

Chattanooga-Hamilton County Regional Planning Commission Meeting Minutes

Chattanooga-Hamilton County Regional Planning Commission

Hamilton County Courthouse, 4th Floor

July 13, 2026

1:00 PM

Present

Planning Commissioners	Regional Planning Agency/ City of Chattanooga
Jenni Berz	Karen Rennich
Brenda Jean Adamson	Bryan Shults
Adam Veron	Sarah Robbins
Nathaniel Bird	Trina McElvain
Nathan Janeway	Andrew Trundle
Dr. Steve Highlander	Hamilton County Planning Department/ Hamilton County
Dr. Steve Caudle	Nathan Janeway
Chris Mabee	Tyler Mowery
Justin Holland	Amy Young
Barry Payne	
Don Johnson	
Ethan Collier	
Chris Anderson	

I. Opening Comments & Announcements

The meeting opened with a prepared statement from outgoing Chairman Ethan Collier, who announced his resignation after serving on the commission for 12 years. He thanked the Regional Planning Agency staff and his fellow commissioners for their dedication. Multiple commissioners and City of Chattanooga Deputy Chief of Staff Darrin Ledford offered remarks thanking him for his fair, dedicated service and integrity.

Ethan Collier handed the chair of the meeting to Vice-chair Chris Anderson and departed the meeting at 1:18 PM.

Vice Chair Chris Anderson assumed the role of Interim Chair for the remainder of the meeting and appointed Councilwoman Jenni Berz to serve as Chair Pro Tem in the event he needed to step out.

II. Approval of Planning Commission Minutes

Motion to Approve minutes from the June Planning Commission meeting by: Barry Payne

Seconded by: Commissioner Steve Highlander

Action: Approved unanimously

III. City of Chattanooga Subdivision Plat and Variance Applications

A. Old Business

There was no Old Business

B. New Business

1. SDP-26-23 – Preliminary Plat – Scoutview Subdivision – Lots 1-82 – Unaddressed 6800 Block of Middle Valley Road - Hamilton County Tax Map 091-099

Opposition: None present

Motion to approve Staff Recommendation by: Barry Payne

Seconded by: Commissioner Steve Highlander

Action: Approved with staff conditions

2. SDP-26-24– Final Plat – Kingston Woods Subdivision – Lots 1 and 2 and 7-21 – Unaddressed 8000 Block of Graham Road - Hamilton County Tax Map 159J-A-008.02, 008.04 thru 008.12

Opposition: None present

Motion to approve Staff Recommendation by: Barry Payne

Seconded by: Commissioner Steve Highlander

Action: Approved with staff conditions

3. SDP-26-25– Preliminary Plat – Pinewood Cottage Subdivision – Lots 1 thru 9– 7458 and 7460 Pinewood Drive - Hamilton County Tax Map 149B-B-025 and 026

Opposition: None present

Motion to approve Staff Recommendation by: Chris Mabee

Seconded by: Barry Payne

Action: Approved with staff conditions

4. SDP-26-26– Preliminary Plat – Trailhaven Subdivision – Phase 2 - Lots 15 thru 35 and Community Lots 902-903 – Unaddressed 800 & 900 Blocks of Reads Lake Road or the Unaddressed 4200 Block of Mountain Creek Road - Hamilton County Tax Map 108D-A-002, 002.01 and 002.02

Opposition: None present

Motion to approve Staff Recommendation by: Barry Payne

Seconded by: Commissioner

Action: Approved with staff conditions

IV. City of Chattanooga Rezoning, Closures/Abandonments, and Special Permits

A. Old Business

- 1. Case 2026-0075 (7215/7201 Tyner Road and 2834, 2840, 2852 Kirkman Road): A request by Rod Hutcherson/Kimley-Horn to rezone approximately 13 acres from RN-1-6 to TRN-3.**

Commissioner Payne recused himself from this case.

Opposition: Present. Gary Peltier, 7017 Arbor Leaf Lane, and president of the Arbors Homeowners Association, spoke during the opposition period. However, he noted that after meeting with the developer and Councilwoman Berz, the HOA was in favor of the newly added conditions regarding lot sizes, buffers, and traffic, effectively supporting the amended plan.

Motion by: Councilwoman Jenni Berz to approve with staff conditions, neighborhood conditions, and amending the maximum number of units to 94

Seconded by: Commissioner Steve Highlander

Action: Approved unanimously

Brenda Jean Adamson entered the meeting during the hearing on Case 2026-0075.

V. New Business

- 1. 2026-0050 - Tiffany Farley with Kimley-Horn - Lift/Amend Conditions - 1547 & Unaddressed 1500 Block of Mercer Street**

Opposition: None present

Motion to approve Staff Recommendation by: Councilwoman Jenni Berz

Seconded by: Chris Mabee

Action: Approved with staff conditions

- 2. MR2026-0089 – Pape Dawson, c/o Nathan Bird - Mandatory Referral: Public Sewer Easement Abandonment and Closure – 1201 Poplar Street**

Opposition: None present

Nathan Bird recused himself

Motion to Approve by: Barry Payne

Seconded by: Commissioner Steve Highlander

Action: Approved unanimously

- 3. MR2026-0090 – City of Chattanooga – Real Property Office – Declare Part of Public Property for Surplus – Part of 3003 Cummings Highway**

Opposition: None present

Motion to Approve by: Commissioner Jenni Berz

Seconded by: Commissioner Barry Payne

Action: Approved unanimously

4. 2026-0091 - Nolan Woody – Rezone from RN-1-7.5 Residential Neighborhood Zone to RN-2 Residential Neighborhood Zone - 127 Fern Avenue

Opposition: None present

Motion to Approve by: Adam Veron

Seconded by: Commissioner Steve Highlander

Action: Approved unanimously

5. MR2026-0092- City of Chattanooga - Real Property Office - Mandatory Referral – Acquisition of part of Private Property for Public Use – Part of 3300 Broad Street

Opposition: None noted/called

Motion to Approve by: Barry Payne

Seconded by: Nathan Bird

Action: Approved unanimously

6. MR2026-0094 – City of Chattanooga – Real Property Office - Mandatory Referral – Acquisition of Private Property for Public Use - 2237 Jenkins Road

Opposition: None noted/called

Motion to Approve by: Barry Payne

Seconded by: Commissioner Steve Highlander

Action: Approved unanimously

7. 2026-0095 - Cowboy Ridge LLC Ben Hagaman & Ben Peppers – Rezoning from RN-1-6 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone - 6411, 6511, 6611 Dayton Boulevard

Opposition: Present. Kristy Summers, 6255 Dayton Boulevard, spoke with concerns regarding grading the ridge line, wildlife preservation, clear-cutting, and stormwater runoff.

Motion by: Barry Payne to approve staff recommendation with the specific understanding that a stormwater pond is included in the utility exception for the elevation line

Seconded by: Adam Veron

Action: Approved with staff conditions

VI. City of Chattanooga Resolutions and Amendments

- 1. A Resolution to Amend Chattanooga City Code, Part II, Chapter 38, the Chattanooga Zoning Ordinance as Adopted by Ordinance Number 14137 on July 12, 2024, More Specifically Article VIII. Special Purpose Zones, Section 38-38 Special Flood Hazard Area, as Adopted by Ordinance Number 14298 on December 2, 2025**

City Floodplain Coordinator Ken Martin presented proposed updates to the city's Special Flood Hazard Area regulations, including a 2-foot freeboard requirement and compensatory storage updates. Mr. Martin noted that the changes are intended to improve the community's CRS rating and lower flood insurance costs.

Public Comment/Opposition:

- Mike Price, MAP Engineers, requested a six-month grandfathering period for ongoing projects and expressed concern over the strictness of "no-rise" certifications.
- Ben Skidmore raised questions about phasing, grandfathering, and whether the city would buy undevelopable lots.
- Kim Helton, 8618 Snow Hill Road, spoke in support of the updates,

Motion by: Commissioner Chris Mabee (Motion to defer for 60 days for more community input and clarity)

Seconded by: Commissioner Brenda Jean Adamson

Action: Motion to defer for 60 days passed on a 6-5 roll call vote.

Vote Record (Roll Call): 6 Ayes, 5 Nays.

Ayes: Payne, Adamson, Berz, Holland, Veron, Mabee

Nays: Johnson, Caudle, Bird, Highlander, Janeway

2. A Resolution to Amend Chattanooga City Code, Part II, Chapter 38, the Chattanooga Zoning Ordinance as Adopted by Ordinance Number 14137 on July 12, 2024, More Specifically Article IX. Uses, Section 38-41 Use Matrix, as Adopted by Ordinance Number 14298 on December 2, 2025 to Add to Accessory Uses Drive Thru Facilities as a Permitted Use in the C-MU-1 Commercial Mixed-Use Zone and to Change Drive Thru Facilities both Stand Alone and as an Accessory Use from a Special Permit Use to a Permitted Use in the C-C Commercial Corridor Zone and to Amend Sec. 38-43 Accessory Use Standards (a) Drive Through Facility to Change Stacking Spaces

Drive-Through Ordinance Amendment: Staff presented an amendment to update context-sensitive standards for drive-through facilities in C-MU-1 and C-C zones. Staff requested an additional 30 days to refine the text.

Opposition: None noted/called

Action: Chair asked for a vote on the request to defer and the action to defer for 30 days passed unanimously

Brenda Jean Adamson left the meeting.

VII. Regional Planning Agency Staff Updates

VIII. Brief Recess

Following the conclusion of the City of Chattanooga cases, Interim Chair Anderson announced a brief recess until 3:20 PM to allow Hamilton County staff to transition for the unincorporated county portion of the agenda.

CHATTANOOGA - HAMILTON COUNTY
REGIONAL PLANNING COMMISSION MINUTES

SUBDIVISION PLATS AND VARIANCES

HCSD-26-22 - HCSD-26-22 – Final Plat – Heirloom at Magnolia Farms Subdivision – Lots 1-50, 900-901 – 10341 E Brainerd Rd – Hamilton County Tax Map 173 Parcel 004. (Hamilton County District 7)

HCSD-26-22

App w/c
HC Dist 7

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve with conditions.

The applicant was present. No opposition was present.

A motion to **approve with conditions** was made by Mr. Barry Payne. The motion was properly seconded by Mr. Adam Veron.

Motion passed.

HCSD-26-23 - HCSD-26-23 -Preliminary Plat - The Farms at Creekside Subdivision – Mayfly Rd. & Crane fly Dr. – Lots 93-123, 902-903 – Hamilton County Tax Map 160 Parcel 040.03. (Hamilton County District 7)

HCSD-26-23

App w/c
HC Dist 7

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve with conditions.

The applicant was present. No opposition was present.

A motion to **approve with conditions** was made by Mr. Barry Payne. The motion was properly seconded by City Councilwoman Jenni Berz.

Motion passed.

HCSD-26-25 - Minor Plat – Rev. Fulmer Family Subdivision – 1538 Thrasher Pike – Lot 1 – Hamilton County Tax Map 083H-B – 034. (Hamilton County District 3)

HCSD-26-25

App w/c
HC Dist 3

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve with conditions.

The applicant was not present. No opposition was present.

A motion to **approve with conditions** was made by Mr. Adam Veron. The motion was properly seconded by County Commissioner Steve Highlander.

Motion passed.

HCSD-26-26 - Final Plat -- The Retreats at White Oak Subdivision -- 8810 Silver Maple Dr. -- Lots 182-228 -- Tax Map 114 Parcel 086.02. (Hamilton County District 10)

HCSD-26-26
Opposed
App w/c
HC Dist 10

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve with conditions.

The applicant was present. Opposition was present.

Speaking in opposition was Ms. Kim Helton, 8618 Snow Hill Road. Mr. Mike Price, representing the applicant, responded that the issue has been addressed.

A motion to **approve with conditions** was made by Mr. Adam Veron. The motion was properly seconded by Mr. Chris Mabee.

Motion passed.

HCSD-26-27 - Final Plat -- Wellington Subdivision -- 7239 McDade Rd. -- Lots 1-100, 232-235, 238, & 239 -- Tax Map 114 Parcels 019, 019.02, & 020.03 (Hamilton County District 10)

HCSD-26-27
Opposed
App w/c
HC Dist 10

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve with conditions.

The applicant was present. Opposition was present.

Speaking in opposition was Ms. Kim Helton, 8618 Snow Hill Road. Mr. Mike Price, representing the applicant, responded.

Motion: A motion to **approve with conditions** was made by City Councilwoman Jenni Berz. The motion was properly seconded by Mr. Adam Veron.

Motion passed.

HCSD-26-28 - Final Plat -- Eagle's Crest Subdivision -- Harrison Haven Dr. -- Lots 6-29 -- Tax Map 072 Parcel 071.00 (Hamilton County District 2)

HCSD-26-28
Defer 30 DAYS
HC Dist 2

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to defer for 30 days at the request of the applicant.

Mr. Nathan Bird recused from this item.

A motion to **defer 30 days** was made by Mr. Barry Payne. The motion was properly seconded by County Commissioner Steve Highlander.

Motion passed.

HCSD-26-29 - Final Plat – Walnut Court Subdivision – 8704 Walnut Rd Lots 1-45 – Tax Map 074N A Parcels 001 & 001.02 (Hamilton County District 3)

HCSD-26-29
App w/c
HC Dist 3

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve with conditions.

The applicant was present. No opposition was present.

A motion to **approve with conditions** was made by Mr. Barry Payne. The motion was properly seconded by County Commissioner Steve Highlander.

Motion passed.

REZONINGS, CLOSURES/ABANDONMENTS (MR's), AND SPECIAL PERMITS

2026-0078 - Benjamin A. Kyle with Apison Auto – 4390 University Dr. (part) – Rezone from A-1 Agricultural District to C-2 Local Business Commercial District with conditions (Hamilton County District 10)

2026-0078
Defer 30 days
HC Dist 10

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to defer for 30 days.

The applicant was present. No opposition was present.

The applicant stated he is agreeable to the 30-day deferral.

A motion to **defer 30 days** was made by Mr. Nathan Bird. The motion was properly seconded County Commissioner Steve Highlander.

Motion passed.

HCZA-2 - CMH Homes Inc Stuart Sams - 12632 Jones Gap Rd. –
Special Permit: Single Wide Manufactured Home (Hamilton County
District 1)

HCZA-2
Opposed
Approved
HC Dist 1

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve. Mr. Tyler Mowery stated there were many phone calls in opposition and letters provided to the Commission.

The applicant was present. Opposition was present.

Mr. Jonathan Macavina, representing Clayton Homes at Hixson, spoke on behalf of the applicant.

A motion to **approve** was made by Mr. Adam Veron. The motion was properly seconded by Mr. Nathan Bird.

Motion passed.

HCZA-3 - William Zoeffel – 6118 Gamble Rd. – Special Permit: Single
Wide Manufactured Home (Hamilton County District 9)

HCZA-3
Approved
HC Dist 9

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve.

The applicant was present. No opposition was present.

A motion to **approve** was made by Mr. Nathan Bird. The motion was properly seconded by County Commissioner Steve Highlander.

Vote: Motion passed.

HCZA-5 - Nathan Hagood – 6314 Rodney Ln. – Special Permit: Single
Wide Manufactured Home (Hamilton County District 9)

HCZA-5
Approved
HC Dist 9

Staff: Mr. Tyler Mowery presented the reason for the staff recommendation to approve.

The applicant was present. No opposition was present.

A motion to **approve** was made by County Commissioner Steve Highlander. The motion was properly seconded by City Councilwoman Jenni Berz.

Motion passed.

ANNOUNCEMENTS - STAFF UPDATES

- There were no staff updates

PUBLIC COMMENTS

Ms. Kim Helton, 8618 Snow Hill Road, spoke and the Chair responded.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:05 p.m..

July 13, 2026 Minutes of the Chattanooga-Hamilton County Regional Planning Commission prepared by the following:

RPA Staff: Prepared with the assistance of A.I and reviewed and edited by Ronnette McElvain, Executive Assistant

Hamilton County Planning Department Staff: Prepared by SoniClear Cloud Transcription and provided to RPA staff by Tyler Mowery, Deputy Director of Planning Department

Approved by the Secretary of the Planning Commission: 
Karen Rennich, Secretary
Executive Director

Approved by the Chairman of the Chattanooga-Hamilton County
Regional Planning Commission: 
Chris Anderson, Interim Chairman

