

PLANNING AND ZONING COMMITTEE MINUTES: February 4, 2020

Call to Order

Councilman Darrin Ledford, Committee Chair, called the meeting to order at 3:10 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present, including Council Chairman Erskine Oglesby, Vice-Chairman Chip Henderson, and Council members Carol Berz, Anthony Byrd, Demetrus Coonrod, Russell Gilbert, Jerry Mitchell, and Ken Smith. Phil Noblett, City Attorney, and Lydia Christoph, Administrative Support, were also present.

Others in Attendance

Information Technology: Brent Messer, Chief Information Officer; Fire Department: Philip Hyman, Chief; Planning Commission: Jason Farmer, Commissioner; John Bridger, Executive Director; Transportation: Blythe Bailey, Administrator; Economic and Community Development: Donna Williams, Administrator

Approval of Minutes

On motion of Vice-Chairman Henderson and seconded by Council Chairman Oglesby, the minutes of the last meeting (January 07, 2020) were approved as published.

Next Week's Agenda: February 11, 2020

Ordinances (First Reading) - Agenda Item 6A

Attorney Noblett and Mr. Bridger answered questions from Councilman Mitchell about housing the proposed chickens and the possibility of a PUD.

Councilman Ledford commented about agriculture applications.

Ordinances (First Reading) - Agenda Item 6B

Councilman Ledford asked whether or not this item would be withdrawn. Mr. Bridger informed the Council that Planning had recommended to deny the request. Councilman Mitchell informed the Council that he had been told this item would be withdrawn, but recommended hearing it since Planning had recommended a denial. Upon no further comments, the issue was closed.

Ordinances (First Reading) - Agenda Item 6C

Mr. Bridger answered questions regarding the following:

- Proposed usage for the land in question, asking CDOT to put a light at a nearby intersection, neighborhood opposition (Councilman Mitchell)
- Number of curb cuts involved (Councilman Smith)

Ordinances (First Reading) - Agenda Item 6D

Councilman Ledford confirmed no concerns from Councilman Smith on this item.

Ordinances (First Reading) - Agenda Item 6E

Councilman Ledford questioned Mr. Bailey about the dimensions of the project, the radius of the sharp turn onto Min Tom Road, and having a conversation with CDOT. Mr. Bailey agreed to confirm details and get back to Councilman Ledford. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6F

Councilman Gilbert informed the Council that he had met with the community regarding this item, and that the community thought it was a good idea. He mentioned a concern about traffic and a resulting condition being added to the zoning request. Upon no further comments, the issue was closed.

Ordinances (First Reading) - Agenda Item 6G

Councilwoman Berz inquired about the number of units to be raised on the lot in question, and Mr. Bridger clarified. Upon no further questions, the issue was closed.

Ordinances - Agenda Item 6H

Commissioner Farmer discussed having a special permit allowing duplexes in an R-1 zone versus duplexes in R-2 zoning. He and Mr. Bridger responded to questions and comments from the Council regarding the following topics:

- Duplexed downgraded through lack of power, owner-occupied component of city program (Councilman Ledford)
- Doing due diligent, how special permit approval in the past triggered more widespread neighborhood revitalization, supporting the applicant for this request (Chairman Oglesby)
- Whether special exceptions would apply to new or existing duplexes, revocability potential, avoiding future bad situations (Councilwoman Berz)
- Bad past situations with duplexes, laws that are restrictive and oppressive, why the current policy was created, need for progressive creativity with housing today (Councilwoman Coonrod)
- Ensuring that the occupants take care of duplexes, what people like and what they can afford (Councilman Gilbert)
- Looking forward to moving forward on this issue (Councilman Ledford)
- Asking duplex neighbors to respect their community, perhaps using special conditions (Councilman Byrd)

Councilman Byrd asked Ms. Williams to give the Council an update on the duplex program. Ms. Williams explained several details complicating duplex utilization in Chattanooga. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6I

Councilman Byrd affirmed the parking condition in this ordinance. Upon no further questions, the issue was closed.

Ordinances (First Reading) - Agenda Item 6J

Councilman Byrd stated that this item would probably be deferred, and that he was working with the surrounding property owners while working to set up a meeting with the property owner himself.

Resolutions - Agenda Item 7F

Councilman Ledford mentioned that this item had been discussed earlier with Ordinance 6A. Upon no further questions or comments, the issue was closed.

Resolutions - Agenda Item 7G

Mr. Bridger and Councilman Ledford commented about the Airport District Plan and legal requirements for public notifications. Mr. Bridger mentioned the upcoming Natural Resources Sub-Committee public meeting at 12 p.m. on Tuesday, February 11. Mr. Henderson asked Mr. Bridger about residential dwellings in an O-1 zone. Upon no further questions, the issue was closed.

Adjournment

There being no further business, Councilman Ledford adjourned the meeting at 4:23 p.m.