

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, November 10, 2014
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 Sabrena Turner-Smedley, Mr. Y. L. Coker, Mr. Jason Farmer, Ms. Mary Kay Hiatt, City Councilman Yusuf Hakeem, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. David Mathews, Mr. Don Moon, Mr. Eric Myers, Mr. Jimmy Parks, Mr. Barry Payne, Mr. Bert Kuyrkendall (representing City Mayor Andy Berke), Ms. Velma Wilson, and Chairman Ethan Collier

**Planning
Commission
Members**

Others Present:

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Pattie Dodd, Ms. Karen Rennich, Ms. Melissa Taylor, Ms. Akousa Cook, Mr. Justin Tirsun, Ms. Courtney Mild, 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**

Plan of Services for Proposed Annexed Area

Cambridge Square – Tax Map Numbers: 132A-A-001.04 & 132A-A-001.08

**Cambridge
Square
Plan of Services
Approved**

Mr. Haynes gave the presentation for the Cambridge Square Area to be annexed.

Mr. Yusuf Hakeem made motion to approve. Mr. Jason Farmer seconded the motion and the motion carried with Mr. Barry Payne and Mr. David Mathews recusing themselves.

Subdivision Plats & Variances

Preliminary Plats

The Preserves at Savannah Bay-Lots 1 thru 43
(Hamilton County District 9)

Preserves at Savannah Bay App w/conds

Mr. Barry Payne made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried with Mr. Jason Farmer and Mr. David Mathews recusing themselves.

Crystal Brook Subdivision-Lots 213 thru 221
(Hamilton County District 7)

Crystal Brook App w/conds

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and the motion to approve staff recommendation carried.

Oakbale Subdivision-Lots 1 thru 56
(City of Chattanooga District 4/Hamilton County District 7)

Oakbale Sub Approve

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and the motion to approve staff recommendation carried.

The Ridges Planned Unit Development-Lots 1 thru 98
(City of Chattanooga District 1/Hamilton County District 6)

The Ridges PUD Approve

Mr. Eric Myers made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried.

Preliminary and Final Plats

Seven Lakes Planned Unit Development, Phase 5-Lots 217 thru 232, and 238 thru 240
(Hamilton County District 9)

Seven Lakes Approve

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and the motion to approve staff recommendation carried.

*David Mathews leaves the meeting.

Falling Water Heights Subdivision, Lot 78
(Hamilton County District 1)

Falling Water Approve

Mr. Y. L. Coker made motion to approve staff recommendation. Ms. Sabrena Turner-Smedley seconded the motion and the motion to approve staff recommendation carried.

*David Mathews rejoins the meeting.

Old Business

Case No. 2014-115 – Carol Page Wnuk – 304 Gillespie Road – City of Chattanooga – Special Exceptions Permit: Duplex in R-1 Residential Zone

2014-115
Approve
City Dist #5

Mr. Haynes gave the presentation and brief history of this case and explained staff recommendation to **approve**.

Ms. Carol Page Wnuk of 4938 Bal Harbor Drive, addressed the Commission regarding her request and answered questions from the Commission.

There was no one present in opposition.

Mr. Jason Farmer made motion to approve staff recommendation. Ms. Sabrena Turner-Smedley seconded the motion and the motion to approve staff recommendation carried with Mr. Bert Kuyrkendall and Mr. Yusuf Hakeem voting no.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2014-118 – John A. Tucker/International Board of Jewish Missions – 5106 Genesis Lane - City of Chattanooga – From M-1 to C-2

2014-118
Approve
City Dist #3

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

There was no one present in opposition.

Mr. Todd Leamon made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and the motion to approve staff recommendation carried.

Case No. 2014-120 – Marsha Lynne Wortman/Katherine J. Stewart – 10512 Collins Road – Hamilton County – Special Permit: Single Wide Manufactured Home

2014-120
Approve
Co Dist #1

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

There was no one present in opposition.

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried.

Case No. 2014-121 – Allen Jones/University Investors, LLC – 7407 Igou Gap Road – City of Chattanooga – From R-1 to C-2

2014-121
App w/conds
City Dist #4

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

- 1) Require a 20' type "B" landscape buffer along Denton Rd.
- 2) Applicant to identify and preserve all trees 8" Caliper DBH (diameter at breast height) or greater within the 20' buffer and add two rows of screening shrubs per type "B" screening standards in landscape ordinance.
- 3) Any curb-cut on Igou Gap Rd. must be at least 100' from adjacent curb-cuts onto Igou Gap Rd.
- 4) Require a traffic analysis for Igou Gap Rd.
- 5) No auto-oriented uses such as Gas Stations, Service Stations, Convenience Stores, Drive-throughs, Drive-in's, Auto Dealerships, Auto Repair/Detailing Shops, Car Washes.

Mr. Allen Jones with ACE Engineering at 832 Georgia Avenue addressed the Commission regarding this request. He indicated that they are in agreement with the staff recommendation but would like to revise the language of some of the conditions.

Discussion ensued as to the language that would be acceptable.

There was no opposition present.

Mr. David Mathews made motion to **approve the request subject to amended conditions as follows:**

- 1) **Require a 20' type "B" landscape buffer along Denton Road north of curb cut along Denton Road.**
- 2) **Any curb cut on Igou Gap Road must be approved by the Transportation Department.**
- 3) **No auto-oriented uses such as Gas Stations, Service Stations, Convenience Stores, Auto Dealerships, Auto Repair/Detailing Shops, Car Washes.**
- 4) **Drive-through is only permitted for a multi-use tenant along the western side of the property.**

Mr. Barry Payne seconded the motion and the motion to approve with amended conditions carried.

Case No. MR-2014-122 – Chattanooga Engineering Group/Waters-Holland, LLC – 2409 Jenkins Road – City of Chattanooga – MR: Abandon Sewer Easement

2014-122
Approve
City Dist #4

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

There was no opposition present.

Mr. Barry Payne made motion to approve. Ms. Mary Kay Hiatt seconded the motion and the motion to approve carried.

Case No. 2014-123 – Chattanooga Engineering Group/Michael Oswald – 6811 McCutcheon Road – City of Chattanooga – Lift Condition from Ordinance #12667 from Previous Case No. 2012-131

2014-123
Approve
City Dist #6

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

Mr. Rocky Chambers of the Chattanooga Engineering Group and engineer on this project stated that since there are already apartments in the area that their project will help complement those units.

There was no opposition present.

Mr. David Mathews made motion to **approve** the request. Mr. Y. L. Coker seconded the motion and the motion to approve carried.

Case No. 2014-124 – Charles Adamson/MT Summit of Peace Church – 8062 & 8074 Old Lee Highway – City of Chattanooga – From R-1 & R-2 to R-3

2014-124
Approve
City Dist 4

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

Mr. Justin Tirsun, Planner with the RPA, was available and answered questions from the Commission regarding the recommendation by staff.

The applicant, Mr. Bobby Adamson of 8151 Leon Brenda Lane of Ooltewah, Tennessee addressed the Commission regarding his request.

There were supporters in the audience.

There was no opposition present.

Mr. Y. L. Coker made motion to **approve**. Mr. Yusuf Hakeem seconded the motion and the motion to approve carried with Mr. David Mathews and Ms. Sabrena Turner-Smedley recusing.

Case No. 2014-125 – Charles Adamson/MT Summit of Peace Church – 4821 Patten Road & 4906 Bobby Jeffery Drive – Hamilton County – From A-1 to R-3

2014-125
Approve
Co Dist #5

Mr. Haynes indicated that this case goes with previous Case No. 2014-124 and has County jurisdiction.

Mr. Barry Payne made motion to **approve**. Mr. Yusuf Hakeem seconded the motion and the motion to approve carried with Mr. David Mathews and Ms. Sabrena Turner-Smedley recusing.

Approval of Minutes of October 13, 2014

Minutes
Oct 13, 2014
Approved

Mr. Jason Farmer made motion to approve the minutes. Mr. Barry Payne seconded the motion and the motion to approve carried.

Adjournment:

Adjourn

There being no further business, the meeting adjourned at 2:13 p.m.

Respectfully submitted,

Ethan Collier, Chairman

John Bridger, Secretary

EC:JB:sh