FORM-BASED CODE COMMITTEE
MINUTES

April 8, 2021

The duly advertised meeting of the Form-Based Code Committee was held on April 8, 2021, at 2:02 p.m. electronically, via Zoom. Vice-Chair Beverly Bell 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. Development Review Planner Sarah Robbins explained the additional rules of procedures.

Members Present: David Hudson, Anca Rader, Beverly Bell, Zach McManus, Denise Shaw, Jake Toner

Members Absent: Jim Williamson, Caroline Hetzler

Staff Members Present: Development Review Planner Sarah Robbins, Secretary Levi Witt and City Attorney Phil Noblett

Beverly Bell 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: Wilson Kessel, Jim Teal

Approval of Minutes: David Hudson made a motion to approve the March 2021 meeting minutes. Zach McManus seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

Sarah Robbins explained the additional rules of procedure.

OLD BUSINESS:

Case #FBC-21-7 - 306 Cherokee Boulevard - Various major modifications

Project Description:
The applicant, Wilson Kessel, has applied for the following modifications:
1. Remove two mid-row landscape islands.
2. Remove one end-of-row landscape island.
3. Increase the driveway width from 20' to 24'.

Applicant Wilson Kessel spoke to the Committee about the project. Mr. Kessel answered questions from the Committee about the project.

Discussion: A discussion was had between the Committee members. Denise Shaw made a motion to approve Case #FBC-21-7: 306 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. Zach McManus seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted for the approval:
1. **WITHDRAWN - Applicant withdrew the request to remove two mid-row landscape islands.**
2. **WITHDRAWN - Applicant withdrew the request to remove one end-of-row landscape island.**
3. **APPROVED - The third modification is approved to allow an increase to the driveway width from 20' to 24'. The approval is based on allowing vehicle access through the site to the adjoining lot at the rear of the property (to be developed as a single property).**

NEW BUSINESS:

Case #FBC-21-16 - 417 Market Street - Sign modification

Project Description:
The applicant, Jim Teal, has applied for the following modifications:
1. Allow wall "ground floor sign" to be installed above the second-floor elevation.

Applicant Jim Teal 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. Anca Rader made a motion to approve Case #FBC-21-16: 417 Market 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, votes taken by roll call, the motion was unanimously approved.

There were conditions noted for the approval:
  1. **APPROVED - The modification is approved to allow a wall "ground floor sign" to be installed above the second-floor elevation. The modification is approved because the sign cannot be installed where it would typically need to be, and there is a precedent for similar signs on that street.**

Other Business:

Karen Hundt, Director of Community Planning and Design at the Regional Planning Agency, gave an update on the sign code to the Committee.

NEXT MEETING DATE: May 13, 2021 (application deadline is April 9, 2021 at 4 p.m.).

Denise Shaw made a motion to adjourn. David Hudson seconded the motion. All in favor, the meeting was adjourned.
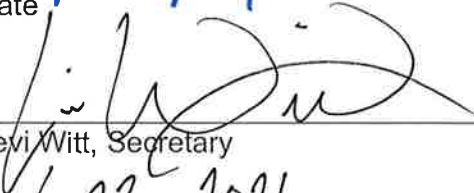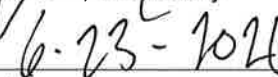
The meeting was adjourned at 3:39 p.m.

_____
Beverly Bell, Vice Chair

___6/23/21_____
Date

_____
Levi Witt, Secretary

___6-23-2021_____
Date