



CHA | FBC

# FORM-BASED CODE COMMITTEE



## MEETING MINUTES

June 13, 2024

The duly advertised meeting of the Form-Based Code Committee was held on July 13th, 2024, at 2:00 p.m. in conference room 1A of the Development Resource Center Building. Chairman Jim Williamson called the meeting to order at 2:01 p.m.. Admin Support Specialist Shelby Ogle called the roll and swore in all those who would be addressing the Committee.

**Members Present:** Beverly Bell, Sarah Brogdon, Reginald Ruff, David Hudson, Alex Reyland, Jim Williamson, Lee Helena

**Members Absent:** Thomas Palmer, Tenesha Irvin

**Staff Members Present:** Development Review Planner Akosua Cook, Admin Support Shelby Ogle, Staff Attorney Harolda Bryson, Transportation Review Specialist Elsy Interiano

**Rules and Regulations:** Chairman Jim Williamson explained the rules and procedures, order of business, Form-Based Code Intent, and principles and purpose.

**Approve Minutes:** Lee Helena made a motion to approve the April Minutes. Sarah Brogdon seconded the motion. All in favor, the April Minutes were approved.

**Swearing In:** Shelby Ogle swore in people addressing the Committee.

**Roll Call:** Shelby Ogle called the roll.

**Applicant(s) Present:** Mitch Patel and Rich Chism

## OLD BUSINESS

NO OLD BUSINESS

## NEW BUSINESS

### - FBC-24-6 – 1400 Broad St.: Additional Story & Curb Cut Modifications

Development Review Planner Akosua Cook presented to the Committee.

#### Major Modification Request(s):

1. Requesting increase in building stories from 4 to 5 for a total of 68'.
  - a. Sec. 38-717(5) Height and Mass
    - i. U-CX-4, 4 stories/60' max.
2. Request to create a new street curb-cut for guest drop off.
  - a. Sec. 38-717 (4) Access/ Parking Location
    - i. With no alley: new street curb-cuts per lot Determined by Director of the Land Development Office.

**Zoning:** U-CX-4 (Commercial Mixed Use Zone)

**Clarification/Amendment to Case:** Development Review Planner Akosua Cook provided clarification to the Committee regarding the modification requests being heard today. The new street curb-cut request will not be heard and voted on by the Committee today. There was also a typo in the presentation that was posted publicly: the number of stories listed are incorrect. The presentation shows 6 to 7 stories, but the request is actually for 4 to 5 stories.

**Applicant Presentation:** Applicant Representative Mitch Patel of 411 Broad St. Suite 401 with Vision Hospitality Group had a presentation that they presented to the Committee, stating that they are wanting to build a 5 story hotel. They told the Committee that the 1st floor shall have the lobby, some retail space, a restaurant, and more; then on the 2nd floor, they are planning to use the entire floor as parking for the hotel. The Representative stated that Chattanooga is their hometown and their home base for the company. They have developed hotels across the country and have received national awards for their builds. They stated that they always want the community to be involved in the designs and the process. They are requesting a modification for an additional story, because if they only have 4 stories then there will either not be enough rooms or there will not be any parking on the property. They also wanted to inform the Committee that the height that was originally proposed (68') is actually going to be 64' instead, because they do not believe that the 4' parapet on the roof counts toward the overall height.

**Community Response:** Eric Myers from Chattanooga Design Studio at 850 Market St presented to the Committee that he was unsure whether he would speak today or not, but he got excited about the project after hearing the Applicant Representative speak on it. He stated that he believes that the community needs a development of the presented scale. He also stated that he believes that approving the modification request for the additional story would allow more families to come visit Chattanooga. He stated that he is in support of the project.

**Applicant Response to Community:** Applicant Representative stated that they spent a lot of time with the community and answering their questions about the project, because they want the community to be involved.

**Committee Discussion, Motion, and Vote:** Lee Helena questioned if the project would need a variance for the parking and was informed by Staff that they would not. David Hudson asked if the parking would be available to the public or not and the Representative stated that at this time the plan was to be valet parking only for the hotel guests as well as some parking for patrons of the rooftop bar. Mr. Hudson wanted to point out to the Committee that it was a big deal for them to include self parking in their development since parking is an issue in this area. Jim Williamson and David Hudson both stated that there is precedence due to other projects being approved and built in the area that are similar to this project. Reginald Ruff stated that he thinks the project would be good because there are other multistory buildings in the area. Lee Helena asked about how they planned to have the trash serviced. Rich Chism of 411 Broad St. Suite 401 with Vision Hospitality Group stated that there will be access from the self-created service road. The Committee and the Representatives then had a brief discussion about why they did not build all the way to the property line.

**David Hudson** motions APPROVAL of FBC-24-6: 1400 Broad St. - Additional Building Story Modification.

**Lee Helena** seconds the motion.

**All in favor - none opposed. The motion carries.**

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## **FINAL INFORMATION**

**Next Meeting Date:** July 11, 2024 (Application deadline is June 14, 2024 at 4pm).

**Other Information:** David Hudson brought up to the Commission that he believes that with height modification requests, the Applicants should be required to provide renderings of how the building would appear on the street to provide context to the Committee. Development Review Planner Akosua Cook stated that when the Regional Planning Agency begins their update of the Form-Based Code, she believes that they will want the Committee to be stake-holders in the updates. Jim Williamson stated that maybe they could make certain modification requests, like a height modification, to be able to be staff approved.

**David Hudson made a motion to adjourn. Lee Helena seconded the motion.**

**All in favor, the meeting was adjourned at 2:33 pm.**

  
Jim Williamson, Chairman

07/11/2024  
Date

  
Shelby Ogle, Admin

7/11/24  
Date