

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: April 21, 2016
TIME: 5:30 p.m.
PLACE: City Council Assembly Room at 1000 Lindsay Street

Present:

County Commissioner Joe Graham, City Councilman Yusuf Hakeem, Mr. Y. L. Coker, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. Jason Farmer, Ms. Mary Kay Hiatt, Mr. Don Moon, Mr. Eric Myers, Mr. Jimmy Parks, Mr. Barry Payne, Ms. Velma Wilson, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke) and Chairman Ethan Collier

**Planning
Commission
Members**

Others Present:

Mr. John Bridger, Ms. Karen Hundt, Mr. Greg Haynes, Ms. Karen Rennich, Ms. Melissa Taylor, Ms. Sarah Robbins, Ms. Pam Glaser and Mr. Justin Tirsun

**Planning
Agency
Staff**

Public Hearing

This was a meeting open to the public to provide everyone opportunity to ask questions about the Form-Based Code prior to beginning the adoption process.

Chairman Ethan Collier opened the meeting and asked Ms. Karen Hundt of RPA to update on public comments received. Ms. Hundt that 2,951 notices were mailed out and the type of comments received were divided into four basic categories: 1) What is the difference in the zones; 2) How is building height measured and what is meant by non-conforming use; 3) Individual property owners to change their zone from what is recommended; and 4) People who want to change standards in the codes.

Chairman Collier indicated that the floor was open to public comments regarding map changes. Ms. Olivia Kardepakus of Highland Park inquired as to whether Highland Park was in the FBC boundary to which staff replied no.

Mr. Ned Weigel owns commercial property at Manning Street right next to Cherokee Boulevard stated that the property is currently zoned C2 which current use is commercial. FBC recommendation is E-RA-3 and requested removal from FBC boundary or be rezoned to CX-4.

Planning Commissioners Mr. Barry Payne and Mr. Eric Myers questioned about the process at the May 9th Planning Commission meeting for removing or changing property zones and suggested that staff needs to create a table showing the properties requesting changes.

Mr. Dick LaFollete, owner of properties at 821 East 11th Street & 814-817 East 10th Street at Park Street/Air & Hydraulic Equipment, stated that currently M-2 and used as light manufacturing and distribution. FBC recommendation is U-IX-4 and U-RD-2 and requested both properties be U-IX-4.

Mr. Jay Heavilon, property owner of 110 East Main Street at Rossville Avenue and owner of two properties in the FBC boundary wanted to know the difference between CX-4 and SH or RA and why not the same zone for both lots being that they are adjacent to each other. Ms. Karen Hundt gave explanation regarding this issue.

Mr. Bill Matthews of 102 Tampa Street stressed that the code is not fair and concerned about loss of property rights. FBC looks like a down zoning and would like to keep C7.

Mr. Joe DeGaetano of 50 Frazier Avenue stated is currently C-7 which allows 42-foot building height and wants 4-stories and that FBC recommendation is E-SH-3. He requests the SH-4 and that all of Frazier Avenue should be 4-story. He said that height maximums should be consistent and quoted the North Shore Plan. Buildings south of River Street are recommended to be 4 stores under the FBC.

Mr. Thomas Hickey, owner of 210 West 19th Street, 1908 Cowart Street, 1911 Williams Street and other unnumbered property on Williams Street which is currently C-3 and that current use has been in place for 17 years. Indicated that staff is recommending U-RA-3 and thinks that all his properties should be the same: CX.

Ms. Peggy Petrey, owner of 559 East Main Street which is currently C-3. She indicated that FBC recommendation is CX-3 and that the back lot on Adams Street is RD-2. She agrees with the height limitation of 3 stores and that 25 foot wide lot should be pulled out. Also Mitchell Street property is a duplex and wanted to know will RA-3 affect that use? Ms. Karen Hundt replied that RA-3 permits 2-unit dwellings.

Mr. Ron Feldman, representing Bill Wise who owns property at 120 Market Street/Buffalo Wild Wings, indicated that FBC recommendation is D-SH-6 and D-RM-4 and requests D-SH-6 for the entire property and that D-RM-4 is not appropriate.

Ms. Joyce Douglas owns 1812 Madison Street that is currently C-3 and that FBC recommendation is U-RD-2 and wants to know why the need for zoning change. Ms. Karen Hundt gave explanation.

Ms. Jean Smith owns 913 Park Avenue and indicated that the existing funeral home at Fairview at MLK is proposed to be CX-3 and wanted to know what other uses are permitted in that zone. She prefers RA-3 which also permits the funeral home but no other commercial uses. (STAFF NOTE: The RA zone does not permit funeral homes.) She asked what uses are in IX-4 and Ms. Karen Hundt explained.

Planning Commission member Mr. Don Moon inquired if properties around the Aquarium are restricted in building height and Ms. Karen Hundt answered that they will stay the same.

Mr. Paul Rhudy owns 1400 Madison Street which is currently M-1 and that FBC recommends U-RA-3 and prefers to stay commercial; perhaps CX-3.

Planning Commission member Mr. Jason Farmer requested that staff recommendation for each property change requested.

Ms. Beth Soloff owns 427 East 5th Street indicated that FBC recommendation is IX-6 and that the property across from Tallan Building and Days Inn which are recommended for CX-12 and that she requests CX-12.

Mr. Ben Bowers owns 108 Baker Street and property on Tampa says the currently is zoned C-7 with 30-foot height limit and the FBC recommendation is a split zone of RA-2 and SH-3 and wanted to know why. He said that E-SH-3 is too high and would prefer lower building height on adjacent property so as not to block views. He requests E-RA-2 for the entire property.

Ms. Sandi Dahl owns 818 MLK Boulevard stated that FBC recommendation is U-RA-3 and requests U-RD-2 for her property.

Mr. Tom Zavala owns 1511 Jefferson Street, indicated that existing lot is 70 feet wide with 7,000 sf and a quad building. It is currently zoned C-3 and that FBC recommendation is RA-3 and requests RM-3 to allow an additional unit on the lot. He indicated that ground level unit is needed for ADA accessibility.

Ms. Jeanne Trehwitt owns 711-715 North Market Street indicated that FBC recommendation is E-RA-3 and requests E-CX for these properties or something similar to UGC to allow commercial development. She indicated that access would be provided from North Market Street and that opposition has been primarily from one person on Spears Avenue.

Ms. Karen Hundt gave an overview of text changes.

Mr. Franklin McCallie owns 1615 Read Avenue said that the code needs to address parking on Southside and Main Street areas and that the developers are not providing enough.

Mr. John Clark stated that the FBC is a good process and that the intent is good and asked that voting be delayed to give people more time to study the draft code. He said there should be no split zone and that many of the lots may not be large enough and a rezoning will be needed. And as for modifications that staff or FBC committee not be allowed to require anything not specified in the code. He said a grace period is needed and Mr. John Bridger of RPA explained that there would be a 60-day grace period.

Mr. Joh Bridger thanked everyone for comments and attendance and that comments will be posted on the project website next week (www.cha-fbc.com) and to please also use the comment phone number of 423-643-5948.

Mr. Garnet Chapin inquired as to why no parking requirements in the residential areas. He said that this is a huge mistake and that parking standards are needed throughout the entire study area. Mr. Franklin McCallie also wanted to know why there were no parking requirements and stated that this is a huge change from the last draft. He said that citizens were not involved in that decision and that it does not benefit the

neighborhoods and that there is a need for minimum parking requirements, at least for residential development.

Mr. William A. Smith owns 913 Park Avenue provided several written comments to Ms. Karen Hundt. He said that parking and bicycle standards are needed; indicated that Hartford provides a good example. He said also that there is a need to document draft code changes and how/why comments are addressed or not addressed.

Ms. Teresa McCallie owns 1615 Read Avenue said that parking requirements are needed and that parking is more difficult now than when she moved into the neighborhood.

MR. Ben Pitts of GCAR, said he appreciates the availability of staff to answer questions and that there not be a rush to decisions or approval and to allow more time to review and understand the impact of the FBC.

Ms. Chandlee Caldwell works at 45 East Main Street, wanted to know why was the long-term bike parking removed and that it needs to be added back into the code to support the goals of this city. She said that younger people are using bikes and that bike parking is less expensive to provide than vehicle parking.

Mr. Ron Feldman, representing ADM, thanked Mr. John Bridger and Ms. Karen Hundt for addressing concerns. He indicated that he has sent further proposed revisions.

Ms. Ruby Varner a resident of Signal Mountain said that FBC needs landscaping requirements and that trees are important. She said we don't have enough parks for downtown residents and that parking requirements are needed, especially for neighborhoods.

Mr. Steve Hunt said that staff is on target and has done a great job. He feels that the draft needs to show or "redline" all changes and that there is a need for longer review time for the draft code. He said at least 6 months to a year is needed for the grace/transition period.

Planning Commission member, Mr. Eric Myers said that parking requirements are needed for transitional and residential areas but not in the Core. He also said that long-term bike parking needs to be put back into the code.

Mr. Goeff Tarr, owner of Terminal Brew House feels that good work has gone into the FBC and trees and buffers are good and that there needs to be minimum parking standards for new multi-unit residential.

Planning Commission member Ms. Donna Williams asked for an explanation of the 60-day grace period to which Mr. John Bridger explained.

Mr. Kerrick Johnson, Southside Neighborhood President, said he loves the FBC and a good job was done on it. He said that minimum parking standards are needed for the Southside and there is a need for metered parking and a residential permit system.

Ms. Helen Burns Sharp, representative of Downtown Owners Collective, said that there should be a requirement for neighborhood meetings before an application is accepted and that just encouraging them is not enough. She suggested using technology to notify neighborhoods like the "Next Door" program used by CPD. She indicated that each

development needs to provide its own parking and the "fringe" neighborhoods are different from the Core.

Ms. Shannon Milkus said that codes matter as well as consideration of maintenance for landscaping such as using landscaping for stormwater mitigation. She said that parking as part of the transportation system should be considered and it should be a function of the City.

Ms. Becky English, for GCAR, said that collaboration with RPA has been good but the process for review has been too quick. She said that GCAR wants to stay involved with the creation of the FBC Committee and thinks that bike parking should be market driven. Also, that a lack of car parking can hinder residential sales.

Planning Commission member, Mr. Eric Myers, indicated that minimum ground floor elevation should be zero.

Planning Commission member, Mr. Jason Farmer, recommends considering the 6 month grace period.

Adjournment:

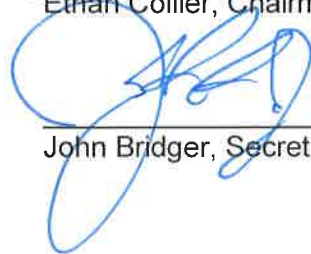
Adjourn

There being no further business, the meeting adjourned at 7:38 p.m.

Respectfully submitted,



Ethan Collier, Chairman



John Bridger, Secretary

EC:JB:sh