

PLANNING AND ZONING COMMITTEE MINUTES Chattanooga City Council February 7, 2023

Call to Order

Councilwoman Jenny Hill, Committee Chair, called the meeting to order at 3:56 p.m. in the Assembly Room of the John P. Franklin, Sr. City Council Building. A quorum was present that also included Chairman Darrin Ledford, Vice Chair Raquetta Dotley, and Councilpersons Chip Henderson, Isiah Hester, Carol Berz, and Marvene Noel. Councilpersons Ken Smith and Demetrus Coonrod were not in attendance of this meeting. Other participants present were Phil Noblett, Interim City Attorney, and Kyana Grady, Council Administrative Assistant.

Others in Attendance

Mayor's Office: Joda Thongnopnua, Chief of Staff, and Chris Anderson, Senior Advisor for Legislative Initiatives; Economic Development: Jermaine Freeman, Senior Advisor for Economic Opportunity & Interim Administrator; Regional Planning: Karen Rennich, Deputy Director, Dan Reuter, Administrator.

Approval of Minutes

On motion of Chairman Ledford and seconded by Councilman Hester, the minutes of the last meeting (January 10, 2023) were approved as published.

Other Business

Case No. 2023-0003

Ms. Rennich advised the Council that this item was withdrawn during the planning process and has not been added to the agenda.

Case No. 2022-0199

Deferred on December 13, 2022, Councilwoman Hill advised that this item was to be heard on first reading January 10th, but the applicant has not yet provided Councilwoman Berz with the information necessary to proceed for hearing. She requested Ms. Rennich to contact the applicant to gather the information needed to add to the agenda. Ms. Rennich confirmed.

Ordinances (Final Reading) – Agendas Item 5A & 5B

Case Nos. 2022-0247 & 2022-0261

There were no questions or comments on these items; therefore, the issues were closed.

NEXT WEEK'S AGENDA

February 14, 2023

Ordinances (First Reading) – Agenda Item 6B

Case No. 2023-0017

Ms. Rennich briefed the Council on this item. Councilman Smith inquired on the developer's intent of meeting with the neighborhood association and requested Ms. Rennich to confirm the meeting took place. Upon no further questions or comments, the issue was closed.

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

Case Nos. 2023-0015 & 2023-0016

There were no questions or comments on these items; therefore, the issues were closed.

Ordinances (First Reading) – Agenda Item 6E

Case No. 2023-0014

Ms. Rennich briefed the Council on this item. Chairman Ledford inquired on UGC zoning conditions. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Items 6F & 6G

Case Nos. 2023-0008 & 2023-0009

There were no questions or comments on these items; therefore, the issues were closed.

Ordinances (First Reading) – Agenda Item 6H

Case No. 2023-0010

Ms. Rennich briefed the Council on this item. Councilwoman Noel advised of the applicant's intent to withdraw this item. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6I

Case No. 2023-0013

Ms. Rennich briefed the Council on this item, advising that the current ordinance does not reflect the additional conditions agreed upon by the developer and the opposition. Upon no further questions or comments, the issue was closed.

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

Case Nos. 2023-0012 & 2023-0018

There were no questions or comments on these items; therefore, the issues were closed.

Ordinances (First Reading) – Agenda Item 6L

Ms. Rennich briefed the Council on this item, advising on the proposed language and restriction updates to the ordinance. Following her presentation, a discussion ensued where Ms. Rennich, Mr. Anderson, and Mr. Reuter addressed the following:

- Location of Units/ Request for data (Noel)
 - Councilwoman Hill addressed Councilwoman Noel's inquiry.
- Clarification of language and regulation updates (Henderson)
- Regulation Inquiry/Constituent Impact (Noel)
- Impact of Legislation/Current Housing Crisis (Coonrod)
- Opposition to Amendments (Noel)
- Inquiry on Pre-existing Data Tracking Software (Ledford)
- Clarification of Unit Qualifications (Hester)
- Inclusion in Mayor's Affordable Housing Plan (Ledford)
- Ownership Transfer Process (Hill)
- Current Legislation Process/Deferral Proposal (Coonrod)
- Echo on Constituent Impact/Creation of Generational Wealth/Deferral Support (Henderson)
- Opposition to Deferral /Advocacy for Multi-Family Units/Economic Mobility (Dotley)
- Site Visit Proposal (Anderson)

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

Ordinances (First Reading) – Agenda Item 6M

Ms. Rennich briefed the Council on this item, advising on the proposed amendments to the ordinance.

Councilwoman Berz inquired on property transfer processing and expressed her concern with the lack of conditions and cautionary regulations presented. Mr. Anderson and Mr. Reuter addressed her concerns. Vice Chair Dotley echoed her concerns, suggesting condition additions to protect community development.

Councilman Hester suggested a meeting with Mr. Anderson to further discuss the voiced concerns, agreeing with the concern for neighboring areas.

Chairman Ledford inquired on rezoning conditions, emphasizing the imperative nature of considering the community impact.

Councilwoman Hill expressed her concerns with this item, advising of the need for further development.

Councilwoman Berz moved to defer this item to February 28th for further discussion. Vice Chair Dotley seconded. The motion carried.

Resolutions – Agenda Item 7D

Case No. 2023-0007

There were no questions or comments on these items; therefore, the issues were closed.

Adjournment

There being no further business, Councilwoman Hill adjourned the meeting at 5:21 p.m.