

FORM-BASED CODE COMMITTEE **MINUTES**

October 14, 2021

The duly advertised meeting of the Form-Based Code Committee was held on October 14, 2021, at 2:01 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, Anca Rader, Beverly Bell, Zach McManus, Denise Shaw, Jake Toner

Members Absent: David Hudson

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: Calvin Ball, Greg Adams, Stephen Haase

Approval of Minutes: Beverly Bell made a motion to approve the September 2021 meeting minutes. Jake Toner 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-21-40 - 323 High Street - Increase Ground Story Height

Project Description:

The applicant, Calvin Ball, has applied for the following modifications:

1. Increase max ground story height from 5 feet to 18 feet for 4th Street.

Applicant Calvin Ball spoke to the Committee. Mr. Ball explained the project in further detail and answered questions from the Committee about the project. Sarah Robbins read an email from community member Lee Helena in support of the project.

Discussion: A discussion was had between the Committee members. Denise Shaw made a motion to deny Case #FBC-21-40: 323 High 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. Zach McManus seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The modification is DENIED because of the extreme alteration from the Form-Based Code requirement.

Case #FBC-21-41 - 618 Georgia Avenue - Increase Gallery Encroachment

Project Description:

The applicant, Greg Adams, has applied for the following modifications:

1. Increase gallery encroachment by extending gallery from 9 feet to 10 feet in depth from the building and into the right-of-way.

Applicant Greg Adams spoke to the Committee. Mr. Adams explained the project in further detail and answered questions from the Committee about the project.

Discussion: A discussion was had between the Committee members. Zach McManus made a motion to approve Case #FBC-21-41: 618 Georgia 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. Jake Toner seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The modification is APPROVED, conditioned to alignment with the existing fence line.

Case #FBC-21-42 - 328 Broad Street - Reduce Fenestration

Project Description:

The applicant, Stephen Haase, has applied for the following modifications:

1. Reduce fenestration facing Broad Street elevation. Reduction for fenestration from 70% to 40%.
2. Reduce fenestration facing Market Street elevation. Reduction for fenestration from 70% to 38%.

Applicant Stephen Haase spoke to the Committee. Mr. Haase explained the project in further detail and answered questions from the Committee about the project. Sarah Robbins read an email from community member Lee Helena in support of the project.

Discussion: A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #FBC-21-42: 328 Broad 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. Anca Rader seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The first modification is APPROVED due to existing conditions in the building.
2. The second modification is APPROVED due to existing conditions in the building.

Other Business:

There was no other business.

NEXT MEETING DATE: November 12, 2021 (application deadline is October 15, 2021 at 4 p.m.).

Beverly Bell made a motion to adjourn. All in favor, the meeting was adjourned.

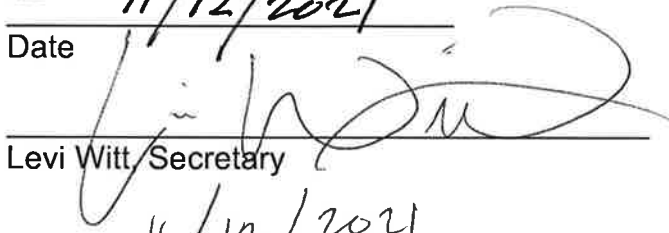
The meeting was adjourned at 3:14 p.m.



Jim Williamson, Chair

11/12/2021

Date



Levi Witt, Secretary

11/12/2021

Date