

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

DATE: Monday, May 14, 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:

Mr. Jon Bell, City Councilman Jack Benson, County Commissioner Joe Graham, Mr. Steve Leach (representing Mayor Ron Littlefield), Ms. Mary Eastman, Mr. Ken Jordan, Mr. Dan Wade (representing County Mayor Jim Coppinger), Mr. Wanza Lee, Chairman Dale Mabee, Mr. David Mathews, Mr. Don Moon, Mr. Jimmy Parks, Mr. Barry Payne and Mr. Adam Veron

**Planning
Commission
Members**

Others Present:

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

**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**

Public Hearing and Action – Subdivision Plats

A motion was made by Mr. Steve Leach and seconded by Mr. Dan Wade to approve the staff recommendations on the Subdivision Plats.

**S/D Plats
Approve
Staff Rec.**

Motion passed unanimously with Mr. David Mathews abstaining.

Old Business

Case No. 2012-024 – Gerdau c/o Brian McCuiston, Regional Manager – 2912 South Market Street - City of Chattanooga – Special Permit: Industrial Conditional Permit for Recycling Processing Center

2012-024
Approve
w/conds.
City Dist. #7

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to meeting the requirements of the City Landscape Ordinance for the M-1 Manufacturing Zone.

Ms. Donna Adams of AD Engineering, 651 E. 4th Street, Suite 407, representing Gerdau, stated that all issues of concern have been addressed.

There was no opposition present.

Mr. Dan Wade made motion to approve staff recommendation. Mr. Joe Graham seconded the motion.

The motion carried unanimously.
(Final action for this conditional permit is by the Planning Commission.)

Case No. MR-2012-033 - H. Wood Sibold – Vernon Street (unopened right-of-way off the 6000 blk Sawyer Road– City of Chattanooga –MR: Street Closure

MR-2012-033
Defer 30 days
Co. Dist. #2

Mr. Haynes explained the applicant’s wish to defer this in order for the applicant and an adjacent property owner time to work out property line issues.

There was no opposition present.

Mr. H. Wood Sibold, 6254 Forest Trail in Walden, said that he was in agreement with the thirty day deferral.

Mr. Jim Parks made motion to defer thirty days. Mr. Barry Payne seconded the motion.

The motion carried unanimously.

Case No. 2012-043 – Thomas Austin – 122 W. Main Street, 1512 & 1514 Williams St. - City of Chattanooga – Rezone from M-1 to C-3

2012-043
Approved
w/conds.
City Dist. #8

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

For all new construction and renovations:

1) Review:

- Applicants are encouraged to schedule a pre-submittal meeting with the City’s Land Development Office prior to the completion of construction drawings.
- 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, all site plans, landscaping, and building elevations shall be reviewed by

the Planning and Design Studio. Some of the requirements below may be adjusted during this staff review based on the limitations of the specific site, as long as the general intent of the conditions are being met.

- Historically or architecturally significant structures should be preserved.

2) Setbacks and street frontage (for commercial buildings):

- For new commercial buildings a zero building setback is required along the street frontage.
- To accommodate outdoor pedestrian activities such as a park, plaza, or outdoor dining, a greater setback may be permitted if an edge delineating the public and private space is provided.
- This edge shall have a minimum height of three feet and a maximum height of four feet above grade and shall consist of a) brick, stucco, or stone walls (concrete block can only be used when faced with said materials), or b) decorative metal fences, or c) an evergreen hedge, with a minimum height at maturity of 3 to 4 feet. When fences are used, evergreen hedges must also be included to provide a near opaque screen. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.

3) Building facades and access:

- The primary pedestrian entrance shall be provided from the primary street.
- Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new commercial buildings.
- No security-type roll up metal doors shall be permitted to front streets other than interior block alleys.
- The minimum height of new commercial buildings shall be 18 feet. Maximum building heights vary based on the location as shown on the following map.



Core	No height limit
Riverfront	75 feet
General Urban	50 feet

4) Placement of equipment:

- All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

5) Access and Parking:

- Parking shall be located to the rear of the building.
- For corner lots, or for cases where physical constraints such as topography do not allow for rear parking, any parking fronting a public street shall be screened along the public right-of-way as described under "Setbacks and Street Frontage" above.
- Alleys, where they exist, shall be used for vehicular access. Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, Main, McCallie and M. L. King Boulevard.
- The following criteria should be considered in determining the amount and configuration of off-street parking:

- a. Fire Department access
- b. Type of use and hours of operation
- c. Square footage of commercial uses or number of residential units
- d. Availability of adjacent on-street parking, nearby public parking facilities, shared private parking, or leased off-site parking
- e. Location on a transit route

6) Landscaping:

- To achieve the city's goal of a 15% tree canopy cover in the downtown, surface parking lots shall be landscaped with a minimum of one tree for every five parking spaces. Type I shade trees shall be used unless overhead utility lines necessitate smaller trees.

For Residential buildings:

7) Uses Not Permitted:

- Factory manufactured mobile homes constructed as a single self-contained unit and mounted on a single chassis are not permitted in the C-3 Zone.

8) Access and Parking:

- Garages shall be located behind the primary building.
- Alleys, where they exist, shall be used for vehicular access. In the absence of alleys, secondary streets should be used for vehicular access. Shared drives should be used wherever possible.
- Additional curb cuts shall not be permitted on the primary streets of the downtown street grid, such as (but not limited to) Broad, Market, 4th Street, Main, McCallie, and M. L. King Boulevard.
- At least one (1) pedestrian entrance shall front the street;

9) Setbacks:

- Residential building setbacks should be consistent with the existing setbacks on the same side of the street.

Mr. Thomas Austin, 1517 Riverview Oaks Road, was present and in agreement with the staff recommendation

There was no opposition present.

Mr. Jack Benson made motion to accept staff recommendation. Mr. Adam Veron seconded the motion and the motion to approve staff recommendation carried unanimously.

New Business

Rezoning, Closures, Abandonments and Special Permits, Condition Amendments

Case No. 2012-048 – Hamilton County Commission/RPA – Area with Units 1 & 2 of Waconda Bay Subdivision – Hamilton County – From R-2A to R-1

2012-048
Approved
W/conds.
Co. Dist. #9

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to parcel 112P-C-001 remaining R-2A, subject to use as a Community Lot and Recreational Marina only.

There was no opposition present.

Mr. Joe Graham asked if the community was in agreement with the staff recommendation.

Ms. Mary Jenkins, 9012 Edge Water Road, said that she was with Waconda Bay Community Club that was in attendance and thanked the Commission and RPA staff for the splendid work that was done in conducting this study.

Mr. Joe Graham made motion to approve the staff recommendation. Mr. Jim Parks seconded the motion and the motion to approve staff recommendation carried unanimously.

Case No. MR-2012-050 – Parker Wamack – Alley between W. 19th & W. 20th Streets - City of Chattanooga – MR: Alley Closure

MR-2012-050
Approved
w/conds.
City Dist. #8

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to review by City Engineering for Water Quality requirements and all public utilities.

There was no opposition present.

Mr. Joe Graham made a motion to approve staff recommendation. Mr. Steve Leach seconded the motion and the motion to approve staff recommendation carried unanimously.

Case No. 2012-051 – Jay Caughman – 36 E. Main Street – City of Chattanooga - From M-1 to UGC

2012-051
Approved
City Dist. #7

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

There was no opposition present.

Mr. Dan Wade made motion to approve staff recommendation. Mr. Joe Graham seconded the motion and the motion to approve carried with Ms. Mary Eastman abstaining.

Case No. 2012-052 – B & B Recycling – 2847 Calhoun Avenue – City of Chattanooga -
SP: Industrial Conditional Permit for Auto Recycling Processing Center

2012-052
WITHDRAWN

Mr. Greg Haynes informed the Commission that the applicant emailed a request for withdrawal of this case on May 11, 2012.

Mr. Steve Leach made motion to accept the request for withdrawal. Mr. Joe Graham seconded the motion and the motion to accept withdrawal carried unanimously with Mr. Jack Benson voting no.

Case No. MR-2012-053 – Todd C. McCain – 1600 blk Rogers St. – Hamilton County -
MR: Street Closure

MR-2012-053
Approved
With conds.
Co. Dist. #2

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to approval of the County Engineer's Office.

There was no opposition present.

Mr. Todd McCain, 1416 Winding Way, Chattanooga, TN 37405, explained the need for this abandonment to clean up the area.

Mr. Don Moon made motion to approve staff recommendation. Mr. Dan Wade seconded the motion and the motion to approve carried unanimously.

Case No. 2012-054 – Hugh Ault – 1038 Graysville Road – City of Chattanooga -
From R-1 to C-2

2012-054
Denied
City Dist. #4

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

The applicant was not present.

There was no opposition present.

Mr. Dan Wade made motion to approve staff recommendation to deny. Mr. Jack Benson seconded the motion and the motion carried unanimously.

Case No. 2012-056 – Flagship Group, Inc. – 2854 E. 49th Street – City of Chattanooga -
From M-2 to C-2

2012-056
Approved
w/conds.
City Dist. #7

Mr. Haynes gave the presentation and explained the staff recommendation to approve, subject to approval of vehicular access by the City Traffic Engineer.

There was no opposition present.

Mr. Bob Moot, 3454 Hardee Avenue, Atlanta, GA 30341, was in attendance and in agreement with the staff recommendation.

Mr. Joe Graham made motion to approve staff recommendation. Mr. Steve Leach seconded the motion and the motion carried unanimously.

Case No. 2012-057 – John W. Pratt – 1101 Greens Road – City of Chattanooga -
Special Request: Amend Conditions of Previous Case 2009-079

2012-057
Denied
Opposition
City Dist. #4

Mr. Haynes gave the presentation and explained the staff recommendation to approve this request for the following uses: 1) Single-family residential; 2) Office; and 3) Accessory outdoor storage as allowed in the C-2 Convenience Commercial Zone.

Mr. John Pratt, 8776 Igou Gap Road, was present and answered questions from the Commission.

Ms. Marley Jones, 113 Greens Road, stated that trucks are always parked towards the street with the advertising displayed and that cranes are always lifted. She said she has talked to other residents on Greens Road and they are in opposition also and would like to see this cleaned up.

Mr. Dan Wade made motion to deny this request. Mr. Joe Graham seconded the motion and the motion to deny carried unanimously.

Case No. 2012-058 – B & B Recycling – 2847 Calhoun Avenue – City of Chattanooga -
SP: Industrial Conditional Permit for Auto Recycling Processing Center

2102-052
WITHDRAWN

Mr. Greg Haynes informed the Commission that the applicant emailed a request for withdrawal of this case on May 11, 2012.

Mr. Steve Leach made motion to accept the request for withdrawal. Mr. Joe Graham seconded the motion and the motion to accept withdrawal carried unanimously with Mr. Jack Benson voting no.

Mandatory Referral

Case No. MR-2012-060 – City of Chattanooga/Parks & Rec Dept./Larry Zehnder -
5051 Gann Store Road– City of Chattanooga – MR: Lease Agreement

MR-2012-060
Approved
City Dist. #3

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

Mr. Steve Leach made motion to approve. Mr. Barry Payne seconded the motion and the motion to approve carried unanimously.

Regulation Amendments

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

City Zone Ord.
MXU Minor Word
Changes
Opposition
Defer 30 days

Mr. Haynes explained the purpose for this amendment is to reformat this section to make it easy to read, understand and enforce and does not change the zone. Mr. Haynes said that there was some terminology that was changed under the landscaping section.

Mr. Barry Payne asked if this does would change the percent of land lost to landscaping to which Mr. Haynes stated that he could not answer that question.

After further discussion to try and clarify if the amendment would change the meaning under the Landscaping section it was decided that this should be deferred 30 days to give staff time to get clarification for the Commission.

Mr. Joe Graham made motion to defer this amendment for 30 days. Mr. Barry Payne seconded the motion and the motion to defer 30 days carried unanimously.

A Resolution of the Chattanooga-Hamilton County Regional Planning Commission to Support Additional Transportation Planning Study on the Highway 153/Boy Scout Road/Dayton Boulevard Interchange

**Support of
Additional
Transportation
Study Hwy 153
Boy Scout Rd &
Dayton Blvd Int.
Approved**

Ms. Karen Rennich explained the resolution to the Commission.

Mr. Dan Wade made motion to approve this amendment. Mr. Steve Leach seconded the motion and the motion to approve carried unanimously.

Introduction of new RPA Staff Member

Akosua Cook

Mr. John Bridger introduced Ms. Akosua Cook.

Approval of Minutes of April 9, 2012

**Minutes
April 9, 2012
Approved**

A motion was made by Mr. Steve Leach and seconded by Mr. Wanza Lee to approve the minutes as submitted.

Motion passed unanimously.

Adjourn

Adjourn

There being no further business, the meeting adjourned at 2:31 p.m.

Respectfully submitted,

Dale Mabee, Chairman

John Bridger, Secretary

DM:JB:sh