alleys Closure

MR-2012-072
Approved
w/conds.
CoDist.#9

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to the following conditions: 1) Review and approval by the County Engineer's Office; and 2) Approval of Zoning Case 2012-071.

The applicant was present.

Mr. Mitch McClure made motion to approve the staff recommendation with conditions. Mr. Y. L. Coker seconded the motion and the motion to approve staff recommendation with conditions carried with Mr. Barry Payne recusing.

Case No. 2012-073 – Wendy Dixon for Marvin Knecht – 5134 Alabama Road – Hamilton County – Special Permit: Single Wide Manufactured Home

2012-073
Opposition
Denied
CoDist.#9

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

The applicant was not present.

There was opposition present.

Mr. Kenneth Cushaw and Ms. Amy Lombardo, residents of the neighborhood, said that because of the tornadoes that came through this past April and caused major property damage, the single wide manufactured homes have been replaced with modular homes or single family detached homes. They said they would prefer that no single wide manufactured homes be allowed that would devalue their properties.

Mr. Mitch McClure made motion to deny this request. Mr. Jack Benson seconded the motion and the motion to deny carried unanimously.

Case No. 2012-074 – Preston Denson, PE – 6300-6400 blk Grubb Road and 5800-6000 blk Highway 153 – City of Chattanooga – Special Request: Lift Condition #7 of Ordinance No. 11824 from Previous Case No. 2006-028

2012-074
Withdrawn

Greg informed the Commission that the applicant withdrew this case via email on June 11, 2012.

Case No. 2012-075 – Flagship Group/Gordy Germany – 5390 Hixson Pike – City of Chattanooga – From R-1 to C-2

2012-075
Approved
w/conds.
CityDist.#3

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to the access on Hixson Pike only.

Mr. Jack Benson made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and the motion to approve staff recommendation carried unanimously.

Mandatory Referrals

Case No. MR-2012-064 – City of Chattanooga/Real Property, Gail Hart – 200 blk Sawyer Rd. & 1000 blk Hiram Ave. - City of Chattanooga – MR: Acquisition of Property

MR-2012-064
Approved

CityDist.#1

Mr. Barry Payne made motion to approve this mandatory referral. Mr. David Mathews seconded the motion and the motion carried unanimously.

Case No. MR-2012-065 – City of Chattanooga/Real Property, Gail Hart – 1451 Mueller Avenue – City of Chattanooga – MR: Greenway Easement

MR-2012-065
Approved
CityDist.#9

Mr. Wanza Lee made motion to approve this mandatory referral. Ms. Mary Eastman seconded the motion and the motion carried unanimously.

Case No. MR-2012-066 – City of Chattanooga/Real Property, Gail Hart – 3939 Caine Lane – City of Chattanooga – MR: Greenway Easement

MR-2012-066
Approved
CityDist.#5

Mr. Wanza Lee made motion to approve this mandatory referral. Ms. Mary Eastman seconded the motion and the motion carried unanimously.

Case No. MR-2012-067 – City of Chattanooga/Real Property, Gail Hart – 4000 Creekwood Terrace Lane – City of Chattanooga – MR: Acquisition of Property

MR-2012-067
Approved
CityDist.#5

Mr. Jack Benson made motion to approve this mandatory referral. Mr. Mitch McClure seconded the motion and the motion carried unanimously.

Case No. MR-2012-068 – City of Chattanooga/Real Property, Dan Thornton – 1600 Edgewood Lane – City of Chattanooga – MR: Granting of Easement

MR-2012-068
Approved
w/conds.
CityDist.#2

Mr. Haynes explained the staff recommendation to approve, subject to the following conditions: 1) Land clearing, grading and construction activities shall be limited to no more than the 20 feet in width as shown on the accompanying site plan and; 2) Public pedestrian and bicycle access shall be retained beginning from Edgewood Lane running southwest along the eastern edge of the property line and measuring 25 feet in length and 20 feet in width.

Mr. Wanza Lee made motion to approve this mandatory referral with conditions. Mr. Mitch McClure seconded the motion and the motion carried unanimously.

Case No. MR-2012-077 – City of Chattanooga/Real Property, Dan Thornton – 2500 blk. E. 25th Street – City of Chattanooga – MR: Acquisition of Property

MR-2012-077
Approved
CityDist.#7

Mr. Jack Benson made motion to approve this mandatory referral. Mr. Barry Payne seconded the motion and the motion to approve carried unanimously.

Case No. MR-2012-078 – City of Chattanooga/Parks & Rec., Larry Zehnder – 324 Bass Road – City of Chattanooga – MR: Lease Agreement

M2012-078
Approved
CityDist.#6

Mr. David Mathews made motion to approve this mandatory referral. Mr. Barry Payne seconded the motion and the motion to approve carried unanimously.

Case No. MR-2012-079 – City of Chattanooga/Real Property, Gail Hart – 2407 Duncan Avenue – City of Chattanooga – MR: Declare Surplus

MR-2012-079
Approved
CityDist.#7

Mr. Mitch McClure made motion to approve this mandatory referral. Mr. Wanze Lee seconded the motion and the motion carried unanimously.

Case No. MR-2012-080 – City of Chattanooga/Real Property, Gail Hart – 2410 McCallie Avenue – City of Chattanooga – MR: Declare Surplus

MR-2012-080
Approved
CityDist.#7

Mr. Barry Payne made motion to approve this mandatory referral. Ms. Beverly Johnson seconded the motion and the motion carried unanimously.

Case No. MR-2012-081 – City of Chattanooga/Real Property, Gail Hart – Unopened alley off 300 blk. S. Watkins Street – City of Chattanooga – MR: Alley Closure

MR-2012-081
Approved
CityDist.#7

Mr. David Mathews made motion to approve this mandatory referral. Ms. Beverly Johnson seconded the motion and the motion carried unanimously.

Case No. MR-2012-084 – City of Chattanooga/Parks & Rec Department/Lawrence A. Zehnder – 200 blk Riverfront Parkway – City of Chattanooga – MR: License Agreement

MR-2012-084
Approved
CityDist.#8

Mr. Barry Payne made motion to approve this mandatory referral. Mr. David Mathews seconded the motion and the motion carried unanimously.

Zoning Ordinance Amendment

A Resolution Amending the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Division 10. MXU-Mixed Use Zone, to Simplify Format and Make Minor Wording Changes

MXU Format
Word Changes
Defer Ind.

Mr. Barry Payne made motion to defer this amendment indefinitely. Mr. David Mathews seconded the motion and the motion to defer indefinitely carried unanimously.

(Concerns for deferral: follow up with landscape issue; explore possibility of extending the retail maximum; residential wording that requires land area to be shown.)

Approval of Minutes of May 14, 2012

Minutes
May 14, 2012
Approved

A motion was made by Ms. Beverly Johnson and seconded by Mr. Wanza Lee to approve the minutes as submitted and the motion carried unanimously.

Adjournment:

Adjourn

There being no further business, the meeting adjourned at 2:40 p.m.

Respectfully submitted,

Dale Mabee, Chairman

John Bridger, Secretary

DM:JB:sh