

**PLANNING AND ZONING  
COMMITTEE  
MINUTES  
March 1, 2016**

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**In Attendance**

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Councilman Yusuf Hakeem, Committee Chair, called the meeting to order at 4:50 p.m. A quorum was present, including Vice Chair Moses Freeman and Councilmen Chris Anderson, Russell Gilbert, Larry Grohn, Chip Henderson, Jerry Mitchell and Ken Smith. Council Chairwoman Carol Berz joined the meeting at 5:10 p.m.

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**Approval of Minutes**

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**On motion of Councilman Anderson** and seconded by Councilman Henderson, the minutes of the last meeting (February 1, 2016) were approved as published.

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**Others in Attendance**

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Regional Planning: John Bridger, Executive Director; Council Office: Nicole Gwyn, CMC, Clerk

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**THIS WEEK'S AGENDA:  
March 1, 2016**

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**Ordinances (Final Reading) – Agenda Item 7D**

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Mr. Bridger briefed the Council on this agenda item and offered to further discuss the market trends analysis with the Council once complete. He responded to the questions from Councilman Smith on how it benefits the city and the area planning policy. He also responded to questions about the geographic areas that the analysis would cover and the completion date. Upon no further questions, the issue was closed.

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**Ordinances – (First Reading) – Agenda 7E**

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Mr. Bridger briefed the Council on this agenda item and reminded the Council that a recommended rezoning by staff would be presented to the Council as part of the form-based code work. He clarified the areas that would be included in the form-based code.

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**NEXT WEEK'S AGENDA:  
March 8, 2016**

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**Ordinances (First Reading) - Agenda Item 6A**

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Councilman Smith informed Mr. Bridger that he had heard from the developer, who indicated that he's had a hard time reaching staff about the original request. The developer had last heard that it was recommended for denial. Mr. Bridger explained that there was a problem initially with the original request to rezone entire track to C-2. However, with modifications to the request by the applicant, so as not to ask rezoning of the entire track, the request had been recommended for approval. He also explained that communication with developers is limited once staff begins its review to give due diligence to the application process. Upon no further questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6B**

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There were no questions on this agenda item. Therefore, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6C**

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Mr. Bridger briefed the Council on this agenda item and responded to a question from Councilman Smith on how close this building would be to its neighbors. Upon no further questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6D**

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Mr. Bridger briefed the Council on this agenda item. Upon no questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6E**

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Mr. Bridger briefed the Council on this agenda item. Upon no questions, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6F**

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Mr. Bridger informed the Council that residents might come to the public hearing next week to voice design-related concerns. Councilman Freeman informed the Council that he will voice his opinions on this item during the public hearing next week. Upon no further comments, the issue was closed.

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**Ordinances (First Reading) - Agenda Item 6G**

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Mr. Bridger informed the Council that this item will help the city come into compliance with the state's sunset law for planned unit developments. Upon no questions, the issue was closed.

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

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Mr. Bridger briefed the Council on this agenda item. Upon no questions, the issue was closed.

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

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Mr. Bridger briefed the Council on this agenda item. Upon no questions, the issue was closed.

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**Final Luncheon on Form Based Code**

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The final brown bag luncheon for the public regarding Form Based Code will take place on this Thursday, March 3, at the Development Resource Center. The discussion will focus on parking, landscaping and signage.

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**Special Call Meeting: Planning Commission**

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Mr. Bridger informed the Council of a special call meeting of the Chattanooga-Hamilton County Regional Planning Commission on March 17 from 5:30 to 7:30 p.m. The public is invited to bring comments regarding the draft of the Form-Based Code prior to beginning the adoption process.

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**Adjournment**

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On motion of Councilman Hakeem, the meeting was adjourned at 5:15 p.m.