

# PLANNING AND ZONING COMMITTEE MINUTES

## Chattanooga City Council October 3, 2023

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### Call to Order

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Councilman Darrin Ledford, Committee Chair, called the meeting to order at 3:34 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, Council Vice Chair Jenny Hill, and Councilpersons Chip Henderson, Ken Smith, Isiah Hester, Carol Berz, Marvene Noel, and Demetrus Coonrod. Other participants present were Phil Noblett, City Attorney, and Melissa Bardoner, Council Support Specialist. Video of this meeting is available on YouTube [see [here](#)].

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### Others in Attendance

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Regional Planning: Karen Rennich, Deputy Director.

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### Approval of Minutes

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**On motion of Councilman Smith** and seconded by Vice Chair Hill, the minutes of the last meeting (September 12, 2023) were approved as published.

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### Ordinances (Final Reading) – Agenda Item 5B Case No. 2023-0112

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

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### Ordinances (First Reading) – Agenda Items 6A & 6B

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- A. Case No. 2023-0118                      B. Case No. 2023-0126

Upon no questions or comments, the issues were closed.

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### ***NEXT WEEK'S AGENDA:*** ***October 10, 2023***

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### Ordinances (First Reading) – Agenda Item 6A Case No. 2023-0116

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Councilman Henderson informed Council that the applicant had requested another 30-day deferral on this item. Upon no further questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Item 6B**  
**Case No. 2023-0146**

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Ms. Rennich briefed the Council on this item. Upon no further questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Items 6C & 6D**

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C. Case No. 2023-0132                      D. Case No. 2023-0141

Upon no questions or comments, the issues were closed.

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**Ordinances (First Reading) – Agenda Item 6E**  
**Case No. 2023-0160**

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Councilwoman Berz stated that that she had received no information or communications from the applicant for this item. Councilman Ledford asked Ms. Rennich to get in touch with the applicant and request that they contact Councilwoman Berz. Ms. Rennich affirmed. Upon no further questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Item 6F**  
**Case No. 2023-0085**

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Upon no questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Items 6G & 6H**

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G. Creation of Westside context & zone                      H. Case No. 2023-0156

Ms. Rennich informed the Council these two items were related and briefed both items together; afterwards, discussion ensued. The presentation and discussion may be viewed [here](#).

Ms. Rennich advised that the RPA Staff would request an alternate version to be drafted. Council Chair Dotley informed Council she would seek to defer these items until Tuesday, October 31, 2023.

Upon no further questions or comments, the issues were closed.

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**Ordinances (First Reading) – Agenda Item 6I**  
**Case No. 2023-0130**

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Councilwoman Noel stated that that she had received no information or communications from the applicant for this item. Councilman Ledford asked Ms. Rennich to get in touch with the applicant and request that they contact Councilwoman Noel. Ms. Rennich affirmed. Upon no further questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Items 6J & 6K**

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J. [Case No. 2023-0137](#)

K. [Case No. 2023-0138](#)

Ms. Rennich informed the Council these two items were related, along with a Public Works item, and briefed both cases together. The presentation and discussion may be viewed [here](#).

Councilwoman Noel advised she had spoken with constituents and was in the process of scheduling a meeting with the developer. Upon no further questions or comments, the issues were closed.

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**Ordinances (First Reading) – Agenda Item 6L  
Case No. 2023-0151**

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Upon no questions or comments, the issue was closed.

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**Ordinances (First Reading) – Agenda Item 6M**

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Ms. Rennich briefed the Council on this item; afterwards, discussion ensued. The presentation and discussion may be viewed [here](#). Upon no further questions or comments, the issue was closed.

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**Resolutions – Agenda Item 7E  
Case No. 2023-0148 (Special Exceptions Permit for a Residential PUD)**

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Ms. Rennich briefed the Council on this item; afterwards, discussion ensued. The presentation and discussion may be viewed [here](#). Council Vice Chair Hill advised there was a community meeting about this item and requested the following additional conditions be added:

- Pedestrian connectivity by way of a bridge over the stream / drainage area
- Type C landscape buffer needs to extend all the way to the creek
- Language added to allow additional dwelling units (ADUs) on the single-family homes portion of the proposed PUD

Council Vice Chair Hill advised she would seek to defer this item until Tuesday, October 17, 2023.

Upon no further questions or comments, the issue was closed.

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**Adjournment**

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There being no further business, Councilman Ledford adjourned the meeting at 4:03 p.m.