

PLANNING AND ZONING COMMITTEE MINUTES Chattanooga City Council May 2, 2023

Call to Order

Councilman Ledford, Committee Chair, called the meeting to order at 4:19 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present that also included Council Chair Raquetta Dotley, and Councilpersons Chip Henderson, Isiah Hester, Ken Smith, Carol Berz, Demetrus Coonrod, and Marvene Noel. Other participants present were Valerie Malueg, Senior Assistant City Attorney, and Kyana Grady, Council Administrative Assistant. Council Vice Chair Jenny Hill joined the quorum at 4:26 p.m.

Others in Attendance

Economic Development: Jermaine Freeman, Senior Advisor; Regional Planning: Karen Rennich, Deputy Director; Mayor's Office: Chris Anderson, Senior Advisor for Legislative Initiatives.

Approval of Minutes

On motion of Councilman Smith and seconded by Councilman Hester, the minutes of the last meeting (April 7, 2023) were approved as published.

NEXT WEEK'S AGENDA ***May 9, 2023***

Ordinances (First Reading) – Agenda Item 6A Case No. 2023-0034

Councilman Henderson inquired on the number of affordable housing units located around this property. Mr. Freeman advised he would reach out to the applicant and get the information. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6B Case No. 2023-0040

This item had been discussed at previous open meetings. Upon no questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6C Case No. 2023-0262

Councilwoman Berz requested to defer this item to May 23rd to allow time for neighborhood meetings. With no objections from Council, Councilman Ledford requested Ms. Malueg to make the changes. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6D

Case No. 2023-0263

Councilwoman Berz requested to defer this item to May 23rd to allow time for neighborhood meetings. With no objections from Council, Councilman Ledford Ms. Malueg to make the changes. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6E

Case No. 2023-0037

Councilwoman Berz requested to defer this item to May 23rd at the request of the applicant. With no objections from Council, Councilman Ledford requested Ms. Malueg to make the changes. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6F

Case No. 2023-0051

Councilwoman Berz requested to defer this item to May 23rd at the request of the applicant. With no objections from Council, Councilman Ledford requested Ms. Malueg to make the changes. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6G

Case No. 2023-0054

Chair Dotley expressed her excitement on this project. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6H

Case No. 2023-0038

Councilwoman Noel advised that she has not yet visited the site but intends to do so before the May 9th meeting. She then inquired on the substantiality of the opposition present, and Ms. Rennich advised that she would forward her the email which was received. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6I

Case No. 2023-0041

Ms. Rennich noted that the applicant has proposed alternative language for the conditions on this item, and the update should be made before the May 9th meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6J

Case No. 2023-0043

Councilwoman Noel advised that she has not yet visited the site but intends to do so before the May 9th meeting. She then advised that she would like to speak to the developers and follow up

with the neighborhood association. Councilman Ledford noted the history of the property. Vice Chair Hill clarified the concern of Opposition present at the Planning Commission meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6K

Case No. 2023-0049

This item had been discussed at previous open meetings. Upon no questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6L

Case No. 2023-0057

Councilwoman Noel advised she intended on visiting the site before the May 9th meeting and would reach out to the applicant to schedule the viewing. Councilman Ledford inquired on the UGC conditions. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6M

Councilman Ledford opened the floor to Mr. Anderson, who gave a presentation on a proposed STVR Zoning Ordinance amendment. His presentation addressed the following:

- Background
- Proposed Amendment
- Overlay Map
- Definition of Terms
- Process
- Appeals
- Moving Forward
- Clarification

Upon conclusion of his presentation, Mr. Anderson addressed the following questions and comments:

- Clarification of Overlay and Zoning Regulations (Berz)
- Fees vs Cost of Enforcement Inquiry/ Request for Budget Breakdown (Hill)
- Affordable Housing Zoning Inquiry (Berz)
- UGC Zoning Conditions (Anderson)
- UGC Zoning Clarification (Ledford)
- Highlight on Saturation Cap (Anderson)

Adjournment

There being no further business, Councilman Ledford adjourned the meeting at 4:54 p.m.