

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

**June 10, 2021**

The duly advertised meeting of the Form-Based Code Committee was held on June 10, 2021, at 2:00 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, David Hudson, Anca Rader, Beverly Bell, Zach McManus, Denise Shaw, Jake Toner

**Members Absent:** Marcus Jones, Caroline Hetzler

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Levi Witt, City Attorney Harolda Bryson, and Zoning & Sign Code Inspector Trevis Swilley

**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:** Jim Teal, Bradley Allen, Glen Craig, Steve Taylor, Brad Russell

**Approval of Minutes:** David Hudson made a motion to approve, as amended, the April 2021 meeting minutes and the May 2021 meeting minutes. Zach McManus 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-21-22 - 703 Cherry Street - Signage**

**Project Description:**

The applicant, Jim Teal, has applied for the following modifications:

1. Allowance of additional "Ground Floor Sign" which exceeds the total allowed ground floor signage for that building side.
2. Location of new Ground Floor Sign between the second and third floors.

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. David Hudson made a motion to partially approve Case #FBC-21-22: 703 Cherry 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 **DENIED** as the applicant is not requesting this modification.
2. The second modification is **APPROVED** to allow a wall "ground floor sign" to be installed above the second-floor elevation. The modification is approved based on the fact that this replaces a sign that was previously approved by this Committee.

#### **Case #FBC-21-24 - 401 Chestnut Street, Unit 101 - Signage**

##### **Project Description:**

The applicant, Bradley Allen, has applied for the following modifications:

1. New monument (ground) sign. Location.
2. New monument (ground) sign. Dimensions.

Hamp Johnston, President and CEO of RockPoint Bank, spoke to the Committee. Mr. Johnston explained the project in further detail and answered questions from the Committee about the project. Code inspector Trevis Swilley also spoke to the Committee and answered questions about signage code.

**Discussion:** A discussion was had between the Committee members. Zach McManus made a motion to partially approve Case #FBC-21-24: 401 Chestnut Street, Unit 101, 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 partial approval:

1. The first modification is APPROVED on the condition that the overall dimensions are not to exceed 6' high and 10' wide.
2. The second modification is DENIED. The monument's new completed monument sign dimensions shall conform to the required dimensions set forth in the Form-Based Code for the monument sign, sec. 38-753.

#### **Case #FBC-21-21 - 111 Bush Street - Protected Zone Setback Reduction**

##### **Project Description:**

The applicant, Glen Craig, has applied for the following modifications:

1. Reduced Eastern Building Side Protected Zone Setback from the required 15' minimum to 5'.
2. Reduced Western Building Side Protected Zone Setback from the required 15' minimum to 5'.

Landscape architect Kaitlin Boehmer, with Craig Design Group, spoke to the Committee. Ms. Boehmer explained the project in further detail and 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-21-21: 111 Bush 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, the motion was unanimously approved.

There were conditions noted for the approval:

1. The first modification is APPROVED, and,
2. The second modification is APPROVED, recognizing that the existing prevalent side yard setbacks in the immediately surrounding neighborhood

are at / around 5'-0"; the reduction of this project's side yard setbacks are in keeping with the existing character of the neighborhood.

#### **Case #FBC-21-28 - 1409 Market Street - Signage**

##### **Project Description:**

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

1. Allowance of additional "projecting sign":
  - a. Sign square footage increase request: current building signage total exceeds the FBC allowed 20 sq. ft. total projecting signage for that building side at 30 sq. ft. This 4.8 sq. ft. sign request increases the total projecting signage to be 34.8 sq. ft.

Applicant Steve Taylor spoke to the Committee. Mr. Taylor explained the project in further detail and answered questions from the Committee about the project. Michael DiMaria, manager of Kinley Chattanooga Southside, also spoke to the Committee about the project.

**Discussion:** A discussion was had between the Committee members. Beverly Bell made a motion to deny Case #FBC-21-28: 1409 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. Denise Shaw seconded the motion. All in favor, the motion was unanimously approved.

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

1. The modification is DENIED based on the already exceeding total allowed square footage for projecting signage for that building side.

#### **Case #FBC-21-26 - 105 W. Main Street - Landscaping & Driveway Width**

##### **Project Description:**

The applicant, Brad Russell, has applied for the following modifications:

1. Landscape Island: Reduce all end of parking islands from 13.5' to between 11.5' and 2.0'.
2. Perimeter Planting: remove 6' long perimeter planting along the valley.
3. Trees: remove tree from end island on alley side closest to building. Island contains a transformer.
4. Trees: reduction of 9 required parking lot trees to 4.
5. Landscape Island: removal of interior islands for every 10 spaces with rows of 13 and 12 spaces.
6. Curb cut / Driveway width: Increase the width of the cut from 20' to 24'. This is an existing curb cut that is being moved.

Applicant Brad Russell spoke to the Committee. Mr. Russell explained the project in further detail and answered questions from the Committee about the project. Alex Grace also spoke to the Committee and answered questions about the project.

**Discussion:** A discussion was had between the Committee members. Denise Shaw made a motion to approve Case #FBC-21-26: 105 W. 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. Zach McManus seconded the motion. All in favor, the motion was unanimously approved.

There were conditions noted for the approval:

1. The six modifications are APPROVED on the condition that the five trees displaced from landscape islands to be located elsewhere on the lot. The six modifications are approved due to the fact that this parking lot existed before Form-Based Code zoning was adopted.

**Other Business:**

**NEXT MEETING DATE:** July 8, 2021 (application deadline is June 11, 2021 at 4 p.m.).

**David Hudson made a motion to adjourn. All in favor, the meeting was adjourned.**

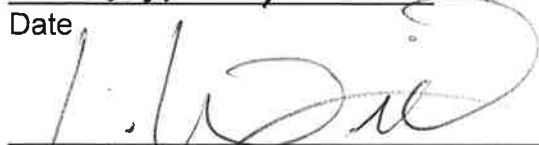
The meeting was adjourned at 4:35 p.m.



Jim Williamson, Chair

August 12, 2021

Date



Levi Witt, Secretary

8-17-2021

Date