



FORM-BASED CODE COMMITTEE

MEETING MINUTES

May 8th, 2025

The duly advertised meeting of the Form-Based Code Committee was held on May 8th, 2025, at 1:30 p.m. in conference room 1A of the Development Resource Center Building.

Chair Jim Williamson called the meeting to order at 1:33 p.m.

Roll Call: Admin Support Shelby Ogle called the roll.

Members Attendance:

- ☒ Alex Reyland
- ☒ Beverly Bell
- ☐ David Hudson
- ☒ Jim Williamson
- ☒ Lee Helena
- ☒ Reginald Ruff
- ☐ Sarah Brogdon
- ☒ Tenesha Irvin
- ☒ Thomas Palmer

Staff Attendance:

- ☒ Presenter: Akosua Cook
- ☒ Admin: Shelby Ogle
- ☐ Admin: Karen Murphy Cannon
- ☒ City Attorney: Harolda Bryson

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

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

Approve Minutes: Chair Jim Williamson presented the April meeting minutes to be voted on. No amendments need to be made. *Thomas Palmer* motioned to **APPROVE** the April minutes. *Lee Helena* seconded the motion. All in favor. **The motion carries.**

OLD BUSINESS

No Old Business

NEW BUSINESS

- FBC-25-9: 1826 Reggie White Blvd.: Signage

Development Review Planner Akosua Cook presented to the Committee.

Major Modification Request(s):

1. Allowance of a pole sign
 - a. Section 38-753 Sign Types(4)(A)4 Location
Pole mounted signs are not permitted.
2. Exceed maximum dimensions allowed for monument (ground) sign
 - a. Section 38-753 Sign Types(4)(B) Dimensions
A monument sign cannot exceed 6 ft in height or 10 ft in width.
Maximum sign size is 60 sq ft.
3. Use of sign materials that do not match associated building
 - a. Section 38-753 Sign Types(4)(C) Materials
Sign materials that match the materials of the associated building must be used.

Zoning: U-CIV-6 (Civic Zone)

Applicant Presentation:

Applicant Christie David, Director of the printing company in charge of the project, presented that they were asked by Finley Stadium to spearhead the revival of the sign. She stated that the sign in its current state is an eye sore and it is dilapidated. She stated that the proposed design adds to the sponsorship levels by bringing in outside sponsorship and increases the level of sponsorship.

Community Response:

No response.

Committee Discussion:

The Committee began their discussion by asking the Applicant what material they are wrapping the sign with, to which she stated that it is a banner material. She stated that the stadium wants to change it every couple of years and that is why they chose that material. The Committee then discussed that there has been a sign at that location for a while and the sign structure is existing already. They discussed that they are just updating and reviving the sign. The Committee then expressed that the sign is a civic structure and is no less nonconforming than what is existing.

Board Motion and Vote:

- *Lee Helena* made a motion to **APPROVE** case #: FBC-25-9: 1826 Reggie White Blvd., due to existing stadium billboard on civic property.

Thomas Palmer seconded the motion.

All in favor. The motion carries 7-0.

- FBC-25-10: 702 Manufacturers Rd.: New Construction

Development Review Planner Akosua Cook presented to the Committee.

Major Modification Request(s):

1. Reduce interior island to 8 ft in width, 143 sq ft for single row parking and 8 ft width, 276 sq ft for double row parking.

Section 38-748 (2)(C)(D) Interior Islands

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.

An interior island abutting a double row of parking spaces must be a minimum of thirteen and a half (13.5') feet in width and four hundred thirtytwo (432') square feet in soil surface area for islands along compact parking spaces and four hundred eighty six (486') square feet for islands along standard parking spaces.

2. Requesting an exemption from the perimeter planting requirement.

Section 38-748 (4) Perimeter Planting

Perimeter planting is required along the outer perimeter of the parking area except any perimeter that is adjacent to the building the parking supports.

3. Request to exceed maximum parking allowance by an additional 10% (30% above required).

Section 38-741 (1)(E) Vehicle Parking

The number of spaces provided shall not exceed the required number of spaces, before discounts, by more than twenty percent (20%).

4. To orient primary entrances towards an internal street, not the primary street.

Section 38-698 Measurements and Exceptions / Rules for All Zones

Pedestrian Access. An entrance providing both ingress and egress, operable to residents at all times and customers during regular business hours, is required to meet the street-facing entrance requirements.

Sec.38- 709 (6) Public Realm

Pedestrian Access. Entrance facing primary street: Required.

Zoning: R-RF-6 (Riverfront Zone) & R-RV-6 (Riverview Zone)

Applicant Presentation:

Applicant Ben Skidmore, member of the design team on the project, presented that he would go through the requests one at a time. He stated that the first modification request, in regards to the structure not fronting the primary street, that their intent is to face Manufacturers Rd. He stated that they are working with the proper entities to make two new public crossings across the street to access the buildings since the parking will be on another parcel. He spoke on the placement of some other buildings in the proposed site plan as well as the parking for the development. He stated that in regards to the parking request, they are asking to be able to have more parking for the development. He also stated that they are requesting to follow the Euclidean Zoning tree requirements instead of the Form-Based Code tree requirements. They want to reduce the tree wells in certain areas, but plan to increase tree wells in other areas and they do not want to be required to have as much perimeter planting.

Community Response:

Kevin Condra, owner of the JIT Terminal, presented that there is a rail easement that runs through the property and the proposed development. He stated that they are planning to reopen those railroads at a later date and any development to the site would hinder that as well as the industrial nature of the area. He stated that they are against the entire development and that the 2 parcels that are in the development were rezoned from industrial to residential. He presented that the surrounding area is all industrially zoned. He stated that he believes that developing in this area would hurt the City of Chattanooga.

Applicant Response:

The Applicant spoke in response to the community statement that they are going to work with them as well as other authorities to be able to allow them access to the railroad so that it can be activated and reopened at any time.

Committee Discussion:

The Committee began their discussion by asking the Applicant if they are sure that they had the correct number of required trees/greenery required. The Applicant stated that there is the required number of trees and plantings that are required, they are just not in the exact spacing or placement that the code requires. The Applicant shared that they have limitations on where they can plant trees due to the sewer easements within the development. The Committee then asked the Applicant about the public access they are creating and they stated that they are working with the proper authorities within the City as well as dedicating the access to the City. The Applicant also stated that the internal streets are being built to the City standards, but are planned to stay private. The Committee then asked about the future parking counts in their phase 2 of the development as well as if the community would be gated. The Applicant stated that they are meeting the parking requirements and the development would not be gated. The Committee then asked the Applicant some questions about the commercial portion of the development.

Board Motion and Vote:

- *Lee Helena* made a motion to **APPROVE** case #: FBC-25-10: 702 Manufacturers Rd., with the following condition(s) per request:

- 1. The number of plantings remains the same - in both quantity and area.
- 2. Denied
- 3. As long as they meet all the required plantings and remain open to the public.
- 4. Because of lack of direct access and railroad right of way hardship.

Beverly Bell seconded the motion.

All in favor. The motion carries 7-0.

OTHER INFORMATION

Next Meeting Date: June 12th, 2025 (Application deadline is May 9th, 2025 at 4pm).

Chair Jim Williamson motioned to adjourn.

Thomas Palmer seconded the motion.

The meeting adjourned at 2:28 p.m..


Chairman

JUNE 12, 2025
Date


Administrative Assistant

6/12/25
Date