

## **CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Date: August 10, 2026**

**Time: 1:00 pm**

**Location: Development Resource Center, Conference Room 1A, 1250 Market Street, Chattanooga,  
TN 37402**

### **Quorum Present**

| <b>Planning Commissioners</b> | <b>Regional Planning Agency/ City of Chattanooga</b>        |
|-------------------------------|-------------------------------------------------------------|
| Joe Smith                     | Karen Rennich, Secretary                                    |
| Chris Anderson                | Bryan Shults                                                |
| Brenda Jean Adamson           | Sarah Robbins                                               |
| Jenni Berz                    | Trina McElvain                                              |
| Nathaniel Bird                | Andrew Trundle, Assistant City Attorney                     |
| Dr. Steve Highlander          | <b>Hamilton County Planning Department/ Hamilton County</b> |
| Justin Holland                | Nathan Janeway                                              |
| Nathan Janeway                | Tyler Mowery                                                |
| Don Johnson                   | Amy Young                                                   |
| Chris Mabee                   | Tim Clark, Deputy Hamilton County Attorney                  |

### **I. Opening Comments & Announcements (Chairman)**

**Presiding Officer: Interim Chair Chris Anderson (Vice Chair)**

**Special Guest / Incoming Chairman: Joe Smith (appointed, to take office in September)**

Interim Chair Chris Anderson (Vice Chair) called the meeting of the Chattanooga-Hamilton County Regional Planning Commission to order at approximately 1:00 PM. He welcomed commissioners, staff, and members of the public to the August 10, 2026 meeting. He noted that this was a special session as it marked the first meeting hosted in the City of Chattanooga's Development Resource Center (DRC) under a new Memorandum of Understanding (MOU) between the city and Hamilton County.

Interim Chair Anderson introduced County Mayor Weston Wamp and Chattanooga Mayor Tim Kelly to present a special leadership announcement that Joe Smith had been jointly appointed Chattanooga-Hamilton County Regional Planning Commission Chair. Mr. Smith thanked them in his remarks.

Housekeeping and Rules of Procedure: Interim Chair Anderson outlined the meeting procedures for the day:

- Planning staff from the Regional Planning Agency (RPA) and Hamilton County Planning Department have pre-reviewed all city and county cases, respectively, and issued recommendations.
- Cases with staff recommendations to approve and no public opposition will skip formal staff presentations and proceed directly to a commissioner vote to expedite the meeting.
- Cases recommended for denial or with public opposition present will begin with a staff presentation, followed by commissioner questions.
- Applicants will have up to 7 minutes to present their requests, with an additional 2 minutes for rebuttal following public opposition.
- Public opposition will have a cumulative total of 9 minutes to speak, regardless of the number of individuals present.
- All speakers must state their name and address for the record and direct comments to the Planning Commission rather than the audience or applicant.
- The Planning Commission acts as a recommending body for rezonings; final decisions are made by the Chattanooga City Council or Hamilton County Commission the following month.

## **II. Approval of July 13, 2026 Planning Commission Minutes**

Interim Chair Anderson noted that due to technical and compatibility issues arising from the first month of merging city and county minutes, staff has requested a 30-day deferral of the minutes approval.

Motion by: Commissioner Highlander

Seconded by: Commissioner Berz

Action: Deferred for 30 days.

## **City of Chattanooga Subdivision Plat & Variance Applications**

### **A. Old Business**

There were no agenda items under Old Business

### **B. New Business**

1. SDP-26-28 – Final Plat – Cornerstone Subdivision – Phase I - Lots 1-35 – 1729 Gray Road – Hamilton County Tax Map 159H-C-001

Staff Presentation: Bryan Shults (RPA Staff) presented the final plat. Staff reviewed the plat, confirmed it meets all subdivision regulations, and recommended approval as presented.

Applicant Remarks: None

Opposition: None present / None noted

Motion by: Commissioner Highlander

Seconded by: Commissioner Adamson

Action: Approved as presented.

2. SDP-26-29 - Final Plat – Tiftonia Subdivision – Lots 20A-20F – 5 Myrtle Avenue - Hamilton County Tax Map 154G-D-008

Staff Presentation: Bryan Shults presented the final plat request. Staff reviewed the plat, confirmed it meets the city's subdivision requirements, and recommended approval.

Applicant Remarks: None

Opposition: None present / None noted

Motion by: Commissioner Adamson

Seconded by: Commissioner Highlander

Action: Approved as presented.

3. SDP-26-30– Preliminary Plat – Cornerstone Place Subdivision – Phase II – Revised Lots 17-21, 33-35 and New Lots 36-45 – 1729 Gray Road - Hamilton County Tax Map 159H-C-001

Staff Presentation: Bryan Shults presented the preliminary plat, representing the second phase of the Cornerstone Place development. Staff reviewed the preliminary plat and recommended approval as presented.

Applicant Remarks: None

Opposition: None present / None noted

Motion by: Commissioner Adamson

Seconded by: Commissioner Mabee

Action: Approved as presented.

4. SDP-26-31– Preliminary Plat – Big Ridge Subdivision – Lots 1-51 – 6775 Big Ridge Road - Hamilton County Tax Map 101-052

Staff Presentation: Bryan Shults presented the preliminary plat for a 51-lot subdivision on Big Ridge. Staff recommended approval with conditions. Mr. Shults noted that RPA had received one email in opposition regarding lot size, grading, and wildlife.

Applicant: Zeca Ferraz, Chattanooga Engineering Group, spoke on behalf of the applicant.

Opposition:

- Karen Anglin (6703 Moss Lake Drive)
- Jan Perie (Moss Lake Drive)
- Don Anglin (6703 Moss Lake Drive)
- William Read (6502 Fairview Road).

Motion to Approve by: Commissioner Janeway

Seconded by: Commissioner Bird

Action: Approved with staff conditions on a simple majority vote.

### **III. City of Chattanooga Rezoning, Closures/Abandonments, and Special Permits**

#### **A. Old Business**

There were no agenda items under Old Business

#### **B. New Business**

Chairman Anderson moved Item 5. Case 2025-0100 to the top of the New Business due to the number of people present to speak to the item.

1. 2026-0100- MatCo Affordable Housing, c/o Chambliss Law - Hannah-Claire Boggess – Rezone from RN-1-7.5 Residential Neighborhood Zone to RN-3 Residential Neighborhood Zone with Conditions – 1123 Mountain Creek Road

Staff Presentation: Bryan Shults presented the request to rezone a vacant 4.8-acre parcel from RN1-7.5 to RN-3 and staff recommendation to deny.

Applicant: Hannah-Claire Boggess (Chambliss Law) and Abishek Mathur (Developer, Matt Co Affordable Housing) presented on behalf of the applicant

Opposition:

- Ralph Noble (President, Oxford HOA, 3323 Stone Creek Drive)
- Bob Geier (4143 Quarry View and Friends of Mountain Creek)
- Justin Cox (7013 Levi Road)

Motion to Deny by: Commissioner Highlander

Seconded by: Commissioner Janeway

Action: Denied unanimously.

2. 2026-0096 – Marco Dala, c/o Ascend Casa – Rezone from RN-1-6 Residential Zone to TRN-3 Transitional Residential Zone with Conditions – 3023, 3029, 3031, and 3035 New York Avenue

Staff Presentation / Status: Interim Chair Anderson announced that this case was formally withdrawn by the applicant prior to the public deadline. No presentation or voting action was required.

Action: No Action Taken (Withdrawn).

3. 2026-0097 – Victoria Kenyon Patton – Rezone from INST Institutional Zone to C-NT Neighborhood Transition Zone – 1307 Hixson Pike

Staff Presentation: Bryan Shults presented the request to rezone a vacant office structure from Institutional to C-NT (Commercial Neighborhood Transition Zone) to allow the operation of a beauty shop and salon. Staff recommended approval.

Applicant Remarks: None (the applicant was present but did not speak as there was no public opposition).

Opposition: None present / None noted

Motion to Approve by: Commissioner Berz

Seconded by: Commissioner Highlander

Action: Approved unanimously as recommended.

4. 2026-0098 – Dennis Bell – Lift Conditions from Ordinance # 13479 (Case 2021-0209) – 5251 and 5313 Champion Road

Staff Presentation: Bryan Shults presented a request to lift conditions 3, 4, 5, and 6 from Ordinance Number 13749 on property zoned CC (Commercial Corridor, formerly C2 with conditions). Staff recommended denying the applicant's blanket request but approving a modified conditioning alternative:

1. Keep Condition 1 (No vehicle storage within 50 feet of Champion Road right-of-way).
2. Keep Condition 2 (Lighting directed away from residential properties).

3. Amend Condition 3 to state: "Heavy retail, rental, and service, with no outdoor storage permitted." This allows the indoor supply business while preventing outdoor storage nuisances.

4. Lift Conditions 4, 5, and 6 ONLY on the northerly parcel where the new building is proposed, while leaving all original conditions in place on the larger, undeveloped southerly parcel.

Applicant Remarks: Dennis Bell and Sabrina Smedley (Realtor, 9329 Houston Lane) spoke on behalf of the application.

Opposition:

- Nancy Neil (5099 Rotary Drive)

Motion by Commissioner Lyle to approve the staff's alternative conditioning recommendation, keeping conditions 1 & 2, amending condition 3, lifting 4, 5, & 6 on the north parcel, and keeping all conditions on the south parcel.

Seconded by: Commissioner Highlander

Action: Approved with staff conditions.

5. 2026-0099 – Meshari Alanazi – Rezone from RN-3 Residential Neighborhood Zone to C-C Commercial Corridor Zone - 2102 Vance Avenue

Staff Presentation / Status: Bryan Shults introduced the case, noting a request to rezone the property from RN3 to CC. He stated the applicant requested a 30-day deferral.

Applicant Remarks: Meshari Alanazi (Applicant) spoke and confirmed their request to defer the case for 30 days to refine their plans.

Opposition: None present / None noted

Motion to Defer by: Commissioner Lyle

Seconded by: Commissioner Highlander

Action: Deferred for 30 days.

6. MR2026-0101 – City of Chattanooga – Real Property Office - Mandatory Referral – Declare Surplus Public Property – 1517 Old Ringgold Road

Staff Presentation: Bryan Shults presented a request for the City of Chattanooga to surplus a vacant city-owned parcel. Staff recommended approval.

Applicant Remarks: None.

Opposition: None present / None noted

Motion to Approve by: Commissioner Mabee

Seconded by: Commissioner Berz

Action: Approved as recommended.

7. MR2026-0102 – Gaining Ground, c/o Chambliss Law - Hannah-Claire Boggess – Mandatory Referral – Abandonment and Closure of Public Right-of-Way – Adjacent to the 2500 Block of Vance Avenue and the 900 Block of Dodds Avenue

Staff Presentation: Bryan Shults presented a request to abandon a paper right-of-way (alley). Staff recommends approval to clean up the right-of-way status.

Applicant Remarks: None.

Opposition: None present / None noted

Motion to Approve by: Commissioner Bird

Seconded by: Commissioner Lyle

Action: Approved as recommended.

8. 2026-0103 – Ingram, Gore and Associates, c/o Joseph Ingram – Rezone from RN-2 Residential Zone to C-NT Neighborhood Transition Commercial Zone – 5502 Dayton Boulevard

Staff Presentation: Bryan Shults presented the request to rezone a 1.3-acre former church property from RN2 to CNT (Neighborhood Transition) to develop a small-scale, mixed-use project featuring office, retail, and residential. Staff recommended denial.

Applicant Remarks: Joseph Ingram (Ingram Gore & Associates) and Tom Lester (Owner, 3074 Reflecting Drive) presented.

Opposition: None present / None noted

Commissioner Discussion: Commissioner Berz noted that C-NT permits "temporary outdoor entertainment and/or sales events." She asked if the applicant would accept a condition prohibiting these uses. Lester agreed.

Motion by Commissioner Berz to approve the CNT rezoning with the condition that no temporary outdoor entertainment or sales events are allowed.

Seconded by: Commissioner Lyle

Action: Approved with conditions.

#### **IV. 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 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 Special Exceptions Permit in the C-MU-1 Commercial Mixed-Use Zone Abutting Principal Arterials 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 Outside the Urban Overlay and to Amend Sec. 38-43 Accessory Use Standards (a) Drive Through Facility to Change Stacking Spaces

Staff Presentation: Karen Rennich presented the proposed amendments to the zoning ordinance regarding "drive-through facilities" (both accessory and standalone) within the CMU1 (Commercial Mixed-Use) and CC (Commercial Corridor) zones. The amendments aim to update standards to reflect the changing market (such as double-lane stacking and small-footprint drive-through coffee shops) while reducing custom conditions on individual rezoning cases. Key provisions include:

1. Prohibiting drive-through ingress/egress from crossing the Chattanooga Riverwalk, city greenway trails, or connectors (unless no other access exists).
2. Allowing a drive-thru by right in the CC zone outside the Urban Overlay Zone.
3. Implementing stricter stacking and pedestrian safety requirements.

Opposition:

- Lee Helena (121 West 26th Street, Southside Gardens)

Commissioner Discussion: Commissioner Bird proposed a compromise to:

1. Approve the staff's proposed drive-through standards for the CC Commercial Corridor zone outside the Urban Overlay Zone.
2. Deny the drive-through recommendations for the CMU1 zone.
3. Approve the amended drive-through standards (including greenway protection) for drive-throughs.

This would allow drive-throughs by-right in the CC zone outside the urban overlay, and via a BOZA special exceptions permit inside the urban overlay, while completely protecting CMU1.

Motion by Commissioner Bird to approve the CC recommendations, deny the CMU1 recommendations, and approve the drive-thru standards.

Seconded by: Commissioner Lyle  
Action: Approved

2. A Resolution to Amend the Official Zoning Ordinance of the City of Lakesite, Tennessee, Amending Chapter II. Definitions, Section 201 Definitions; Amending Chapter III. General Regulations, Section 305 Special Exceptions Permits; Chapter IV. Zones, Section 408 C-1 Commercial Zone, Principals Uses Permitted, and Section 408.2 Uses Permits as Special Exceptions by the Commission

Staff Presentation: Bryan Shults presented the request on behalf of the Lakesite City Manager (who was unable to attend). Staff recommended approval.

Opposition: None present / None noted

Motion to Approve by: Commissioner Lyle

Seconded by: Commissioner Highlander

Action: Approved unanimously as recommended.

#### **V. Regional Planning Agency Staff Updates**

There were no updates.

#### **VI. Recess**

The Planning Commission took a brief 12-minute recess at 3:48 PM and reconvened at 4:00 PM to hear the Hamilton County business agenda.

### **COUNTY**

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#### **XI. PUBLIC COMMENT ON NON-AGENDA ITEMS**

Interim Chair Anderson called for public comment on non-agenda items. There were no public comments.

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#### **XII. ADJOURNMENT**

With no further business before the commission, Interim Chair Anderson called for a motion to adjourn.

Motion by: Commissioner Mabee

Seconded by: Commissioner Lyle

Action: Adjourned unanimously at approximately 4:15 PM.

CHATTANOOGA - HAMILTON COUNTY  
REGIONAL PLANNING COMMISSION MINUTES

## **SUBDIVISION PLATS AND VARIANCES**

**HCSD-26-31** – Final Plat – Cambridge Square Townhomes P.U.D.  
Subdivision– Lots 1-27, 900-901 – 6084 Arbury Way – Hamilton County  
Tax Map 132H Parcel A 001.01 (Hamilton County District 10)

**HCSD-26-31**  
**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. No opposition was present.

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

Motion passed.

**HCSD-26-32** – Final Plat – Nature’s Cove Subdivision Phase 3 – 8209  
Bell Mill Road – Lots 132-139 and 191-200 – Hamilton County Tax Map  
122 Parcel 033 (Hamilton County District 9)

**HCSD-26-32**  
**App w/c Co**  
**Dist 9**

Staff: Mr. Tyler Mowery presented the Staff recommendation of approval with conditions.

The applicant was present. No opposition was present.

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

Motion passed.

**HCSD-26-33** – Preliminary Plat – Bradbury Place P.U.D. Subdivision –  
2414 Ooltewah Ringgold Road – Lots 1-102 and Community Lots  
103-107 – Hamilton County Tax Map 160 Parcels 042.01, 043.03,  
043,043.02, 044.02, 043.01 and 043.04. (Hamilton County Commission  
District 7)

**HCSD-26-33**  
**App w/c**  
**HC Dist 7**

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

The applicant was present. No opposition was present.

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

Motion passed.

**HCSD-26-35** – Preliminary Plat – Cumberland Cove Subdivision – 12733 Jones Gap Road– Lots 1001-1006 – Tax map 025 Parcels 015 (Hamilton County District 1)

**HCSD-26-35**

**App w/c**

**HC Dist 1**

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

The applicant was present. No opposition was present.

A motion to **approve with conditions** was made by Mr. Chris Mabee. The motion was properly seconded by Mr. Don Johnson and County Commissioner Steve Highlander

Motion passed.

**HCSD-26-34** – Preliminary Plat – Long Point Subdivision Phase 1 – Harris Haven Dr. – Lots 1-29 – Tax Map 072 Parcel 071.(Hamilton County District 2)

**HCSD-26-34**

**App w/c**

**HC Dist 2**

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

The applicant was present. No opposition present.

Nathan Bird recused himself from the case.

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

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**

**App w/c**

**Co Dist 2**

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

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

Vote: Motion passed

## **RESOLUTIONS AND AMENDMENTS**

**PDR-001**  
**Approved**

**PDR-001** - A Resolution of the Chattanooga-Hamilton County Regional Planning Commission amending the White Oak Mountain Area 12 Plan (a component of Plan Hamilton) by changing the place-type designation for an approximately 0.70-acre parcel located at 4390 University Drive (part), Hamilton County, Tennessee, from Suburban Residential to Maker District to bring an existing business into conformance.

Staff: Mr. Tyler Mowery presented the amendment.

No opposition was present.

A motion to **approve** was made by Mr. Nathan Bird. The motion was properly seconded by Mr. Chris Mabee.

Motion passed

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

**2026-0078**  
**App w/c**  
**HC Dist 10**

**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)

Staff: Mr. Tyler Mowery presented 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. Matt Lyle. The motion was properly seconded by County Commissioner Steve Highlander.

Motion passed.

**HCZA-26-2** - Diana Hensley – 9627 Miller Country Road – Special Permit: Single Wide Manufactured Home (Hamilton County District 2)

**HCZA-26-2**  
**App**  
**HC District 2**

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

The applicant was present with no opposition.

A motion to approve was made by Mr. Matt Lyle. The motion was properly seconded by County Commissioner Steve Highlander.

Motion passed.

#### **ANNOUNCEMENTS - STAFF UPDATES**

Mr. Mowery made a statement that the Hamilton County Planning Department has published new checklists for plats based on requirements listed in the Hamilton County Subdivision Regulations in Section 5. They are also starting to review article 5 for any needed amendments to make it more efficient and accurate for all involved.

#### **PUBLIC COMMENTS**

No public comments on non-agenda items.

#### **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:29 p.m.

August 10, 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 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

