

FORM-BASED CODE COMMITTEE **MINUTES**

February 10, 2022

The duly advertised meeting of the Form-Based Code Committee was held on February 10, 2022, at 2:00 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, Beverly Bell, Anca Rader, David Hudson, Zach McManus, Denise Shaw, Jake Toner

Members Absent:

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: Justin Dumsday, Mike Price

Approval of Minutes: David Hudson made a motion to approve the December 2021 meeting minutes with modifications. 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-22-2 - 1201 Carter Street - Increase Building Height

Project Description:

The applicant, Justin Dumsday, has applied for the following modifications:

1. Increase the maximum height one story. (Sec. 38-719. (4) A. *Maximum Height: U-IX-6: 6 stories/85' max. Sec. 38-696. (4) C. e. For any request to increase maximum building height, may grant up to one additional story of 12 feet or less, in height.*)

Applicant Justin Dumsday requested a deferral of the case. The case was deferred.

Case #FBC-22-1 - 1705 Market Street - Parking Lot Landscaping

Project Description:

The applicant, Mike Price, has applied for the following modifications:

1. Reduce the landscape islands width and soil surface area to about 7 feet in width and an area of less than 243 SF of soil surface - applicable to 7 parking lot single row islands. (Sec. 38-738. (2) C. *An interior island abutting a single row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and two hundred sixteen (216') square feet in soil surface area for islands along compact parking spaces and two hundred forty three (243') square feet for islands along standard parking spaces.*)
2. Substitute proposed 2.5 feet wide and 5 feet tall living green screen on vinyl coated chain link fence for required perimeter planting along east property lines. (Sec. 38-748. (4) A. *Perimeter planting is required along the outer perimeter of the parking area except any perimeter that is adjacent to the building the parking supports. Breaks for pedestrian, bicycle and vehicular access are allowed.*)
3. To exceed the parking max while not complying with all of the required parking lot landscaping. (Sec. 38- 748. (1) D. *Parking lots that exceed the required number of spaces (Sec. 38-741) must comply with all required Parking Lot Landscape (Sec. 38-748).*)

Applicant Mike Price spoke to the Committee about the project and answered questions from the Committee.

Discussion: A discussion was had between the Committee members. Denise Shaw made a motion to approve Case #FBC-22-1: 1705 Market 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. Jake Toner seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. **APPROVE** the request to reduce the landscape islands width and soil surface area to about 7 feet in width and an area of less than 243 SF of soil surface - applicable to 7 parking lot single row islands. Section 38-748. (2) C. *An interior island abutting a single row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and two hundred sixteen*

(216') square feet in soil surface area for islands along the compact parking spaces and two hundred forty-three (243') square feet for islands along the standard parking spaces.

- 2. **APPROVED with CONDITIONS** the request to substitute the proposed 2.5 feet wide and 5 feet tall living green screen on vinyl coated chain link fence for the required perimeter tree and shrub planting on the eastern side of the parking lot. Sec. 38-748. (4) (4) A. Perimeter planting is required along the outer perimeter of the parking area except for any perimeter that is adjacent to the building the parking supports. Breaks for pedestrian, bicycle, and vehicular access are allowed. **CONDITIONS:** Use FBC-approved fencing materials, reference Sec. 38-750.
- 3. **APPROVE** the To exceed the parking max while not complying with all of the required parking lot landscaping. Sec. 38- 748. (1) D. Parking lots that exceed the required number of spaces (Sec. 38-741) must comply with all required Parking Lot Landscape (Sec. 38-748).

Other Business:

There was no other business.

NEXT MEETING DATE: March 10, 2022 (application deadline is February 11, 2022 at 4 p.m.).

David Hudson made a motion to adjourn. Beverly Bell seconded the motion. All in favor, the meeting was adjourned.

The meeting was adjourned at 2:43 p.m.



Jim Williamson, Chair

April 14, 2022

Date



Lev Witt, Secretary

4-14-2022

Date