

# **WORK SESSION MINUTES:** **ZONING ORDINANCE UPDATES** **CHATTANOOGA CITY COUNCIL** January 30, 2024

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## **Call to Order**

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Councilman Darrin Ledford called the meeting to order at 1:04 p.m. in the J.B. Collins Conference Room of the John P. Franklin, Sr. City Council Building. A quorum of six was present that also included Vice Chair Jenny Hill and Councilpersons Chip Henderson, Ken Smith, Carol Berz, and Demetrus Coonrod. Council Chair Raquetta Dotley and Councilpersons Isiah Hester, and Marvene Noel arrived after the call to order. Phil Noblett, City Attorney, was present. Nicole Gwyn, Council Clerk, was the recorder (remotely) for this meeting.

Video of this meeting is available on YouTube [here](#). Draft zoning code is available online at [www.chattzcu.com](http://www.chattzcu.com).

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## **Other Participants**

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Regional Planning: Dan Reuter, Executive Director, and Karen Rennich, Deputy Director

Mayor's Office: Chris Anderson, Senior Advisor for Legislative Initiatives

Board of Zoning Appeals: Scott McCulpin, Chair, and Alan Richelson, Member

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## **Presentation on Proposed Zoning Ordinance Updates**

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Mr. Reuter, Ms. Rennich, and Mr. Anderson gave a two-hour presentation [see [here](#)] on the proposed updates and responded to Council questions. Further discussion touched upon the following:

- Mapping Process
- Current vs. proposed zones
- Pursuing community input
- Subdividing properties
- Creating neighborhoods
- FAQ for the public
- Rewriting zoning from area plans
- Building upon the One Plan
- How planning guides zoning
- Accessory dwelling units
- Internal training for city staff
- Tree protection ordinance
- Replacing UGC
- Code Regarding Group Homes vs. Halfway Houses
- Domestic Violence Shelters
- Low Barrier Considerations
- Special Purpose Zones
- Minimum Parking
- District 9 Cemeteries
- Commercial Corridors
- Marina Storage Unit
- Apiaries
- Urban Chickens
- Code Enforcement Funding
- Housing issues due to Zoning Issues
- Needing maps before approving new zones
- Protecting Conditions of Old Code
- Board of Zoning Appeals
- Conversations with Realtors

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**Next Steps**

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Councilman Ledford got a consensus from the Council that another work session would be needed on the proposed updates.

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**Adjournment**

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There being no further business, Chairman Ledford adjourned the meeting at 3:00 p.m.