

# **FORM-BASED CODE COMMITTEE** **MINUTES**

**February 11, 2021**

The duly advertised meeting of the Form-Based Code Committee was held on February 11, 2021, at 2:04 p.m. electronically, via Zoom. 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. Development Review Planner Sarah Robbins explained the additional rules of procedures.

**Members Present:** Marcus Jones, David Hudson, Jim Williamson, Caroline Hetzler, Anca Rader, Beverly Bell

**Members Absent:**

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt and 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:** Dave Fidati

**Approval of Minutes:** David Hudson made a motion to approve the January 2020 meeting minutes. Marcus Jones 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-21-3 - 1401 Broad Street, Unit 109 - Various major modifications**

**Project Description:**

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

1. Driveway cut width (Broad Street) - Increase width of driveway cut by 6' to 26' (20' required).
2. Driveway cut width (Main Street) - While reducing the existing cut, requesting an increase in allowable FBC width by 8' to 28' (20' required).
3. Reduction of parking row depth from 20' to 18' in order to accommodate additional elements (including pedestrian ways) on site plan.
4. Modification of allowable parking to 157 spaces (from 119 allowed) due to the nature of the proposed project/business and need to accommodate customer traffic.
5. Reduction is the size of one (1) median island from 12' wide to two (2) median islands of 6' wide.

Applicant Stephen Spangler spoke to the Committee. Mr. Spangler explained his reasoning for the requested modifications. Mr. Spangler also answered questions from the Committee about the application. Timothy Kirkendall answered questions from the Committee about the project. Councilman Erskine Oglesby expressed his support for the project. Jim Williamson clarified his involvement with the project. Mr. Williamson provided consultation from his position at River City Company and not as a member of the Form-Based Code Committee.

**Discussion:** A discussion was had between the Committee members. David Hudson made a motion to approve Case #FBC-21-3: 1401 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. Beverly Bell seconded the motion. All in favor, votes taken by roll call, the motion was unanimously approved.

**There were conditions noted for the approval:**

1. The first modification is approved as an increased width of driveway cut by 6' to 26' (20' required).
2. The second modification is approved: Driveway cut width (Main Street) - While reducing the existing cut, requesting an increase in allowable FBC width by 8' to 28' (20' required).
3. The third modification is approved: Reduction of parking row depth from 20' to 18' in order to accommodate additional elements (including pedestrian ways) on site plan.
4. The fourth modification is approved: Modification of allowable parking to 157 spaces (from 119 allowed) due to nature of proposed project/business and need to accommodate customer traffic.
5. The fifth modification is approved: A reduction in the size of 2 median island widths to 6' wide for the nature of the project, and to allow the applicant to install a pedestrian way or landscape within that 6 feet; noting that pedestrian circulation walkways are approved for the site, with or without the median pedestrian way.

**NEW BUSINESS:**

There was no new business.

**Other Business:**

**NEXT MEETING DATE:** February 11, 2021 (application deadline is January 15, 2021 at 4 p.m.).

**David Hudson made a motion to adjourn.**

The meeting was adjourned at 3:24 p.m.

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Jim Williamson, Chair

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Date

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Levi Witt, Secretary

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Date