

PLANNING AND ZONING COMMITTEE MINUTES

Chattanooga City Council September 12, 2023

Call to Order

Councilman Darrin Ledford, Committee Chair, called the meeting to order at 4:08 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.

Others in Attendance

Regional Planning: Karen Rennich, Deputy Director; Land Development: Dallas Rucker, Director; and Transportation: Ben Taylor, Deputy Administrator.

Approval of Minutes

On motion of Councilman Smith and seconded by Councilman Hester, the minutes of the last meeting (August 1, 2023) were approved as published.

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

Councilman Henderson advised Council that the applicant sent an email requesting a deferral, and that he would be requesting a one-month deferral on this item at the 6:00 p.m. meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6B Case No. 2023-0127

Ms. Rennich briefed the Council on this item; afterwards, discussion ensued. Councilman Henderson advised he would be making a motion to amend this item at the 6:00 p.m. meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Item 6C Case No. 2023-0114

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

Ordinances (First Reading) – Agenda Item 6D
Case No. 2023-0111

Upon no questions or comments, the issue was closed.

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

E. Case No. 2023-0121 F. Case No. 2023-0122

Ms. Rennich informed the Council these two cases were related and briefed both cases together; afterwards, discussion ensued. Upon no further questions or comments, the issues were closed.

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

G. Case No. 2023-0134 H. Case No. 2023-0133

Upon no questions or comments, the issues were closed.

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

Council Chair Dotley informed Council this item would need to be deferred to October 10, 2023. Councilman Ledford affirmed that a motion to defer would be made on Chair Dotley's behalf at the 6:00 p.m. meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Items 6J – 6L

J. Case No. 2023-0112 K. Case No. 2023-0118 L. Case No.2023-0126

Councilwoman Noel advised she would be requesting a one-week deferral on these items at the 6:00 p.m. meeting. Upon no further questions or comments, the issues were closed.

Ordinances (First Reading) – Agenda Items 6M & 6N

M. Case No. 2023-0137 N. Case No. 2023-0138

Ms. Rennich informed the Council these two cases were related and briefed both cases together. Afterwards, Ms. Rennich informed Council that the RPA Staff would be requesting a one-month deferral at the 6:00 p.m. meeting. Upon no further questions or comments, the issue was closed.

Ordinances (First Reading) – Agenda Items 6O – 6Q

O. Case No. 2023-0119 P. Case No. 2023-0125 Q. Case No. 2023-0129

Upon no questions or comments, the issues were closed.

Resolutions – Agenda Item 7G
Palm Group, LLC (Special Exceptions Permit)

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.

Resolutions – Agenda Item 7H
Case No. 2023-0117 (Special Exceptions Permit for a Residential PUD)

Ms. Rennich briefed the Council on this item; afterwards, discussion ensued. The presentation and discussion may be viewed [here](#). Councilman Ledford advised Council that a motion to amend would be forthcoming at the 6:00 p.m. meeting.

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

Resolutions – Agenda Item 7I

Upon no questions or comments, the issue was closed.

Adjournment

There being no further business, Councilman Ledford adjourned the meeting at 4:45 p.m.