

FORM-BASED CODE COMMITTEE

MEETING MINUTES

September 8, 2022

The duly advertised meeting of the Form-Based Code Committee was held on September 8, 2022, at 2:02 p.m. in conference room 1A of the Development Resource Center. Chair Beverly Bell 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, David Hudson, Jake Toner, Zach McManus

Members Absent: Denise Shaw

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

Beverly Bell 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: Pat Neuhoff, Lance Spencer

Approval of Minutes: David Hudson made a motion to approve the July 2022 meeting minutes. Jim Williamson seconded the motion. All in favor, the motion carried.

Sarah Robbins presented the cases.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Case #FBC-22-20 - 1008 McCallie Avenue - Ground floor elevation increase

Project Description:

The applicant, Pat Neuhoff, has applied for the following modifications:

1. Increase the Story Height: Ground Floor Elevation from 2' max to 10' max. (Sec. 38-717. (6) D. Ground Floor Elevation 0' min / 2' max (nonresidential ground floor).)

Applicant Pat Neuhoff spoke to the Committee and explained the project in further detail.

Discussion: A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #FBC-22-20: 1008 McCallie Avenue, 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. Zach McManus seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The modification is APPROVED due to lengthy street frontage and large drop in topography.

Case #FBC-22-21 - 1006 Park Avenue - Rear setback reduction

Project Description:

The applicant, Lance Spencer, has applied for the following modifications:

1. Reduction of rear setback from 25' min to 10' min. (Section 38-714 (3) D. Rear: common lot line / alley 25' min.)

Applicant Lance Spencer spoke to the Committee and explained the project in further detail. Sarah Robbins read an email in opposition to the project from Barbara Webb. There was also a discussion about public notice letters concerning cases going before the Form-Based Code committee.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #FBC-22-21: 1006 Park Avenue, 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. Jim Williamson seconded the motion. All in favor, the motion was unanimously approved.

There were no conditions noted for the approval.

Other Business:

- The following appointments and reappointments were approved by the Chattanooga City Council on August 30, 2022:
 - David Hudson (*reappointment*)
 - Jim Williamson (*reappointment*)
 - Sarah Brogdon (*new appointment*)
 - Tenesha Irvin (*new appointment*)
 - Thomas Palmer (*new appointment*)

Sarah Robbins thanked outgoing Committee member Anca Rader for her service to the City of Chattanooga, urban design, and the Form-Based Code Committee.

NEXT MEETING DATE: October 13, 2022 (application deadline is September 9, 2022 at 4 p.m.).

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

The meeting was adjourned at 3:17 p.m.



 Beverly Bell, Chair



 Date



Levi Witt, Secretary

11/16/2022

Date