

FORM-BASED CODE COMMITTEE **MINUTES**

August 12, 2021

The duly advertised meeting of the Form-Based Code Committee was held on August 12, 2021, at 2:01 p.m. in conference room 1A of the Development Resource Center. Chair Jim Williamson called the meeting to order and announced that the meeting is being recorded. Secretary Levi Witt called the roll and swore in all those who would be addressing the Committee.

Members Present: Jim Williamson, David Hudson, Anca Rader, Caroline Hetzler, Beverly Bell, Zach McManus, Denise Shaw, Jake Toner

Members Absent: Marcus Jones

Staff Members Present: Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Harolda Bryson

Jim Williamson explained the rules of procedures.

Roll Call: Levi Witt called the roll.

Swearing In: Levi Witt swore in everyone who wanted to speak to the Committee.

Applicants Present: Kevin Boehm, Allen Jones

Approval of Minutes: David Hudson made a motion to approve the June 2021 meeting minutes. Zach McManus seconded the motion. All in favor, the motion carried.

Sarah Robbins explained the additional rules of procedure.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Case #FBC-21-32 - 1225 Cowart Street - Landscape islands, perimeter plantings, parking

Project Description:

The applicant, Kevin Boehm, has applied for the following modifications:

1. Relief of perimeter planting on western side of the property.
2. Relief from internal / end landscape island on one side of ADA spaces adjacent to the building.
3. Reduction in required parking spaces from 74 to 67.

Applicant Kevin Boehm spoke to the Committee. Mr. Boehm explained the project in further detail and answered questions from the Committee about the project.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #FBC-21-32: 1225 Cowart Street, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Beverly Bell seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The first modification is APPROVED. Reason: adjacent to another parking lot; existing parking lot.
2. The second modification is APPROVED. Reason: ADA requirements and only two cars.
3. The third modification is APPROVED. Reason: on-street parking and the hotel does not need the required parking.

Case #FBC-21-33 - 430 Manufacturers Road - Height Increase

Project Description:

The applicant, Allen Jones, has applied for the following modifications:

1. Increase height from 4 stories to 5 stories in the E-CX-4 areas of the property.

Applicant Allen Jones spoke to the Committee. Mr. Jones explained the project in further detail and answered questions from the Committee about the project. HOA president Buck Tasker spoke in opposition to the project and also answered questions from the Committee. Community member Brian Hoffer spoke in opposition to the project. HOA vice president Mike Payne also spoke to the Committee and expressed his concerns.

Discussion: A discussion was had between the Committee members. Zach McManus made a motion to approve Case #FBC-21-33: 430 Manufacturers Road, as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Jake Toner seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The first modification is **APPROVED** on the condition that no building on the parcel at 430 Manufacturers Road exceeds the height of 5 stories.

Other Business:

There was no other business.

NEXT MEETING DATE: September 9, 2021 (application deadline is August 13, 2021 at 4 p.m.).

Jim Williamson made a motion to adjourn. All in favor, the meeting was adjourned.

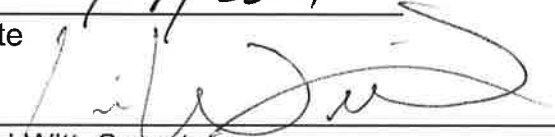
The meeting was adjourned at 3:50 p.m.



 Jim Williamson, Chair

09/09/2021

 Date



 Levi Witt, Secretary

9-10-2021

 Date