

FORM-BASED CODE COMMITTEE **MINUTES**

December 10, 2020

The duly advertised meeting of the Form-Based Code Committee was held on December 10, 2020, at 2:04 p.m. electronically, via Zoom. Chair Jason Havron 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: Marcus Jones, David Hudson, Jim Williamson, Jason Havron, Caroline Hetzler, Anca Rader, Beverly Bell

Members Absent:

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

Chairman Havron 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: Steve Taylor, Craig Kronenberg

Approval of Minutes: David Hudson made a motion to approve the November 2020 meeting minutes. Jim Williamson 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:

None.

NEW BUSINESS:

Case #FBC-20-17 - 203 E. Main Street - Major modification for signage

Project Description:

The applicant, Steve Taylor, has applied for the following modification:

1. Allocation of one additional projecting sign on the structure.

Applicant Steve Taylor spoke to the Committee. Mr. Taylor explained his reasoning for the requested modification. Mr. Taylor also answered questions from the Committee about the application. Code inspector Trevis Swilley spoke to the Committee and clarified a few questions about the applicable code as it related to the case. The Committee agreed that the code relating to projecting signage should be clarified and amended by the Regional Planning Agency.

Discussion: A discussion was had between the Committee members. Jim Williamson made a motion to approve Case #FBC-20-17: 203 E. Main 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. Marcus Jones seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

There were conditions noted for the approval:

1. Clarifying the Board's interpretation of Section 38-753 (2) B. and C. Paragraph B does not exclude the additional projecting signs in C. The maximum square footage of 20 square feet must be maintained.

Case #FBC-20-18 - 1401 Broad Street - Various major modifications - DEFERRED

Case FBC-20-18 was deferred by the applicant and will go before the Committee on February 11th, 2021.

Case #FBC-20-19 - 1612 Cowart Street - Major modification for a one-story height increase

Project Description:

The applicant, Craig Kronenberg, has applied for the following modification:

1. Allowance of a four-story structure in lieu of a three-story structure.

Applicant Craig Kronenberg spoke to the Committee. Mr. Kronenberg explained his reasoning for the requested modification. Mr. Kronenberg also answered questions from the Committee about the application.

There were comments from the community: Sarah Robbins read an email in support of the project from community member Adam Kinsey. Community member Janyne Preston expressed her opposition to the project.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to partially approve Case #FBC-20-19: 1612 Cowart 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. Jim Williamson seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

The motion for partial approval included the following conditions:

1. The allowance of a four-story structure in lieu of a three-story structure is approved due to the existence of other four-story buildings in the immediate neighborhood, and it is zoned U-CX-4 directly across the street.
2. A reduction in the rear building setback at the alley from the required 5 feet to 0 feet is denied with the caveat that if the applicant determines that it is impossible to build this building and can come back with a unique situation that does not set a precedent, we would reconsider.

NEXT MEETING DATE: January 14, 2021 (application deadline is December 11, 2020 at 4 p.m.).

David Hudson made a motion to adjourn.

The meeting was adjourned at 3:36 p.m.

Jason Havron, Chair

Date

Levi Witt, Secretary

Date