

MINUTES: WORK SESSION #3

ZONING ORDINANCE UPDATES

CHATTANOOGA CITY COUNCIL

March 26, 2024

Call to Order

Councilman Ledford called the meeting to order at 1:06 p.m. in the J.B. Collins Conference Room of the John P. Franklin Sr. City Council Building. A quorum was present that also included Chair Raquetta Dotley, Vice Chair Jenny Hill, and Councilpersons Chip Henderson, Isiah Hester, and Marvene Noel. Councilpersons Carol Berz and Demetrus Coonrod joined the meeting after the call to order. Councilman Ken Smith was not present at this meeting. Phil Noblett, City Attorney, was present. Nicole Gwyn, Council Clerk, was the recorder for this meeting. Video of this meeting is available on YouTube [here](#). Draft zoning code is available online at www.chattzcu.com.

Others in Attendance

Regional Planning: Dan Reuter, Director; Karen Rennich, Executive Director; Emily Wood, Principal Planner; Bryan Shults, Director of Development Services; Darien Gilkenson, Planner; and Lee Bissinger, Planning Analyst.

Mayor's Office: Chris Anderson, Senior Advisor for Legislative Initiatives.

Today's Agenda

1:00 – 1:45 Review Maps
1:45 – 2:15 Staff Next Steps and Council Guidance
2:15 – 2:45 Review Council Comments to Date

Mr. Reuter made introductory remarks on the trajectory of the process in updating the ordinance.

Today's Presentation

Ms. Rennich began the presentation by introducing the core team for these proposals: Ms. Wood, Mr. Gilkenson, Mr. Shults, and Mr. Bissinger. She highlighted that Mr. Bissinger has been responsible for overseeing the mapping.

She led the presentation on the following:

- Public Input Meetings
- Additional Requirements
- Background (Parcels and Lots)
- Takeaways/Observations (Within & Outside)
- Task List: New Zoning Map
- Equivalency Map (work in progress)
- DRAFT: Work in Progress
- Staff Next Steps
- Task List: Draft Zoning Ordinance
- Potential Timeline: Mapping
- Other feedback

Discussion ensued on the presentation that touched upon the following:

- Neighborhood Input (Noel)
- Overarching goal (Ledford)
- Tying adoption to the map (Henderson)
- Tools for districts (Hill)
- Scheduling one-on-one meetings (Anderson)

Mr. Reuter and Mr. Anderson contributed comments as needed throughout the presentation.

Adjournment

Upon no further questions, Councilman Ledford adjourned the meeting at 2:20 p.m.