

FORM-BASED CODE COMMITTEE **MINUTES**

September 9, 2021

The duly advertised meeting of the Form-Based Code Committee was held on September 9, 2021, at 2:02 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, Beverly Bell, Jake Toner

Members Absent: Marcus Jones, Caroline Hetzler, Zach McManus, Denise Shaw

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: Joseph Crites, Matt Winget, Jim Teal, Jessica Stack

Approval of Minutes: David Hudson made a motion to approve the August 2021 meeting minutes. Anca Rader 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-21-34 - 899 Cherokee Boulevard - Fenestration and parking lot walkability

Project Description:

The applicant, Joseph Crites, has applied for the following modifications:

1. Reduce ground floor fenestration from required 30% to 15% on the Bell Avenue project side.
2. Reduce upper floor fenestration from required 20% to 9.4% on the Bell Avenue project side.
3. Remove required pedestrian connections through surface parking lot.

Matt Winget, architect of Elemi Architects on the project, spoke to the Committee. Mr. Winget explained the project in further detail and answered questions from the Committee about the project. Wiatt Wehunt, a civil engineer on the project, also spoke to the Committee. Member of the community Brad Wardlaw spoke to the Committee and shared his concerns about the project. Mr. Winget responded to Mr. Wardlaw's concerns.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #FBC-21-34: 899 Cherokee Boulevard, 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 the majority of the floor has brick detail and / or a green screen with plantings over.
2. The second modification is **APPROVED** on the condition that a planting medium is provided for growth.
3. The third modification is **APPROVED** due to site constraints and topography.

Case #FBC-21-37 - 1420 Carter Street - Additional Signage

Project Description:

The applicant, Jim Teal, has applied for the following modifications:

1. New 117.5 square feet east elevation Ground Floor Sign greater than the maximum allowable size of any one building sign of 48 square feet.

Jim Teal, President of Ortwein Sign, spoke to the Committee. Mr. Teal explained the project in further detail and answered questions from the Committee about the project.

Discussion: A discussion was had between the Committee members. Beverly Bell made a motion to partially approve Case #FBC-21-37: 1420 Carter 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. David Hudson seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the partial approval:

1. The first modification is DENIED.
2. The second modification is DENIED.
3. The third modification is APPROVED on the conditions that it cannot exceed 90 square feet, is not on a major pedestrian route, and decreases existing signage square footage.

Case #FBC-21-39 - 1029 W. 19th Street - Parking setback reduction for upper stories

Project Description:

The applicant, Jessica Stack, has applied for the following modifications:

1. Reduce upper story(s) parking setback from 30 feet to 0 feet. The 30' parking setback applies to the ground story only.

Applicant Jessica Stack, Senior Associate of Tinker Ma, Inc., spoke to the Committee. Ms. Stack 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-21-39: 1029 W. 19th 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 modification is **APPROVED** due to the reason that based upon all other context areas of the Code: only have a parking setback on the ground floor, and this Committee is formally requesting the Bend Context Area of the Code be permanently revised to eliminate the 30' parking setback above the ground floor.

Other Business:

There was no other business.

NEXT MEETING DATE: October 14, 2021 (application deadline is September 10, 2021 at 4 p.m.).

Jake Toner made a motion to adjourn. All in favor, the meeting was adjourned.

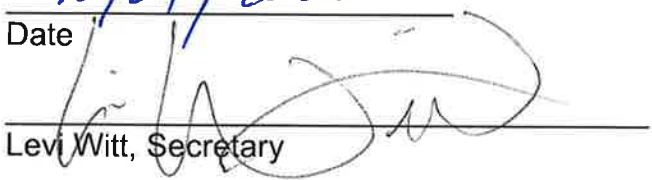
The meeting was adjourned at 3:33 p.m.



Jim Williamson, Chair

10/24/2021

Date



Levi Witt, Secretary

10-15-2021

Date