

FORM-BASED CODE COMMITTEE **MINUTES**

February 13, 2020

The duly advertised meeting of the Form-Based Code Committee was held on February 13, 2020, at 2:00 p.m. at the Development Resource Center, Conference Room 1A. 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 Emily Dixon explained the additional rules of procedures.

Members Present: Chair Jason Havron, Marcus Jones, David Hudson, Anca Rader and Jim Williamson

Members Absent: Grace Frank

Staff Members Present: Development Review Planner Emily Dixon, 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: Chandler Thurmon

Approval of Minutes: Jim Williamson made a motion to approve January 9, 2020 meeting minutes. David Hudson seconded the motion. All in favor, the motion was unanimously approved.

Emily Dixon explained the additional rules of procedure.

OLD BUSINESS: None.

NEW BUSINESS:

Case #20-FB-00001 – 1010 Magnolia Street – Vehicular motion

Project Description:

The applicant, Chandler Thurmon, has applied for the following modifications:

1. Allowance to exit a site in a rear-facing motion.

Emily Dixon presented the project.

Comments from the Applicant: There were no comments on this case from the applicant.

Comments from City Staff or Others: Since the two cases on the agenda are related, the Committee requested to hear the second case, 20-FB-00002, first, in order to make a decision on the first case, 20-FB-00001. Emily Dixon consulted Harolda Bryson, attorney for the City of Chattanooga, on the matter. Ms. Bryson approved the Committee's request and the Committee moved to the second case, 20-FB-00002.

Case #20-FB-00002 – 1014 Magnolia Street – Lot size

Project Description:

The applicant, Chandler Thurmon, has applied for the following modifications:

1. Decrease in minimum lot square footage from 3,000 square feet to 2,040 square feet.

Emily Dixon presented the project.

Comments from the Applicant: The applicant, Mr. Thurmon, described the project and clarified a few details about the project. Mr. Thurmon also clarified his reasons for the specific variance requested.

Comments from City Staff or Others:

Discussion: A discussion was had between the Committee members. David Hudson made a motion to approve Case #20-FB-00002 – 1014 Magnolia 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, the motion was unanimously approved.

There were conditions noted for the approval:

1. Lot of record modified.

Discussion: A discussion was had between the Committee members. David Hudson made a motion to deny Case #20-FB-00001 – 1010 Magnolia 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, the motion was unanimously denied.

There were conditions noted for the denial:

- 1. There is already sufficient parking provided on the street.**

NEXT MEETING DATE: March 12, 2020 (application deadline was February 14, 2020 at 4 p.m.).

Jim Williamson made a motion to adjourn. Marcus Jones seconded the motion.

The meeting was adjourned at 2:26 p.m.

Jason Havron, Chair

Date

Levi Witt, Secretary

Date