

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EAST RIDGE**

**October 14, 2021
6:00 pm**

1. Call to Order
2. Invocation
3. A. Roll Call
- B. Employee Milestone Recognition Awards for September 2021
- C. Presentation: Dignified Changes - Universal Changing Tables
4. Approval of Minutes September 23, 2021 Council Meeting
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business: None
9. New Business:
 - A. **PUBLIC HEARING - ORDINANCE NO. 1151** – Rezoning of 4105 Cemetery Road from R-3 apartment District to R-1 Residential District
 - B. **ORDINANCE NO. 1151** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 4105 CEMETERY ROAD, TAX MAP #169A-F-007, FROM R-3 APARTMENT DISTRICT TO R-1 RESIDENTIAL DISTRICT (1st reading)
 - C. **RESOLUTION NO. 3199** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE PURCHASE OF A PIERCE ENFORCER RESCUE ENGINE FROM EVS EMERGENCY VEHICLE SPECIALISTS/G&W DIESEL SERVICE THROUGH THE HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING PROGRAM (“HGACBUY”)
 - D. **RESOLUTION NO. 3200** – A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO OPEN AN INTEREST-BEARING CHECKING ACCOUNT AT FIRST HORIZON BANK FOR FUNDS RECEIVED FROM THE AMERICAN RESCUE PLAN ACT OF 2021

- E. **RESOLUTION NO. 3201** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO ACCEPT SPONSORSHIPS FROM VARIOUS BUSINESSES FOR THE EAST RIDGE CENTENNIAL CELEBRATION
- F. **RESOLUTION NO. 3202** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO AMEND RESOLUTION NO. 3198 TO CORRECT CERTAIN BORDER REGION PAYMENTS RELATED TO THE PROPERTIES LOCATED AT 6725 RINGGOLD ROAD AND 6731 RINGGOLD ROAD FOR THE YEARS 2019 AND 2020
- G. **RESOLUTION NO. 3203** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO APPOINT _____ AS A BOARD MEMBER TO THE HAMILTON COUNTY WATER & WASTEWATER TREATMENT AUTHORITY TO FILL THE UNEXPIRED TERM OF KENNY CUSTER
- H. **RESOLUTION NO. 3204** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPOINTING _____ AS THE REPRESENTATIVE TO THE MANAGEMENT COMMITTEE OF THE HAMILTON COUNTY WATER QUALITY PROGRAM TO FILL THE UNEXPIRED TERM OF KENNY CUSTER AND _____ AS THE ALTERNATE REPRESENTATIVE
- I. **RESOLUTION NO. 3205** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, ON BEHALF OF DUCKS UNLIMITED
- J. **RESOLUTION NO. 3206** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, ON BEHALF OF ARIES FIGHT SERIES
- K. **RESOLUTION NO. 3207** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY USE PERMIT FOR TRUE LIFE CHURCH TO ASSEMBLE A TENT ON PROPERTY LOCATED AT 4104 RINGGOLD ROAD TO BE USED FOR RELIGIOUS SERVICES
- L. Discussion of Tentative Agenda Items for the October 28, 2021 Council Meeting (see Attachment A)

10. Adjourn

**ATTACHMENT A
TENTATIVE AGENDA ITEMS
FOR OCTOBER 28, 2021**

8. Old Business:

- A. **ORDINANCE NO. 1151** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 4105 CEMETERY ROAD, TAX MAP #169A-F-007, FROM R-3 APARTMENT DISTRICT TO R-1 RESIDENTIAL DISTRICT (2nd and final reading)

9. New Business:

- A. **ORDINANCE NO. ____** - An Ordinance to Rezone 1410 N. Mack Smith Road from C-1 Commercial District to R-3 Residential Apartment District (1st reading)
- B. **ORDINANCE NO. ____** - Budget Amendment (1st reading)



Dignified Changes: Universal Changing Tables

The Council on Developmental Disabilities is an office of Tennessee State Government dedicated to improving the lives of people with the most significant, lifelong disabilities. Council members are citizens who experience disability, appointed by the Governor, from across Tennessee. Access to adult-sized changing tables is a priority for the Council because it affects our members. Read about how, [It's about dignity: New TN bill aims to promote disability inclusion in public restrooms](#) (News Channel 9, March 2021).

The Problem: Tennesseans need access to adult-sized changing tables

- Most people have never thought about adult sized changing tables, but approximately 200,000 of your Tennessee customers (4% of the population) needs assistance with one or more activities of daily living including toileting.
- Without adult-sized changing tables, Tennesseans who need them must choose between changing in an unhygienic setting – like on a restroom floor or parking lot – or remaining isolated from the community if they experience incontinence issues.
- This issue affects thousands more Tennesseans: family members, friends, and caregivers

Why Camp Jordan? When we ask citizens affected by this issue, “What is the best location for an adult-sized changing table in your community?” Many families miss being able to enjoy our parks.

The Solution: Replace Baby Changing Tables with “Universal” Tables

Adult sized changing tables are also known as “universal changing tables” because they can accommodate people of all ages. Baby changing tables are no longer needed in the building. Best Practices:

- Powered and height-adjustable, for safety of the person and caregiver assisting
- Placed in single occupancy restrooms, universal to gender
- Turning radius of 60” for the wheelchair in the middle of the room and 36” of space at one end of the table
- Clear signage at the entrance of the building for patrons
- Recommended model: <https://max-ability.com/product/family-restroom-changing-table/?c=aacf2d960ac3>

Contact for more information: Roddey Coe, Governor Appointed Council member: roddey.coe@comcast.net

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EAST RIDGE**

**September 23, 2021
6:00 pm**

The East Ridge City Council met pursuant to notice on September 23, 2021, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Rev. Danny Lance, Trulife Church, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

Present were: Mayor Williams, Vice Mayor Chauncey, Councilmember Cagle, Councilmember Helton, Councilmember Witt, City Manager Dorsey, City Attorney Litchford, and City Recorder Middleton.

Citizen's Police Academy Alumni – Harry Mackey, representing the Citizen's Police Academy Alumni, stated the group is selling coffee mugs, and the money will be used for Police Department needs. Cups are \$12 but 2 or more are \$10 each. He gave each Councilmember a mug.

Consent Agenda:

- A. Approval of Minutes September 9, 2021 Council Meeting
- B. Declaration of Surplus Property

Councilmember Helton made a motion, seconded by Councilmember Witt, to approve the Consent Agenda. The vote was unanimous. Motion approved.

Communication from Citizen: None

Communication from Councilmembers:

Councilmember Cagle had nothing at this time.

Vice Mayor Chauncey had nothing at this time.

Councilmember Helton had nothing at this time.

Councilmember Witt gave her condolences to the family of Gregg Shipley on his passing.

Mayor Williams discussed the following:

- Jeffrey Stubblefield, a student at Belvoir Christian Academy, placed first again in the Tri Star Reading Competition. He was also invited to join the Davidson Institute Young Scholars program.

- We now have two retired flag drop-off locations, one at City Hall and one at Camp Jordan. The Mayor thanked Chase Lowery for spearheading this Eagle Scout project and was honored to sponsor it. He also thanked the Boy Scouts of America Troup 74 for maintaining and retiring the flags.
- The City participated in the recent Hero's Night Out at Boyd's Speedway. Assistant Chief Uselton drove an East Ridge police cruiser and the Mayor presented a flag.
- The new fire truck was on display the previous Saturday at the Red Wolves stadium.
- Chief Allen came forward to discuss the following:
 - Officer Brooks graduated from the Police Academy and was instrumental in organizing the graduation ceremony.
 - We ordered seven vehicles, in addition to the two ordered earlier. Two SUVs and four F150 trucks are here. We are waiting on two more trucks and one SUV.
 - National Night Out will be October 5, 2021 with Harry Mackey doing the cooking.
 - Citizens police Academy – We only have one approved applicant so far. We will have applications at the National Night Out and at the Centennial.
- The Optimist Club awarded the Officer of the Year award to John Perry and the Firefighter of the Year award to Chris Peters.
- East Ridge High School and East Ridge Elementary School staff and students have achieved Level 5 Academic Growth.
- Centennial Celebration will be Saturday, September 25th and will have 25 sponsors, 90 vendors, library activities, inflatables, yard games, breweries, and more.
- The State would like help in choosing our next state license plate. Citizens may go to tn.gov and vote on four different designs with various color options.

Communication from City Manager:

- October 2, 2021 – There will be a Cruise-in for Paws at O'Reilly's from 8 am – 12 pm to benefit Chattanooga. There will be door prizes and a silent auction. East Ridge Animal Services will participate.
- Hilton Drive and the intersections at Spring Creek, McBrien, and Belvoir Avenue have been paved.
- Multi modal project – Bid notices have gone out and are due back October 7, 2021 for the construction phase.
- We have received a letter from our insurer, Public Entity Partners, and they are declining to insure the McBrien Building due to its condition. We have had a few developers express interest in the property and have sent out Requests for Proposals.
- The Centennial will be Saturday, with set up tomorrow. There will be bands, crafts, food trucks, and fireworks sponsored by the Red Wolves.

Old Business:

RESOLUTION NO. 3183 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE THE AGREEMENT WITH CHATTANOOGA RED WOLVES ACADEMY (CWRA) FOR CAMP JORDAN SOCCER FIELD UTILIZATION AND PROGRAMMING - City Attorney Litchford read on caption. City Attorney Litchford stated the City put out a Request for Proposals and the

Chattanooga Red Wolves' proposal was selected. He stated the terms of the agreement are as follows:

- 5-year term commencing September 1, 2021, renewable unless terminated by either party with one-year prior notice.
- Allows for usage and resting of the fields
- Red Wolves will pay the City \$60,000 per year, with some improvement requirements as part of the payment.
- Red Wolves will pay the City a one-time payment of \$10,000 for purchase of a lawn mower
- Red Wolves will pay the City \$5,000 per year thereafter for improvements to maintain field condition.

Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3183. Roll call vote: Vice Mayor Chauncey - yes; Councilmember Cagle - no; Councilmember Helton - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion approved.

New Business:

RESOLUTION NO. 3196 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO PURCHASE \$300 IN TICKETS FOR THE EAST RIDGE OPTIMIST CLUB BARBEQUE FUNDRAISER - City Attorney Litchford read on caption. Councilmember Cagle stated proceeds from the barbecue help fund the 911 luncheons, the fishing rodeo, donations to East Ridge High School, among other things. The date is October 30th from 11 am – 2 pm. Councilmember Helton made a motion, seconded by Councilmember Witt, to approve Resolution No. 3196. The vote was unanimous. Motion approved.

RESOLUTION NO. 3197 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, TO SELL BEER AT A VAN EXPO SERIES AT CAMP JORDAN ARENA – City Attorney Litchford read on caption. Vice Mayor Chauncey made a motion, seconded by Councilmember Helton, to approve Resolution No. 3197. The vote was unanimous. Motion approved.

RESOLUTION NO. 3198 – A RESOLUTION OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT RELATING TO THE BORDER REGION TOURISM DEVELOPMENT DISTRICT ACT T.C.A. § 7-40-101 ET SEQ WITH EXIT ONE, LLC. – City Attorney Litchford read on caption. He stated this is related to amendment from 2014 for Resolution 2389, which contained some provisions that did not get incorporated into the development agreement, plus some things have arisen now. The IDB approved the second amendment to the development agreement.

This agreement addresses the issue of improvements that Exit 1 will perform with respect to property it acquires. They have agreed that on any property they acquire, they will put not less than 25% monetary construction cost improvements based upon the county appraised value at

time of purchase. With respect to the baseline, they will take half the baseline on any property in the border region that has a baseline. They will get reimbursements for 2019 and 2020 for improvements made at the Mercantile. Councilmember Helton made a motion, seconded by Councilmember Witt, to approve Resolution No. 3198. The vote was unanimous. Motion approved.

Mr. Dorsey thanked Matt Wood with Exit One, LLC for helping clarify some of the information in the original agreement. He is glad they are here in East Ridge. The Mayor agreed.

Discussion of Tentative Agenda Items for the October 14, 2021 Council Meeting

- **Section 3-B** - Employee Milestone Recognition Awards for September 2021 – The Mayor thanked the employees for everything they do.

- **New Business:**
 - A. **ORDINANCE NO. ____ - An Ordinance To Rezone 4105 Cemetery Road From R-3 Apartment District to R-1 Residential District (1st reading)** – Chief Building Official Howell stated a portion of the property was rezoned in 2002 from R-3 to R-1, but now the applicant would like to rezone the entire parcel in order to continue the cemetery. Vice Mayor Chauncey stated the Planning Commission voted unanimously to approve the request to rezone.

 - B. **RESOLUTION NO. ____ - Purchase of Fire Engine** – Chief Williams stated we are having issues with an engine we currently have. We can purchase a new engine through the HGACBuy Purchasing Program and then lease the engine. It will take 13 –14 months to build, with the first payment due in the next budget. Cost of the engine is \$710,538. City Manager Dorsey stated we are in the final year of payments on another piece of equipment, so we left that amount in the budget as a placeholder for the new engine.

Mr. Dorsey asked Chief Williams to discuss the Hamilton County EMS Service. The Chief stated this service has taken some calls off the Fire Department. He believes we are getting quality services, with an average response time of 5 – 6 minutes. The Mayor stated he has also heard great things about the Hamilton County EMS.

Being no further business, the meeting was adjourned.



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Building and Codes Department

ORDINANCE NO. 1151

AGENDA MEMORANDUM

TO: Mayor, Council; City Manager
FROM: Michael Howell
SUBJECT: Rezone property located at 4105 Cemetery Road (Tax Map #169A-F-007)
DATE: September 13, 2021

On September 8th, 2021, James Lomenick petitioned the East Ridge Planning Commission to rezone the property located at 4105 Cemetery Road from R-3 apartment district to R-1 residential district. The Planning Commission approved the request, Mr. Lomenick has requested the rezone case move forward to city council for review and approval.

Brian Williams
Mayor

Mike Chancey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager

ORDINANCE NO. 1151

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 4105 CEMETERY ROAD, TAX MAP #169A-F-007, FROM R-3 APARTMENT DISTRICT TO R-1 RESIDENTIAL DISTRICT

WHEREAS, ASL Properties and James Lomenick have petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of the property located at 4105 Cemetery Road, Tax Map #169A-F-007, from R-3 Apartment District to R-1 Residential District. The property is more particularly described as follows:

Lot 1, Final Plat of Lomenick Mausoleums Subdivision, Plat Book 75, Page 147, ROHC, being part of the property described in Deed Book 10491, Page 180, ROHC. Tax Map 169A-F-007

WHEREAS, the East Ridge Planning Commission held a public hearing on this petition on September 8, 2021, where it reviewed the rezoning request and heard and considered all statements concerning the petition; and

WHEREAS, the East Ridge Planning Commission considered the rezoning in keeping with the land use pattern of the surrounding areas and saw no negative impact to surrounding areas; and

WHEREAS, the East Ridge Planning Commission, by motion, recommended approval of the rezoning petition on September 8, 2021; and

WHEREAS, the applicant has properly advertised in a paper of general circulation in the City of East Ridge that they will make application to the City Council of the City of East Ridge to approve the rezoning; and

WHEREAS, notices of the public hearing before the City Council of the City of East Ridge have been served upon all property owners in the City within a distance of 300 feet from the affected property; and

WHEREAS, the East Ridge City Council held a public hearing on October 14, 2021, at which time all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, as follows:

Section 1. That the zoning regulations and the zoning map of the City of East Ridge, Tennessee, be and the same hereby are amended to rezone the property located at 4105 Cemetery Road, Tax Map #169A-F-007, from R-3 Apartment District to R-1 Residential District, for uses consistent with such zoning.

BE IT FURTHER ORDAINED, that this ordinance shall take effect immediately after its passage, the public welfare of the City requiring it.

Passed on First Reading _____, 2021

Passed on Second Reading _____, 2021

Brian W. Williams, Mayor

ATTEST:

Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Department of Building & Codes

Rezone Application

Applicant Information

Date of Application:

7-28-2021

Applicant Name:

JAMES R LOMENICK (JIM)

Applicant Address:

[REDACTED ADDRESS]

Applicant Phone Number(s):

[REDACTED PHONE NUMBER]

Property Information

Property Address: 4105 Cemetery Rd Tax Parcel Number: 169 A F 004.01

Property Zoning: R-3 Requested Zoning: R-1

Requested Rezone Purpose: FOR FUTURE ADDITION TO LOMENICK CEMETERY

\$200.00 Fee Paid	<u>\$200.00</u>
Method of Pmt.	<u>Credit Card</u>

[Signature]
Signature of Applicant

- A map showing location of property, all adjacent streets and/or rights-of-way, property boundaries, and frontages should be included with this application. Such information is obtainable at <http://gis.hamiltontn.gov/mapmaker/home.asp>.
- Proof of ownership of the property must be included with application.
- Use an additional sheet to attach any comments on case background or information that are pertinent to this application.

Brian Williams
Mayor

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager



Chattanooga-Hamilton County Regional Planning Agency
Zoning Change Application Form

CASE NUMBER: 2021-0156		Date Submitted: 07/28/2021					
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed</i>							
1 Applicant Request							
Rezone From: R-3		Rezone To: R-1	Total acres in request area: 1.96				
2 Property Information							
Property Address: 4105 Cemetery Rd		Property Tax Map Number(s): 169A-F-007					
3 Proposed Development							
Reason for request/Project description:		For future development of cemetery					
4 Site Characteristics							
Current Use:		Vacant Land					
Adjacent Uses:		Mausoleum, homes (on Belvoir Ave)					
5 Applicant Information							
Name: ASL Properties, LLC and James Lomenick							
Address (street, city, state, zip): [REDACTED]							
Phone: [REDACTED]		Email: [REDACTED]					
Primary Contact (if different than applicant information):							
Address (street, city, state, zip):							
Phone:		Email:					
<input checked="" type="checkbox"/> ← If the Applicants Information is the same as the Property Owners, please check the box to the left.							
6 Property Owner Information <i>Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a letter of authorization from the property owner confirming that the applicant has permission to file this application on their behalf. Owner Authorization Letters are available through the RPA.</i>							
Name:							
Address (street, city, state, zip):							
Phone:		Email:					
7 Applicant Signature and Consent							
By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.							
Signature: See Submitted Application		Date:					
Office Use Only:							
Checklist							
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Site Plan	<input checked="" type="checkbox"/>	Ownership Authorization		
<input checked="" type="checkbox"/>	Property Cards	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats		
<input checked="" type="checkbox"/>	Application Fee: \$295	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Credit	<input type="checkbox"/>	Check
<input checked="" type="checkbox"/>	Notice signs	Number of notice signs: 1					
Municipality: East Ridge		Planning District: 6		Neighborhood: None			
County Commission District: 8			City Council District: 0				
PC meeting date: N/A			Application processed by: Bryan Shults				
Staff Recommendation :		PC Action/Date:		Legislative Action/Date/Ordinance:			

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2021-0156

APPLICANT: ASL Properties & James Lomenick

PROPERTY OWNER: ASL Properties & James Lomenick

PROPERTY ADDRESS: 4105 Cemetery Rd

TAX MAP PARCEL ID: 169A-F-007

JURISDICTION: East Ridge

SIZE OF PROPERTY: 1.96 acres

REASON FOR REQUEST/PROPOSED USE: Rezone from R-3 Residential Apartment District to R-1 Residential District for future development of cemetery.

PROPERTY DESCRIPTION

EXISTING LAND USE
Vacant land

SURROUNDING LAND USES
North: Single-Family Residential
East: Cemetery
South: Duplex
West: Single-Family Residential

ACCESS
Cemetery Rd

TRANSPORTATION
Cemetery Rd is a Local Street.

PROPOSED RESIDENTIAL DENSITY N/A	ADJACENT RESIDENTIAL DENSITY 4.6 du/ac for duplexes to the south & 2 du/ac for single-family to the west
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NATURAL RESOURCES
A portion of the site contains an approximate 25% grade slope.

ZONING

- ZONING HISTORY**
- A portion of the site was rezoned from R-3 to R-1 in 2002 (Ordinance #741).
 - The site is surrounded by property that is zoned R-1 Residential District and R-2 Residential Duplex District.

ZONE DISTRICT COMPATIBILITY

USE	CURRENT R-3 DISTRICT	PROPOSED R-1 DISTRICT
Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Two-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multi-Family Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cemetery	<input type="checkbox"/>	<input checked="" type="checkbox"/> Use on Review
Institutional	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lodging	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT STANDARDS

	CURRENT R-3 DISTRICT	PROPOSED R-1 DISTRICT
Lot Size	10,000 sf for 1 st unit then 2,000 sf for each additional unit	10,000 sf
Lot Frontage	60'	75'
Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25'
Building Height	2½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines	2½ stories or 35' except for every foot of additional height over 35', the building shall be set back 1 additional foot from all property lines

DISCUSSION OF STAFF RECOMMENDATION

Yes No See Comments

COMPATIBILITY WITH ADJACENT LAND USES

The site is surrounded by residential uses including single-family residential and duplexes. There is an existing cemetery adjacent to the site. The extension of the cemetery is compatible with the adjacent land uses.

Yes No See Comments

COMPATABILITY WITH DEVELOPMENT FORM

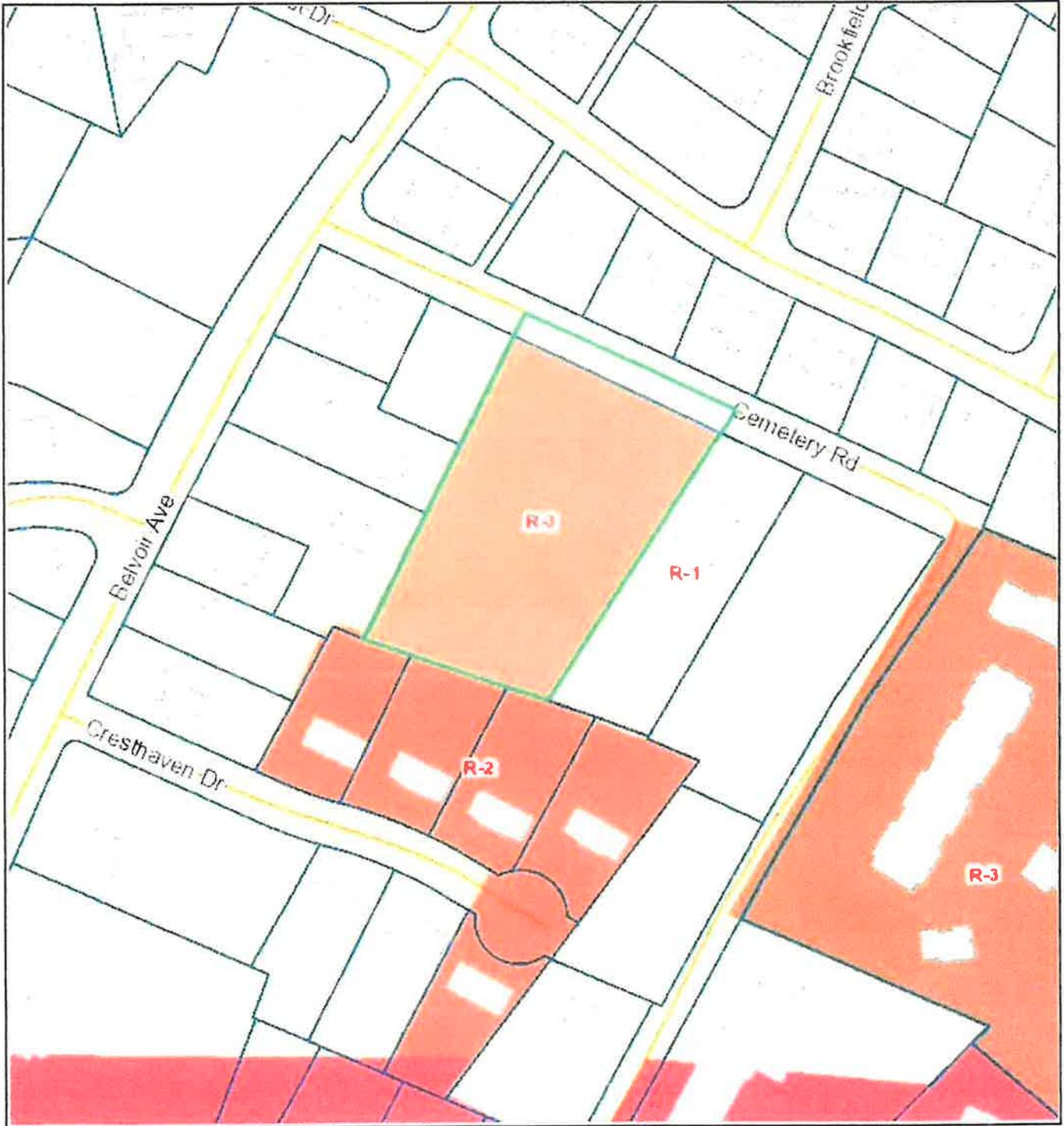
The development form of the area is primarily residential with 1-2 story single-family dwellings and duplexes with individual driveways. The cemetery functions similar to a park and provides green space in a residential area.

Yes No See Comments

CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT

The applicant will be required to meet all health and safety codes mandated for cemeteries.

2021-0156 Rezoning from R-3 to R-1





City of East Ridge

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Mike Williams
Fire Chief

RESOLUTION NO. 3199

To: Mayor and Councilmembers
From: Mike Williams
Date: September 20, 2021
Reference: Order/Purchase a New Rescue Engine
CC: Chris Dorsey, Diane Qualls

Mayor and Councilmembers,

I am asking that the City of East Ridge approve the purchase of a New Pierce Enforcer Rescue Engine. This purchase would be through HGAC Buy in the amount of \$ 710,538.00. The first payment will not be due until next budget year of 2022. If council approves this purchase, we can go ahead with placing the order to build.

This New Rescue Engine will be replacing a 2010 Rosenbauer Rescue Engine.

Respectfully,

Mike Williams

HGAC's (Houston Galveston Area Council) Cooperative Purchasing Program, known as HGACBuy, was established pursuant to Texas Interlocal Cooperation Act. The Act allows governments and certain non-profits to contract or agree under the terms of the Act to make purchases or provide purchasing services and other administrative functions appropriately established by another government entity.

H-GAC has established Interlocal Contracts with thousands of End Users throughout Texas and across the United States. These contracts list a large variety of vehicles, equipment, and other items used by governments.

State of Tennessee Statutes

Tennessee Code Annotated

Title 12 Public Property, Printing and Contracts

Chapter 3 Public Purchases 12-3-1205

(b)(1) Notwithstanding any other law to the contrary, any municipality, county, utility district, or other local government of the state may participate in, sponsor, conduct, or administer a cooperative purchasing agreement for the procurement of any goods, supplies, services, or equipment with one (1) or more other governmental entities outside this state, to the extent the laws of the other state permit the joint exercise of purchasing authority, in accordance with an agreement entered into between or among the participants; provided, such goods, supplies, services, or equipment were procured in a manner that constitutes competitive bidding and were advertised, evaluated, and awarded by a governmental entity and made available for use by other governmental entities.

(3) The powers conferred by this section are in addition and supplemental to the powers conferred by any other law, and any limitations imposed by this section shall not affect powers conferred by any other law.

(4) This subsection (b) shall not apply to:

(A) Purchases of new or unused motor vehicles, unless the motor vehicles are manufactured for a special purpose as defined in § 12-3-1208; or

(B) Purchases of construction, engineering or architectural services, or construction materials

RESOLUTION NO. 3199

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE PURCHASE OF A PIERCE ENFORCER RESCUE ENGINE FROM EVS EMERGENCY VEHICLE SPECIALISTS/G&W DIESEL SERVICE THROUGH THE HOUSTON GALVESTON AREA COUNCIL COOPERATIVE PURCHASING PROGRAM (“HGACBUY”)

WHEREAS, the City of East Ridge Fire Rescue is in need of a new fire engine to replace a 2010 Rosenbauer Rescue Engine; and

WHEREAS, the City wishes to purchase a new Pierce Enforcer Rescue Engine from EVS Emergency Vehicle Specialists/G&W Diesel Service through the HGACBuy Purchasing Program; and

WHEREAS, the cost of the Pierce Enforcer Rescue Engine from EVS Emergency Vehicle Specialists/G&W Diesel Service is \$710,538.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that either the Mayor, City Manager or his designee are authorized to purchase a new Pierce Enforcer Rescue Engine for East Ridge Fire Rescue from EVS Emergency Vehicle Specialists/G&W Diesel Service through the HGACBuy Purchasing Program in the amount of \$710,538.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted on this the _____ day of _____ 2021.

Brian W. Williams, Mayor

ATTEST:

Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867~7711 • www.eastridgetn.gov

Finance Department
Diane Qualls, Director

RESOLUTION NO. 3200

MEMO

TO: Mayor, Council and City Manager

FROM: Diane Qualls, CMFO

DATE: October 6, 2021

RE: New Bank Account

Signed into law on March 11, 2021, **The American Rescue Plan Act of 2021** (APRA) will provide the City of East Ridge with additional funding for specific projects. The legislation requires each jurisdiction's executive to "certify" that the funds will be used for eligible purposes and must be placed in a separate bank account. I am requesting that I be allowed to open an interest-bearing checking account at First Horizon Bank.

This fund will be distributed in 2 deposits, one in 2021 and the other will be in 2022. The City must have the funds obligated by 2024 and all funds must be spent by 2026.

RESOLUTION NO. 3200

A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO OPEN AN INTEREST-BEARING CHECKING ACCOUNT AT FIRST HORIZON BANK FOR FUNDS RECEIVED FROM THE AMERICAN RESCUE PLAN ACT OF 2021

WHEREAS, the American Rescue Plan Act of 2021 (“ARPA”) was signed into law on March 11, 2021; and

WHEREAS, ARPA will provide the City of East Ridge with additional funding for specific projects; and

WHEREAS, the legislation requires that funds received from ARPA be used for only eligible purposes and be placed in a separate bank account; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of East Ridge, Tennessee that the City Manager, or his designee, is authorized to open, on behalf of the City, an interest-bearing checking account at First Horizon Bank for funds received from ARPA.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately, the public welfare of the City requiring it.

Adopted this _____ day of _____, 2021

Brian W. Williams, Mayor

ATTEST:

Christopher J. Dorsey, City Manager

Approved to Form:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867~7711 • www.eastridgetn.gov

Finance Department
Diane Qualls, Director

RESOLUTION NO. 3201

MEMO

TO: Mayor, Council and City Manager

FROM: Diane Qualls, CMFO

DATE: October 11, 2021

RE: Resolution 3201 - East Ridge Centennial Sponsorships

The East Ridge Centennial committee worked tirelessly with the business committee here in East Ridge to have the best celebration for our citizens on September 25. These sponsorships helped make this the best birthday for the city. This resolution list the businesses and the amounts that were given.

I hope to have a final report of revenues and expenses for you at the next meeting, but I still have some invoices coming in.

Brian Williams
Chris Dorsey
Mayor
City Manager

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

RESOLUTION NO. 3201

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY TO ACCEPT SPONSORSHIPS FROM VARIOUS BUSINESSES FOR THE EAST RIDGE CENTENNIAL CELEBRATION

WHEREAS, the City of East Ridge recently celebrated its 100 years as a City with a Centennial Celebration at Camp Jordan Park; and

WHEREAS, several businesses helped with the Centennial Celebration by providing sponsorships for the event as follows:

- Urgent Teams \$1,000
- Chattanooga Professional Soccer – Red Wolves 8,500
- Jonathan’s Grille 1,000
- Avidxchange, Inc. 2,000
- Buddy’s of East Ridge 2,000
- Southern Honda Powersports 9,500
- K-VA-T Food Stores – Food City 500
- East Ridge Chamber Council 100
- Top Golf, USA 2,500

Total \$27,100

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee, that the City is hereby authorized to gratefully accept the sponsorships listed above for the Centennial Celebration.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867~7711 • www.eastridgetn.gov

RESOLUTION NO. 3202

AGENDA MEMO

TO: Mayor and Council

FROM: Chris Dorsey, City Manager

SUBJECT: Resolution No. 3202 to Amend Resolution No. 3198

DATE: October 12, 2021

Mayor and Council,

Resolution No. 3198 which was related to the Second Amendment to the Border Region Agreement had a calculation error in the base tax revenues for “Other Development Properties”. The amount used in the resolution was 100% of the State Sales Tax Collected for the property. The number should have had ½% reduction for Education and then per the Border Region Act 75% of the remaining revenue is applicable to East Ridge. The number in Resolution No. 3198 was incorrect at \$255,380.73 and needs to be changed to \$175,574.25.

Respectfully,

Chris Dorsey

RESOLUTION NO. 3202

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO AMEND RESOLUTION NO. 3198 TO CORRECT CERTAIN BORDER REGION PAYMENTS RELATED TO THE PROPERTIES LOCATED AT 6725 RINGGOLD ROAD AND 6731 RINGGOLD ROAD FOR THE YEARS 2019 AND 2020

WHEREAS, on June 30, 2014, Exit One, LLC and the City of East Ridge entered into a Development and Allocation Agreement Relating to Border Region Retail Development District (“Development Agreement”); and

WHEREAS, the Development Agreement was first amended on July 5, 2016; and

WHEREAS, the Development Agreement was amended a second time on September 23, 2021, approving a payment of \$255,380.73 to Exit One, LLC, representing Border Region Tax Revenue attributable to the properties located at 6725 Ringgold Road and 6731 Ringgold Road for the years 2019 and 2020; and

WHEREAS, the amount approved was later found to be incorrect and needs to be changed to \$175,574.25

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE that Resolution No. 3198 is hereby amended to change the amount of Border Region Tax Revenue payable to Exit One, LLC for properties located at 6725 Ringgold Road and 6731 Ringgold Road for the years 2019 and 2020 to \$175,574.25.

BE IT FURTHER RESOLVED that all other terms and provisions of Resolution NO. 3198 shall be unchanged and remain in full force and effect.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare requiring it.

Passed this _____ day of _____, 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey City Manager

Approved as to form:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Janet Middleton
City Recorder

RESOLUTION NO. 3203

AGENDA MEMORANDUM

TO: Mayor and City Council
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: WWTA Board Appointment

DATE: October 12, 2021

On March 31, 2016, Kenny Custer was appointed to the Hamilton County Water and Wastewater Treatment Authority board with full power to vote and to represent the City on any matters coming before the Board of Directors of the WWTA.

Since Mr. Custer has left the City, another appointment will need to be made to fill the unexpired term.

Brian Williams
Mayor

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager

RESOLUTION NO. 3203

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF EAST RIDGE, TENNESSEE TO APPOINT _____
AS A BOARD MEMBER TO THE HAMILTON COUNTY
WATER & WASTEWATER TREATMENT AUTHORITY
TO FILL THE UNEXPIRED TERM OF KENNY CUSTER**

WHEREAS, the City of East Ridge is a member of the Hamilton County Water and Wastewater Treatment Authority ("WWTA"); and

WHEREAS, the City of East Ridge is authorized to appoint a voting representative to sit on the Board of Directors of the WWTA.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee that _____ is hereby appointed to the WWTA board to fill the unexpired term of Kenny Custer, with full power to vote and represent the City on any matters coming before the Board of Directors of the Hamilton County Water and Wastewater Treatment Authority.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately, the public welfare of the City requiring it.

Adopted this _____ day of _____, 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Janet Middleton
City Recorder

RESOLUTION NO. 3204

AGENDA MEMORANDUM

TO: Mayor and City Council
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: Board Appointments to the Hamilton County Water Quality Committee

DATE: October 12, 2021

Kenny Custer was appointed to the Hamilton County Water Quality Committee effective April 1, 2018, with Michael Howell being appointed as the alternate effective the same date.

Since Mr. Custer has left the City, another appointment will need to be made to fill the unexpired term until March 31, 2022, and if necessary for the alternate.

Brian Williams
Mayor

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager

RESOLUTION NO. 3204

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPOINTING _____ AS THE REPRESENTATIVE TO THE MANAGEMENT COMMITTEE OF THE HAMILTON COUNTY WATER QUALITY PROGRAM TO FILL THE UNEXPIRED TERM OF KENNY CUSTER AND _____ AS THE ALTERNATE REPRESENTATIVE

WHEREAS, the City of East Ridge is a member of the Hamilton County Water Quality Program as are the cities of Collegedale, Ridgeside, Lakesite, Red Bank, Soddy Daisy, Walden, Lookout Mountain and the urbanized portion of unincorporated Hamilton County; and

WHEREAS, the City has a representative to the Management Committee of the Hamilton County Water Quality Board and an alternate representative, both appointed by the Mayor; and

WHEREAS, the current representative to the Management Committee, Kenneth Custer, has resigned from the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee, that _____ is hereby appointed as the City of East Ridge representative to the Management Committee of the Hamilton County Water Quality Board to fill the unexpired term of Kenny Custer, and _____ is hereby appointed as the alternate representative to the Committee for the terms ending March 31, 2022.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted on the _____ day of _____, 2021

Brian W. Williams, Mayor

ATTEST:

Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Janet Middleton
City Recorder

RESOLUTION NO. 3205 & 3206

AGENDA MEMORANDUM

TO: Mayor and Council
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: Temporary Special Events Beer Permits

DATE: October 8, 2021

The City Manager's Office received applications for temporary special events beer permits from Randy Carpenter, who owns and operates Family Concessions, to sell beer for consumption on premise at the following events:

Ducks Unlimited – October 28, 2021 – Camp Jordan Arena

Aries Fight Series – October 30, 2021 – Camp Jordan Arena

Staff recommends approval of these request.

RESOLUTION NO. 3205

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, ON BEHALF OF DUCKS UNLIMITED

WHEREAS, the City of East Ridge approved Ordinance No. 1060 on December 14, 2017, amended by Ordinance No. 1125 on March 12, 2020, which gave the City Council the authority to issue a one-time temporary special event permit to allow for the sale, consumption and/or possession of beer on any city-owned property and in public parks; and

WHEREAS, Randy Carpenter filed an application, on behalf of Ducks Unlimited, with the City Manager for a Temporary Special Events Permit, relating to an event to be held at Camp Jordan Arena on October 28, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee, that the City Manager is authorized to issue a Temporary Special Events Permit to Randy Carpenter, on behalf of Ducks Unlimited, relating to an event to be held at Camp Jordan Arena on October 28, 2021.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney

APPLICATION FOR
TEMPORARY SPECIAL EVENTS PERMIT
City of East Ridge, TN

Application Fee (Non-refundable): \$250. (check, money order, credit card). **No Cash Accepted.**

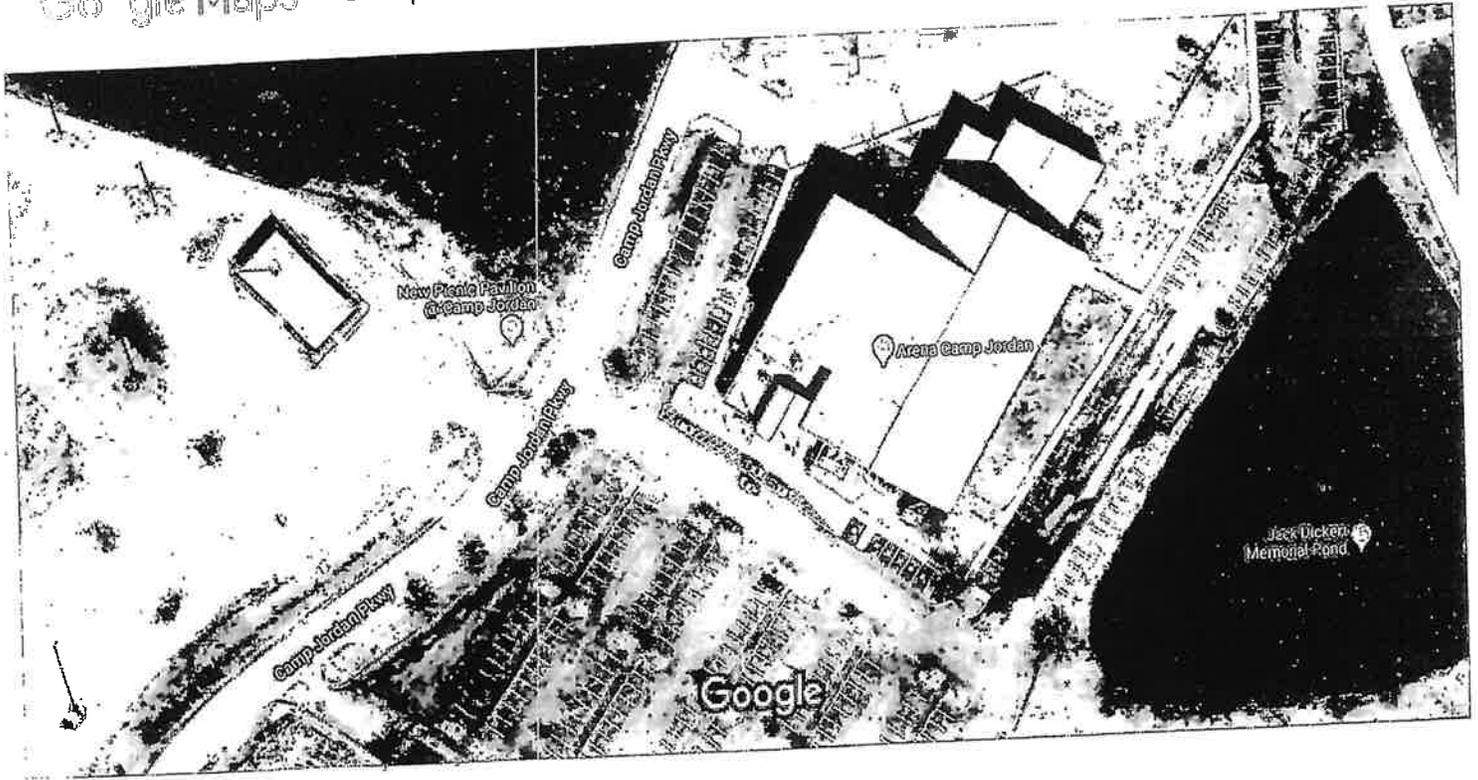
- Name of Special Event: Duck Unlimited
- Date(s) of Event: 10-28-21
- Time(s): 5:30-9:30
- Location of Event: Camp Jordan Arena

I HEREBY MAKE APPLICATION TO THE CITY OF EAST RIDGE FOR A TEMPORARY SPECIAL EVENTS PERMIT TO SELL FOR CONSUMPTION ON PREMISE BEER UNDER THE PROVISIONS OF CITY OF EAST RIDGE, TN ORDINANCE NO. 1060, AND I BASE MY APPLICATION UPON THE ANSWERS TO THE FOLLOWING QUESTIONS. THE SUBMITTAL OF A SITE PLAN SHOWING THE SERVING AREAS AND MARKING THE ACCESS POINT(S) OF THE SERVING AREA(S) IS REQUIRED AND IT SHALL BE ATTACHED TO THIS APPLICATION.

1. Full Name of Applicant: Randall Carpenter
2. Applicant's Address: [REDACTED] East Ridge, TN 37412
3. Applicant's Phone Number: Work [REDACTED] Cell [REDACTED]
4. Event Manager(s) Name: Candie Carpenter
5. Event Manager(s) Address: [REDACTED] East Ridge, TN 37412
6. Event Manager(s) Phone Number: Work [REDACTED] Cell [REDACTED]
7. Has the Applicant and/or Event Manager ever had a beer permit revoked, suspended, or denied in the State of Tennessee? Yes _____ No X
If so, specify where, when, and why: _____
8. Does the Applicant and/or Event Manager now hold or has it previously held a beer license? Yes X No _____ If so, give the business name, address and dates:
Memorial, Tivoli, Finley Stadium
9. Do you agree to observe and fully comply with the rules and regulations governing the sale and consumption of beer which has been adopted and ratified by the East Ridge City Council? Yes X No _____

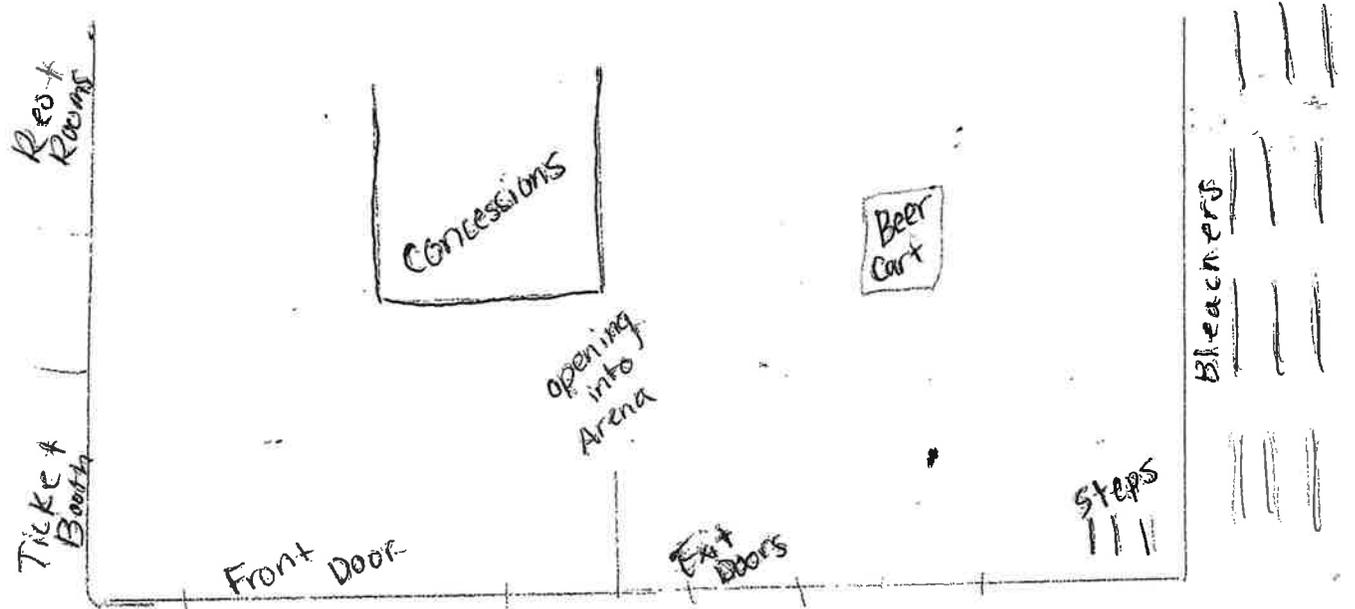
9/22/2020

Go gle Maps Camp Jordan Pkwy



Ducks unlimited

- ① Beer Cart in center of Arena.
- ② Signs will be on all doors + Exits stating NO beer allowed outside of Arena
- ③ Staff will be at exits to stop from going out with beer



Janet Middleton

From: Adam Wilson
Sent: Monday, October 11, 2021 11:57 AM
To: Janet Middleton; Stan Allen; Mike Williams; Mike Howell; Robert Parker
Subject: RE: Randy Carpenter

Family Concessions, LLC continue to operate a first class concessionaire business using Parks and Recreation facilities. We have no reported problems with their business serving beer at park properties.

Adam Wilson, CPRP
Parks and Recreation Director
City of East Ridge
(423) 551-0538
AWilson@eastridgetn.gov



From: Janet Middleton <JMiddleton@eastridgetn.gov>
Sent: Monday, October 11, 2021 11:54 AM
To: Stan Allen <sallen@eastridgetn.gov>; Mike Williams <MWilliams@eastridgetn.gov>; Mike Howell <mhowell@eastridgetn.gov>; Robert Parker <rparker@eastridgetn.gov>; Adam Wilson <awilson@eastridgetn.gov>
Subject: Randy Carpenter

Randy Carpenter has filed applications for events at the end of this month, the Aries Fight Series and the Ducks Unlimited banquet both at the Arena. He only has to fill out a complete application once a year, which is due in October, and events after that can work off the same original application with only names and dates changed. The ordinance for Temporary Special Events Beer Permits states:

- (b) All applications that are complete, timely filed, containing all disclosures required under § 8-207(B), and filed by applicants meeting all requirements of § 8-207(A) will be **reviewed** by the City Manager **and staff (Police Chief, Fire Chief, Building Official, Refuse Superintendent and the Parks and Recreation Director.)** Their comments and recommendations will be forwarded to the **City Council.**

Please let me know your comments and recommendations for these events, and if there have been any problems in the past with beer being sold.

Thanks
Janet

Janet Middleton

From: Mike Williams
Sent: Monday, October 11, 2021 4:30 PM
To: Adam Wilson
Cc: Janet Middleton; Stan Allen; Mike Howell; Robert Parker
Subject: Re: Randy Carpenter

Janet,
I have no issues for allowing for this to be permitted.

Mike Williams
Fire Chief / Tri State Mutual Aid Assistant Coordinator
City of East Ridge Fire Rescue
East Ridge Tennessee
4214 Ringgold Rd.
Office: 423-867-7100
Fax: 423-867-9418
Cell: 423-315-4259
Email: mwilliams@eastridgetn.gov

This transmission is confidential and may be privileged or proprietary. If you are not the intended recipient, you are not authorized to use the information in this transmission in any way. Please inform the sender immediately if you have received this transmission in error and permanently delete and destroy the original and any copies of the information.

On Oct 11, 2021, at 11:56, Adam Wilson <awilson@eastridgetn.gov> wrote:

Family Concessions, LLC continue to operate a first class concessionaire business using Parks and Recreation facilities. We have no reported problems with their business serving beer at park properties.

Adam Wilson, CPRP
Parks and Recreation Director
City of East Ridge
(423) 551-0538
AWilson@eastridgetn.gov



From: Janet Middleton <JMiddleton@eastridgetn.gov>
Sent: Monday, October 11, 2021 11:54 AM

Janet Middleton

From: Robert Parker
Sent: Monday, October 11, 2021 2:02 PM
To: Janet Middleton
Subject: RE: Randy Carpenter

Sanitation has no problem Servicing them through the event.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Janet Middleton <JMiddleton@eastridgetn.gov>
Date: 10/11/21 11:53 AM (GMT-05:00)
To: Stan Allen <sallen@eastridgetn.gov>, Mike Williams <MWilliams@eastridgetn.gov>, Mike Howell <mhowell@eastridgetn.gov>, Robert Parker <rparker@eastridgetn.gov>, Adam Wilson <awilson@eastridgetn.gov>
Subject: Randy Carpenter

Randy Carpenter has filed applications for events at the end of this month, the Aries Fight Series and the Ducks Unlimited banquet both at the Arena. He only has to fill out a complete application once a year, which is due in October, and events after that can work off the same original application with only names and dates changed. The ordinance for Temporary Special Events Beer Permits states:

- (b) All applications that are complete, timely filed, containing all disclosures required under § 8-207(B), and filed by applicants meeting all requirements of § 8-207(A) will be **reviewed** by the City Manager **and staff (Police Chief, Fire Chief, Building Official, Refuse Superintendent and the Parks and Recreation Director.)** Their comments and recommendations will be forwarded to the **City Council.**

Please let me know your comments and recommendations for these events, and if there have been any problems in the past with beer being sold.

Thanks
Janet

Janet Middleton

From: Merrill Eckstein <[REDACTED]>
Sent: Monday, October 11, 2021 8:59 PM
To: Janet Middleton
Subject: Re: Randy Carpenter

Janet - I have no scanning ability so here are your answers to all six questions reference Randy Carpenter and Family Concessions:

1 - YES 2- NO 3- YES 4- NO 5- YES 6- YES

Comment - I have worked with Randy since my days as president of Chattanooga Sports Committee at various events we hosted. When I moved over to run Finley Stadium in 2009, I recruited Randy to be our concessionaire. He did a great job, was easy to work with and quite reliable when it came to his financial responsibilities. I would give him my highest recommendation. - ME

P.S. - If you need a paper copy, I can mail it to you. Please send the mailing address.

On Mon, Oct 11, 2021 at 12:04 PM Janet Middleton <JMiddleton@eastridgetn.gov> wrote:

Randy Carpenter with Family Concessions has listed your name as a reference for a temporary special events beer permit. Could you please answer yes or no to the questions attached and email them back to me as soon as possible? It shouldn't take more than a couple of minutes. Thanks so much for your help.

Janet Middleton

City Recorder

City of East Ridge

423-867-7711

423-867-7340 fax

jmiddleton@eastridgetn.gov

Janet Middleton

From: Candace Brown
Sent: Friday, October 8, 2021 9:40 AM
To: Janet Middleton
Subject: FW: Carpenter background check 2021-10.pdf
Attachments: Carpenter background check 2021-10.pdf

Randall Carpenter shows no arrest record thru East Ridge Police department only.

From: Janet Middleton <JMiddleton@eastridgetn.gov>
Sent: Friday, October 8, 2021 9:29 AM
To: Candace Brown <cbrown@eastridgetn.gov>
Subject: Carpenter background check 2021-10.pdf

Please do background check for Beer Board.

Thanks
Janet

Hamilton County
Office of the Criminal Court Clerk

Vince Dean

Room 102 Courts Building
600 Market Street
Chattanooga, Tennessee 37402
Telephone (423) 209-7500 / Facsimile (423) 209-7501

August 31, 2021

To Whom It May Concern:

There is no record of felony or misdemeanor charge/s and/or conviction/s against:
NAME: Carpenter, Randall L., S.S.N: _____, in Hamilton County Criminal
Court or the Criminal Division of Hamilton County General Sessions Court of
Chattanooga, Tennessee. This check includes only records searches in the two
aforementioned courts and does not include records that may exist in any other court,
including other courts in Hamilton County.

Sincerely,



Kevin Smith - Lead Deputy Clerk

Janet Middleton

From: Ashlyn Stover <astover@chattanooga.gov>
Sent: Monday, October 11, 2021 12:49 PM
To: Janet Middleton
Subject: Re: Carpenter background check

He does not have a criminal record with the Chattanooga P.D. If additional info is needed, please let me know.

Thanks!



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/07/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MCGRUFF INSURANCE SERVICES INC/PHS 22274030 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	CONTACT NAME: PHONE (866) 467-8730 (A/C, No, Ext):		FAX (888) 443-6112 (A/C, No):													
	E-MAIL ADDRESS: <table border="1" style="width:100%"> <tr> <td style="width:70%">INSURER(S) AFFORDING COVERAGE</td> <td style="width:30%">NAIC#</td> </tr> <tr> <td>INSURER A : Twin City Fire Insurance Company</td> <td>29459</td> </tr> <tr> <td>INSURER B : Hartford Fire and Its P&C Affiliates</td> <td>00914</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>			INSURER(S) AFFORDING COVERAGE	NAIC#	INSURER A : Twin City Fire Insurance Company	29459	INSURER B : Hartford Fire and Its P&C Affiliates	00914	INSURER C :		INSURER D :		INSURER E :		INSURER F :
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INSURER C :																
INSURER D :																
INSURER E :																
INSURER F :																
INSURED FAMILY CONCESSIONS LLC ██████████ CHATTANOOGA TN 37412-6525	INSURER A :		Twin City Fire Insurance Company	29459												
	INSURER B :		Hartford Fire and Its P&C Affiliates	00914												
	INSURER C :															
	INSURER D :															
	INSURER E :															
	INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYY)	LIMITS
A	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability			22 SBA VV1608	07/29/2021	07/29/2022	EACH OCCURRENCE \$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:						DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000
							MED EXP (Any one person) \$10,000
							PERSONAL & ADV INJURY \$2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			22 SBA VV1608	07/29/2021	07/29/2022	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000
							BODILY INJURY (Per person)
							BODILY INJURY (Per accident)
							PROPERTY DAMAGE (Per accident)
A	<input checked="" type="checkbox"/> UMBRELLA LIAB EXCESS LIAB <input checked="" type="checkbox"/> OCCUR CLAIMS-MADE <input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			22 SBA VV1608	07/29/2021	07/29/2022	EACH OCCURRENCE \$1,000,000
							AGGREGATE \$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	22 WEC AA3LU7	07/29/2021	07/29/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$1,000,000
							E.L. DISEASE -EA EMPLOYEE \$1,000,000
A	DATA BREACH - BUS INC & EXP			22 SBA VV1608	07/29/2021	07/29/2022	Limit \$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Those usual to the Insured's Operations.

CERTIFICATE HOLDER
 City of East Ridge
 1517 TOMBRAS AVE
 CHATTANOOGA TN 37412-2767
CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan S. Castaneda

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RESOLUTION NO. 3206

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY SPECIAL EVENTS BEER PERMIT FOR RANDY CARPENTER, ON BEHALF OF ARIES FIGHT SERIES

WHEREAS, the City of East Ridge approved Ordinance No. 1060 on December 14, 2017, amended by Ordinance No. 1125 on March 12, 2020, which gave the City Council the authority to issue a one-time temporary special event permit to allow for the sale, consumption and/or possession of beer on any city-owned property and in public parks; and

WHEREAS, Randy Carpenter filed an application, on behalf of Aries Fight Series, with the City Manager for a Temporary Special Events Permit, relating to an event to be held at Camp Jordan Arena on October 30, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee, that the City Manager is authorized to issue a Temporary Special Events Permit to Randy Carpenter, on behalf of Aries Fight Series relating to an event to be held at Camp Jordan Arena on October 30, 2021.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney

APPLICATION FOR
TEMPORARY SPECIAL EVENTS PERMIT
City of East Ridge, TN

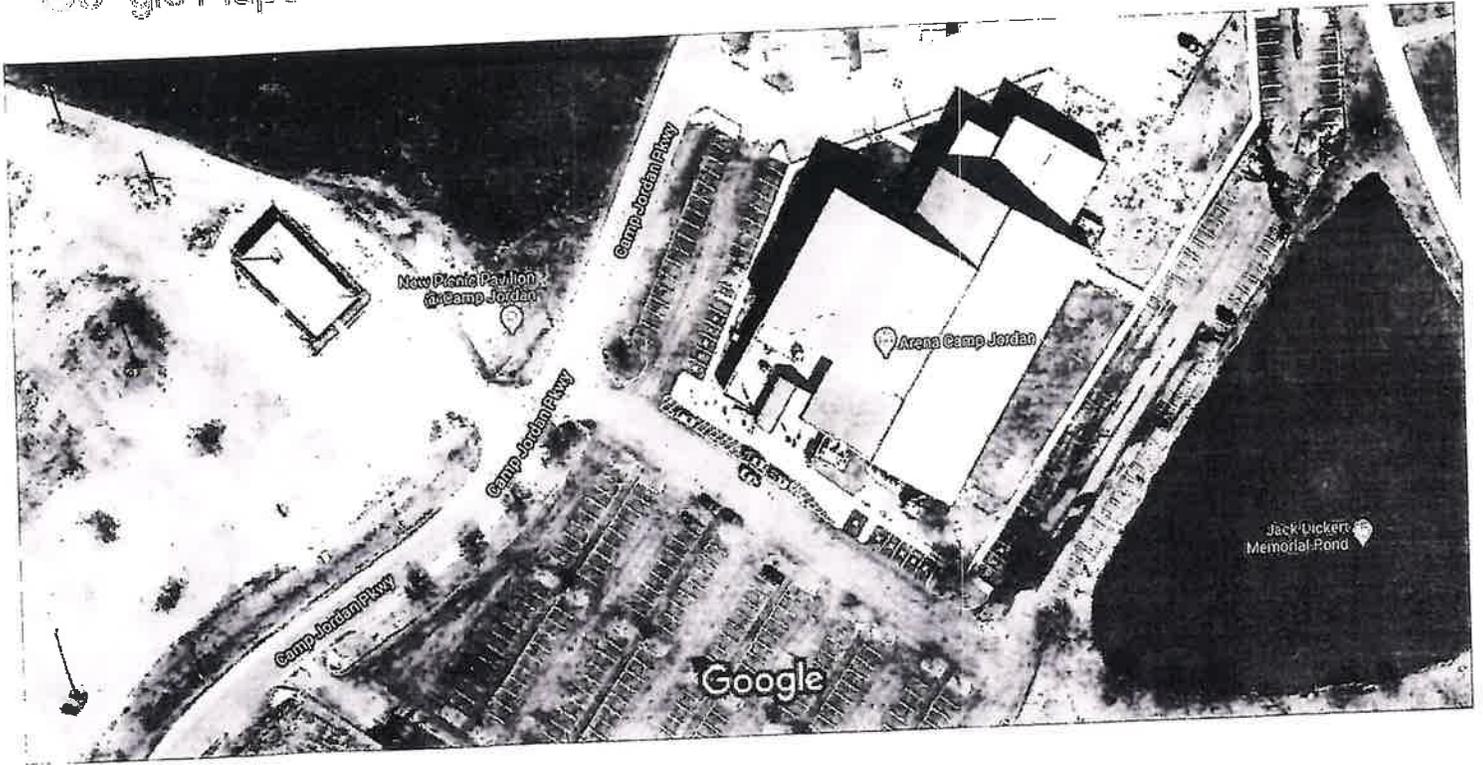
Application Fee (Non-refundable): \$250. (check, money order, credit card). **No Cash Accepted.**

- Name of Special Event: Aries Fight Series
- Date(s) of Event: Saturday 10/30/21
- Time(s): 5:00 - 11:00pm
- Location of Event: Camp Jordan Arena

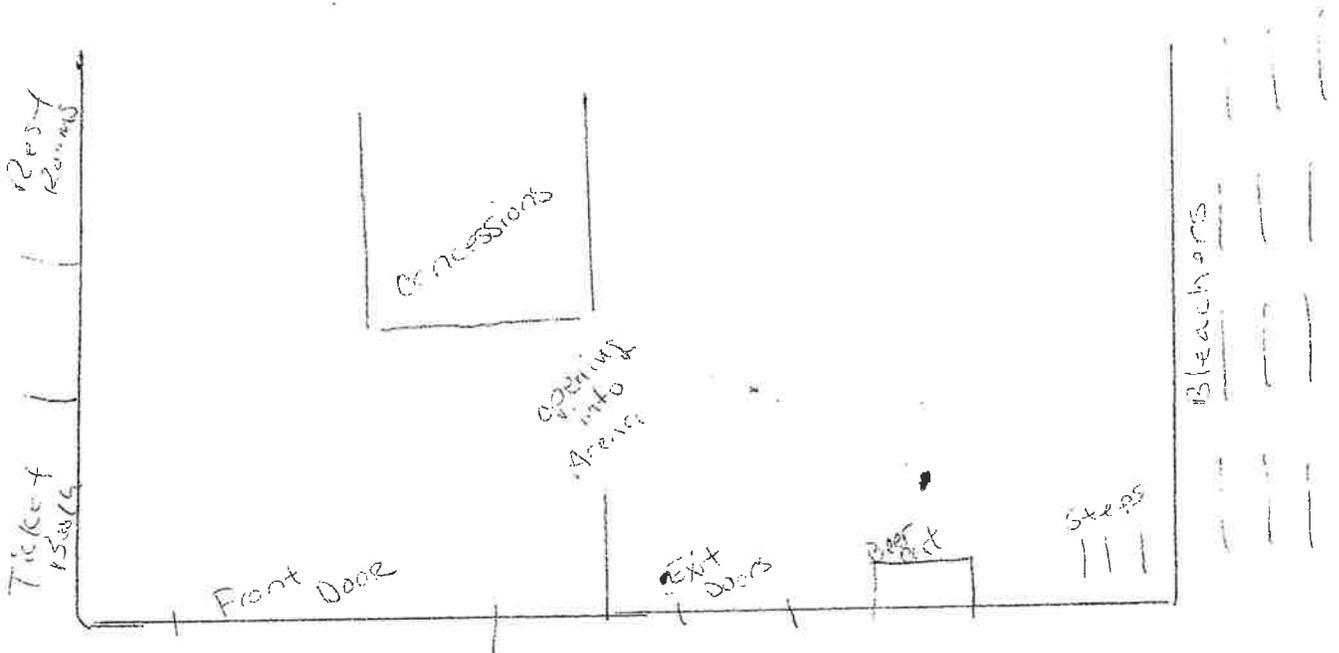
I HEREBY MAKE APPLICATION TO THE CITY OF EAST RIDGE FOR A TEMPORARY SPECIAL EVENTS PERMIT TO SELL FOR CONSUMPTION ON PREMISE BEER UNDER THE PROVISIONS OF CITY OF EAST RIDGE, TN ORDINANCE NO. 1060, AND I BASE MY APPLICATION UPON THE ANSWERS TO THE FOLLOWING QUESTIONS. THE SUBMITTAL OF A SITE PLAN SHOWING THE SERVING AREAS AND MARKING THE ACCESS POINT(S) OF THE SERVING AREA(S) IS REQUIRED AND IT SHALL BE ATTACHED TO THIS APPLICATION.

1. Full Name of Applicant: Randall Carpenter
2. Applicant's Address: [REDACTED] East Ridge, TN 37412
3. Applicant's Phone Number: Work [REDACTED] Cell [REDACTED]
4. Event Manager(s) Name: Candie Carpenter
5. Event Manager(s) Address: [REDACTED] East Ridge, TN 37412
6. Event Manager(s) Phone Number: Work [REDACTED] Cell [REDACTED]
7. Has the Applicant and/or Event Manager ever had a beer permit revoked, suspended, or denied in the State of Tennessee? Yes _____ No X
If so, specify where, when, and why: _____
8. Does the Applicant and/or Event Manager now hold or has it previously held a beer license? Yes X No _____ If so, give the business name, address and dates: Memorial, Tivoli, Finley Stadium
9. Do you agree to observe and fully comply with the rules and regulations governing the sale and consumption of beer which has been adopted and ratified by the East Ridge City Council? Yes X No _____

Google Maps Camp Jordan Pkwy



Arises Fight Series





City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

RESOLUTION NO. 3207

AGENDA MEMO

TO: Mayor and Council

FROM: Chris Dorsey, City Manager

SUBJECT: Tent for True Life Church

DATE: October 12, 2021

Mayor and Council,

True Life Church has most recently obtained the Salvation Army building. They are in process of installing a sprinkler system and other required modifications before they can occupy the building. At the same time, they had to vacate their previous location. This has resulted in the need for them to temporarily have their church service in the parking lot and potentially under a tent. They are supposed to obtain a permit with Council approval for this. With this being an emergency situation, I issued a tent permit contingent upon approval at the October 14, 2021 Council meeting.

Respectfully,

Chris Dorsey

RESOLUTION NO. 3207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE APPROVING A TEMPORARY USE PERMIT FOR TRUE LIFE CHURCH TO ASSEMBLE A TENT ON PROPERTY LOCATED AT 4104 RINGGOLD ROAD TO BE USED FOR RELIGIOUS SERVICES

WHEREAS, recently, True Life Church obtained the building located at 4104 Ringgold Road to hold its religious services; and

WHEREAS, the Church is in the process of installing a sprinkler system and other required modifications before they can occupy the building, leaving the congregation no place to hold their services; and

WHEREAS, Danny Lance, the pastor of True Life Church, has requested that the City allow the Church to assemble a tent on the property located at 4104 Ringgold Road to hold its religious services until the building can be occupied.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee, that the City Manager is authorized to issue a Temporary Use Permit to True Life Church in order for the church to assemble a tent on the property located at 4104 Ringgold Road to hold its religious services until which time the sprinkler system and other required modifications on the building can be completed.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2021.

Brian W. Williams, Mayor

Attest:

Christopher J. Dorsey, City Manager

Approved as to Form:

Mark W. Litchford, City Attorney



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Building and Codes Department

AGENDA MEMORANDUM

TO: Mayor, Council; City Manager

FROM: Michael Howell

SUBJECT: Rezone property located at 1410 N Mack Smith Road
(Tax Map # 169L-L-002)

DATE: September 27, 2021

On September 8th, 2021, Lodge of Chattanooga, LLC petitioned the East Ridge Planning Commission to rezone the property located at 1410 N Mack Smith Rd from C-1 commercial district to R-3 residential apartment district. The Planning Commission denied the request. Lodge of Chattanooga, LLC has requested the rezone case move forward to city council.

Melissa Mahoney

From: Amish Patel <[REDACTED]>
Sent: Monday, September 13, 2021 9:30 AM
To: Melissa Mahoney
Subject: Re: Lodge of Chattanooga DbA Budgetel Inn & Suites

Good Morning Mrs. Melissa, hope you had a great weekend, after having a meeting regarding our meeting in two weeks with City Council, what we have decided is if we instead be put on this months agenda that we can do in October instead,
I believe there's 2 a month we like to schedule for the 2nd one in October if possible

Amish Patel

Chief of Operations

**JDH Developers/ World Debt Acquisitions
400 Galleria Parkway Suite 1140
Atlanta Ga 30339 (11th Floor)
678-354-2518 (Office) 678-594-2191 (E Fax)**

<http://www.jdhdevelopers.com>

Download our Mobile App!!! Simply search for JDH Developers.

From: Amish Patel
Sent: Friday, September 10, 2021 10:26 AM
To: mmahoney@eastridgetn.gov <mmahoney@eastridgetn.gov>
Subject: Lodge of Chattanooga DbA Budgetel Inn & Suites

Hey there Mrs. Melissa, we were denied zoning on Wednesday Sept 8th. We would like to move forward to the city council and see if we can discuss with them on the next agenda that set in aprox 2 weeks.
I appreciate you

Amish

Amish Patel

Chief of Operations

**JDH Developers/ World Debt Acquisitions
400 Galleria Parkway Suite 1140
Atlanta Ga 30339 (11th Floor)
678-354-2518 (Office) 678-594-2191 (E Fax)**

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Download our Mobile App!!! Simply search for JDH Developers.



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Department of Building & Codes

Rezone Application

Applicant Information

Date of Application: May 25, 2021

Applicant Name: Lodge of Chattanooga, LLC

Applicant Address: 2410 N. Mack Smith Road
East Ridge, TN

Applicant Phone Number(s): _____

Property Information

Property Address: 1410 N. Mack Smith Road Tax Parcel Number: 169L-L-002

Property Zoning: C-2 Requested Zoning: R-3

Requested Rezone Purpose: Rezoning the property to be used as apartments rather than
extended stay hotel

Lodge of Chattanooga, LLC

Signature of Applicant

\$200.00 Fee Paid	<u>\$200.00</u>
Method of Pmt.	<u>Check 0070591</u>

- A map showing location of property, all adjacent streets and/or rights-of-way, property boundaries, and frontages should be included with this application. Such information is obtainable at <http://gis.hamiltontn.gov/mapmaker/home.asp>.
- Proof of ownership of the property must be included with application.
- Use an additional sheet to attach any comments on case background or information that are pertinent to this application.

Brian Williams
Mayor

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2021-0120	APPLICANT: Lodge of Chattanooga, LLC	PROPERTY OWNER: John R. Anderson on behalf of Lodge of Chattanooga, LLC
PROPERTY ADDRESS: 1410 N. Mack Smith Road East Ridge, Tennessee	TAX MAP PARCEL ID: 169L-L-002	JURISDICTION: East Ridge
SIZE OF PROPERTY: 4.58 Acres	REQUEST: Rezone from C-1 Commercial District to R-3 Residential Apartment District	
REASON FOR REQUEST/PROPOSED USE: Rezoning to build apartments		

PROPERTY DESCRIPTION

EXISTING LAND USE Extended Stay Hotel	SURROUNDING LAND USES North: Vacant & I-75 East: I-75 Interstate South: Commercial West: Retirement Center & Multi-Family Residential		ACCESS Mark Smith Rd
TRANSPORTATION Interstate 75 Access	PROPOSED RESIDENTIAL DENSITY Not listed on application	ADJACENT RESIDENTIAL DENSITY 5 du/ac	NATURAL RESOURCES Property is entirely located in the 100 year floodplain.

ZONING

ZONING HISTORY	<ul style="list-style-type: none"> • There is no recent zoning history for this property. • Property located at 1400 Mack Smith Rd was rezoned from R-1 to C-1 and O-2 in 1997 (Case 1997-0045). • Property located in the 6600 block of Ringgold Rd and 1500 block of Fincher Ave was rezoned from R-1, R-3, C-1, and C-2 to R-3 in 2010 subject to the following conditions (Case 2010-0085): <ol style="list-style-type: none"> 1. New lighting installed as part of the redevelopment of this site shall be directed down and away from adjacent single-family residential uses; 2. Type C landscape buffer/screening installed around the perimeter of the site where the property abuts an R-1 Residential Zone in accordance with the East Ridge Landscape Regulations; 3. Natural vegetation can be retained and used as the buffer/screening if it meets the intent of the East Ridge Landscape Provisions; 4. A subdivision plat submitted and recorded abandoning property lines so as to combine the site into one overall development entity; and 5. Redevelopment of this site shall address and comply with the floodplain regulations of the City of East Ridge. 		
ZONE DISTRICT COMPATIBILITY	USE	CURRENT C-1 ZONE	PROPOSED R-3 ZONE
	Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Office	<input type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lodging	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

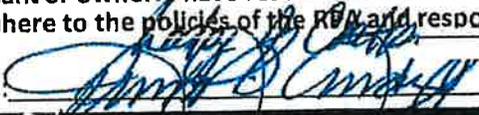
	DEVELOPMENT STANDARDS	CURRENT C-1 ZONE	PROPOSED R-3 ZONE
	Lot Size	N/A	10,000 sq. ft. plus 2,000 sq. ft. for each additional unit
	Setbacks	25' from any public street or right of way. Side: 10 (Only if abutting residential district) Rear: 25 (Only if abutting residential district)	Front: 25' Side: 10' Rear: 25'
	Building Height	No building shall exceed in height the shortest distance from building to nearest boundary of a Residential District.	2.5 stories or 35' provided that the building height may increase 1' for each additional 1' of setback from all property lines.

DISCUSSION OF STAFF RECOMMENDATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>This property is bordered by I-75 and general commercial uses. There are residential uses to the west along N Smith Rd and to the south along McDonald Rd. The use of an apartment is similar in use the existing extended stay hotel.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments	<p>COMPATABILITY WITH DEVELOPMENT FORM</p> <p>The development form of the area is generally commercial in nature with large buildings and surface parking lots. An apartment complex is similar in height and scale to the commercial buildings.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments	<p>CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT</p> <p>This property directly abuts a major US interstate which could pose some serious noise disturbance issues for future residents.</p>



Chattanooga-Hamilton County Regional Planning Agency
Zoning Change Application Form

CASE NUMBER: 2021-0120		Date Submitted: 5/28/2021	
<i>Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed</i>			
1 Applicant Request			
Rezone From: C- 1		Rezone To: R-3	Total acres in request area: 336X162 (IRR)
Property Information			
Property Address: 1410 N. Mack Smith Road East Ridge, Tennessee		Property Tax Map Number(s): 169L-L-002	
3 Proposed Development			
Reason for request/Project description:		Rezone to Apartments	
4 Site Characteristics			
Current Use:		Extended Stay Hotel	
Adjacent Uses:		Retirement Center, Restaurant, Antique Mall	
5 Applicant Information			
Name: Lodge of Chattanooga, LLC			
Address (street, city, state, zip): 1410 N. Mack Smith Road, East Ridge, Tennessee			
Phone: (423) 756-8400		Email: janderson@gkhpc.com	
Primary Contact (if different than applicant information): John R. Anderson			
Address (street, city, state, zip): 633 Chestnut Street, Suite 900, Chattanooga, TN 37450-0900			
Phone: (423) 756-8400		Email: janderson@gkhpc.com	
<input type="checkbox"/> If the Applicants Information is the same as the Property Owners, please check the box to the left.			
6 Property Owner Information Only fill out this section if applicant is not the property owner. RPA requires a letter of authorization from the property owner confirming that the applicant has permission to file this application on their behalf. Owner Authorization Letters are available through the RPA.			
Name: John R. Anderson on behalf of Lodge of Chattanooga, LLC			
Address (street, city, state, zip): 633 Chestnut Street, Suite 900, Chattanooga, TN 37450-0900			
Phone: (423) 756-8400		Email: janderson@gkhpc.com	
7 Applicant Signature and Consent			
By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and to adhere to the policies of the RPA and responsibilities of the applicant as outlined.			
Signature: 		Date: May 26, 2021	
Office Use Only:			
Checklist			
<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Ownership Authorization	
<input checked="" type="checkbox"/> Property Cards	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats	
<input checked="" type="checkbox"/> Application Fee: \$135	Cash	Credit	<input checked="" type="checkbox"/> Check # 6592
<input checked="" type="checkbox"/> Notice signs	Number of notice signs: 1		
Municipality: East Ridge	Planning District: 6	Neighborhood:	
County Commission District: 8 - Tim Boyd	City Council District: N/A	Application processed by: T. McElvan	
PC meeting date:	Application processed by:	Application processed by:	
Staff Recommendation :	PC Action/Date:	Legislative Action/Date/Ordinance:	



**APPLICATION TO REZONE PROPERTY
PROPERTY OWNER AUTHORIZATION**

Chattanooga-Hamilton County Regional Planning Agency (Filled in by RPA) Case #: 2021-0119

PROPERTY OWNER INFORMATION

Name: Lodge of Chattanooga, LLC
Mailing Address: 1410 N. Mack Smith Road, East Ridge, Tennessee
Subject Property Address: 1410 N. Mack Smith Road, East Ridge, Tennessee
Phone: (423) 756-8400 Email: janderson@gkhpc.com

AUTHORIZATION

I/We hereby authorize the applicant named below to act as the applicant in the pursuit of a rezoning, special permit, or mandatory referral on the property identified as the subject property above.

Name of Applicant/Agent: John R. Anderson on behalf of Lodge of Chattanooga, LLC
Applicant's Address: 633 Chestnut Street, Suite 900, Chattanooga, TN 37450-0900
Applicant's Phone Number: (423) 756-8400 Email: janderson@gkhpc.com

ACKNOWLEDGEMENT (Please Initial the following applicable box)

For Properties Located In the City of Chattanooga

I/We as the property owner acknowledge and understand that if my petition for rezoning, special permit, or mandatory referral is denied by the City of Chattanooga City Council that for a period of nine (9) months following the denial there shall not be accepted any new petition involving the same property or any part thereof.

For Properties Located In Unincorporated Hamilton County

I/We as the property owner acknowledge and understand that if my petition for rezoning, special permit, or mandatory referral is denied by the Hamilton County Commission that for a period of twelve (12) months following the denial there shall not be accepted any new petition involving the same property or any part thereof.

Signature of Property Owner(s): 
Print Name of Owner(s): Lodge of Chattanooga, LLC
Date: 5/25/21

EXHIBIT "B"

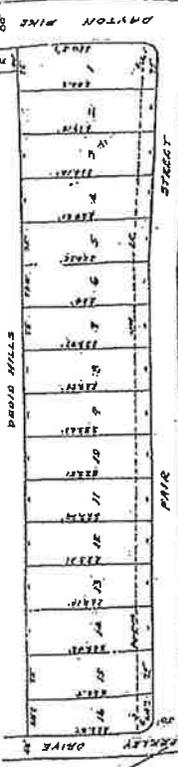
PERMITTED EXCEPTIONS

1. Taxes for the year 2016 that are a lien, not yet due and payable.
2. Rights of others in and to the use of the non-exclusive 40 foot right of way as set out in Deed to Urbane Constructors, Inc. recorded in Book 2070, Page 808, in the Register's Office of Hamilton County, Tennessee.
3. Boundary line agreement between James H. Pickett and Hubert Pickett and Charles A. Robinson dated April 21, 1967 and recorded in Book 1721, Page 392, in the Register's Office of Hamilton County, Tennessee.
4. Boundary line agreement between James H. Pickett and Hubert L. Pickett and Charles A. Robison dated November 8, 1968 and recorded in Book 1795, Page 27, in the Register's Office of Hamilton County, Tennessee.
5. Sanitary sewer easement referenced in deed from Charles O. Hon, Jr. and Nelle M. Hon, Trustees and THE Title Guaranty and Trust Company of Chattanooga, Trustee, to Wilmart Associates, Inc. dated May 14, 1968 and recorded in Book 1779, Page 566, in the Register's Office of Hamilton County, Tennessee.
6. Sanitary Sewer Service Lateral Easement granted to Hamilton County Water & Wastewater Treatment Authority dated December 19, 2012 and recorded in Book 9838, Page 995, in the Register's Office of Hamilton County, Tennessee.
7. Right of way and control of access conveyed to the State of Tennessee by instrument recorded in Book 1374, Page 119, in the Register's Office of Hamilton County, Tennessee.
8. Right of way and control of access conveyed to the State of Tennessee by instrument recorded in Book 1367, Page 553, in the Register's Office of Hamilton County, Tennessee.
9. Right of way and control of access conveyed to the State of Tennessee by instrument recorded in Book 1374, Page 117, in the Register's Office of Hamilton County, Tennessee.

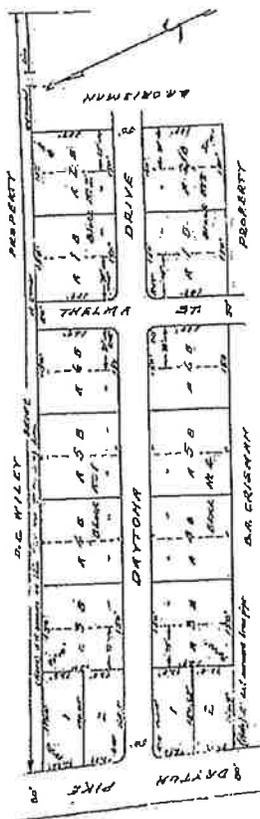
14-5

5

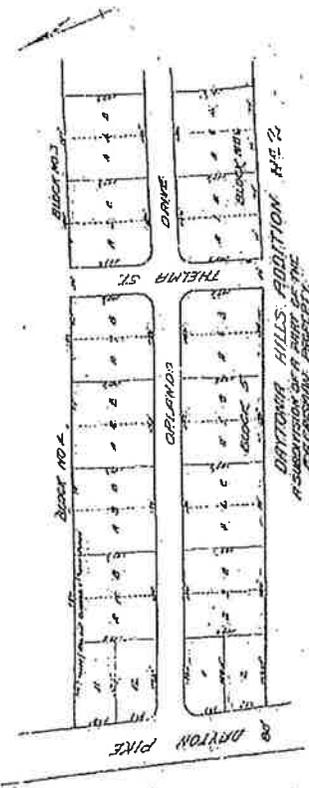
DEBID HILLS



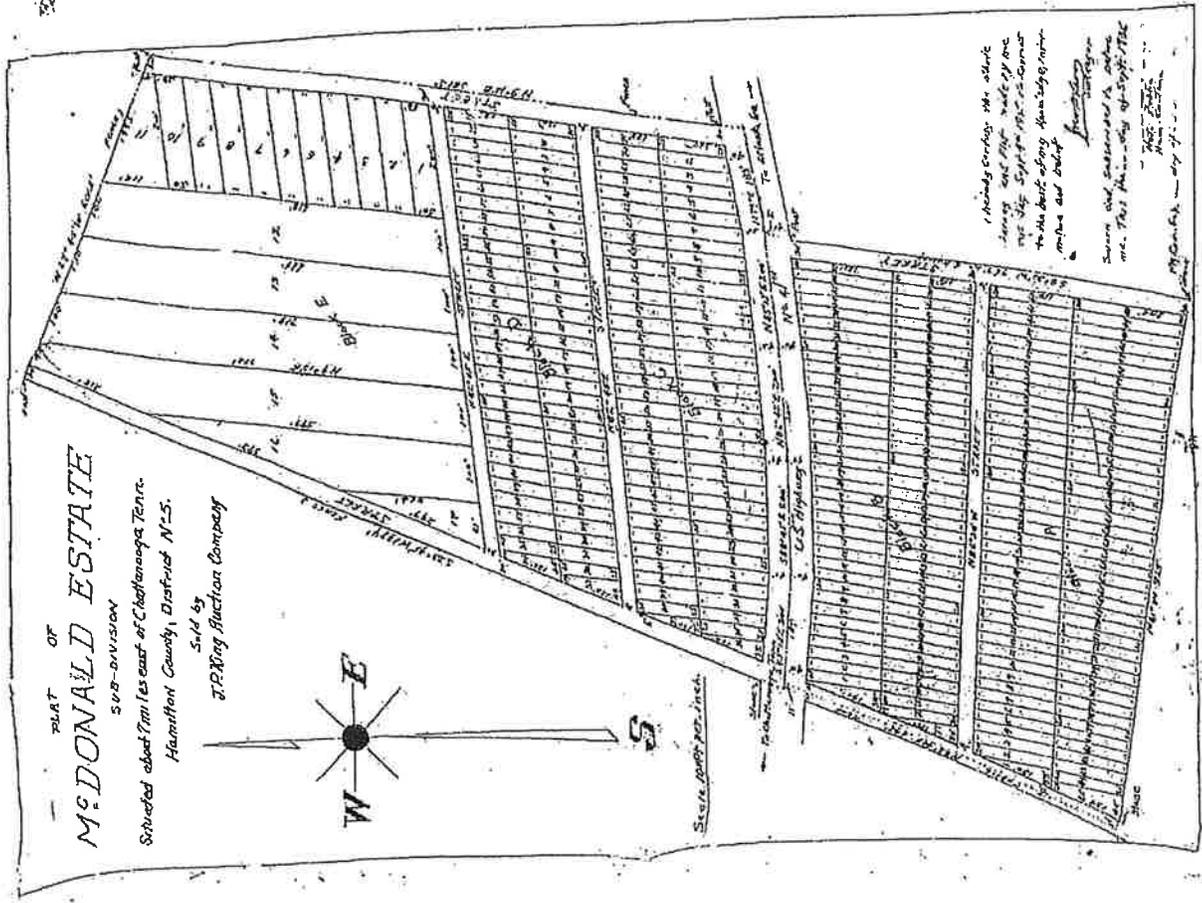
S. J. MORAN'S ADDITION, THE
HAMILTON COUNTY, TENN.
SUBDIVISION OF LOTS 1-20
DATE: 1904-10-15



DAYTON HILLS ADDITION
A SUBDIVISION OF A PART
OF THE DEBID HILLS PROPERTY
OF THE DEBID HILLS COMPANY
HAMILTON COUNTY, TENN.
STREET LOTS DIVIDED BY
S. J. MORAN

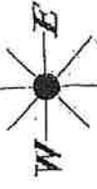


DAYTON HILLS ADDITION NO. 2
A SUBDIVISION OF A PART OF THE
DEBID HILLS PROPERTY OF THE
DEBID HILLS COMPANY
HAMILTON COUNTY, TENN.
S. J. MORAN



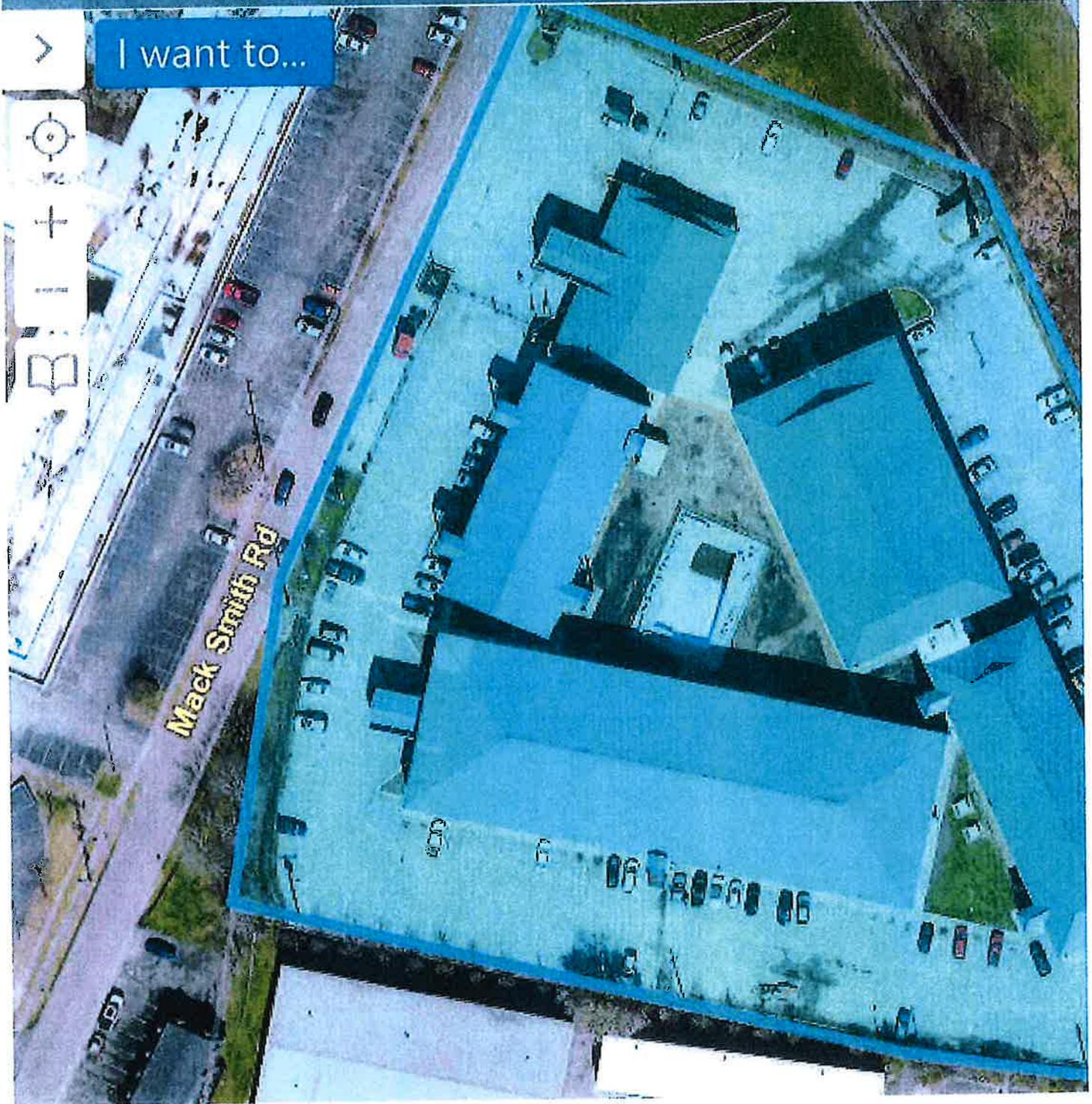
PART OF
McDONALD ESTATE
SUB-DIVISION

Situated about 7 miles east of Chattanooga, Tenn.
Hamilton County, District No. 5.
Sold by
STADING Auction Company



Handy copy, the above
being the only copy of the
map the State has in its
possession, hereby notice
is given that the same
will be sold by the
State of Tennessee
at the public sale of
the same, to wit, at
the State Capitol, Nashville,
Tenn., on the 15th day of
August, 1915, at 10 o'clock
A.M.

Hamilton County Mapping - GISMO 5



2020 Ima...



16-048

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
THE LODGE OF CHATTANOOGA LLC 400 Galleria Pkwy, Suite 1140 Atlanta, GA 30339	169 L L002	^{Owner} The Lodge of Chattanooga LLC 400 Galleria Pkwy, Suite 1140 Atlanta, GA 30339
This instrument prepared by and return to: Caiaccio Law Firm LC P.O. Box 422584, Atlanta, GA 30342 <i>Return to Jones Rawlston</i>		

LOEL
1/2

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No100 DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SUPERIOR CREEK LODGE II, LLC**, a Georgia limited liability company (the "Grantor") has bargained and sold, and by these presents transfer and convey to **THE LODGE OF CHATTANOOGA LLC**, a Georgia limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Hamilton County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

3742

This is improved property, known as 1410 Mack Smith Road, Chattanooga, Hamilton County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF GEORGIA
 COUNTY OF DEKALB

The actual consideration or value, whichever is greater, for this transfer is \$ 1,400,000.00

[Signature]
 Affiant

Subscribed and sworn to before me this 29 day of January, 2016

[Signature]
 Notary Public



Book/Page: **GI 10667 / 159**
 Instrument: 2016020500175
 4 Page WARRANTY DEED Value of \$1,400,000
 Recorded by TLF on 2/5/2016 at 4:11 PM

DEED RECORDING FEE	20.00
DATA PROCESSING FEE	2.00
CONVEYANCE TAX	6,180.00
PROBATE FEE	1.00



TOTAL FEES \$6,203.00
 State of Tennessee Hamilton County
 Registrar of Deeds **PAM HURST**

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of January, 2016.

SUPERIOR CREEK LODGE II, LLC, a Georgia limited liability company

By: *Jean Gysin*

Name: Jean Gysin

Title: Manager

STATE OF Georgia)
COUNTY OF DeKalb)

I, the undersigned, a notary public in and for said county in said state, hereby certify that JEAN GYSIN, the MANAGER of Superior Creek Lodge II, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2016.

Chase Williams
Notary Public

My commission expires: 10/7/18

[NOTARIAL SEAL]



EXHIBIT A

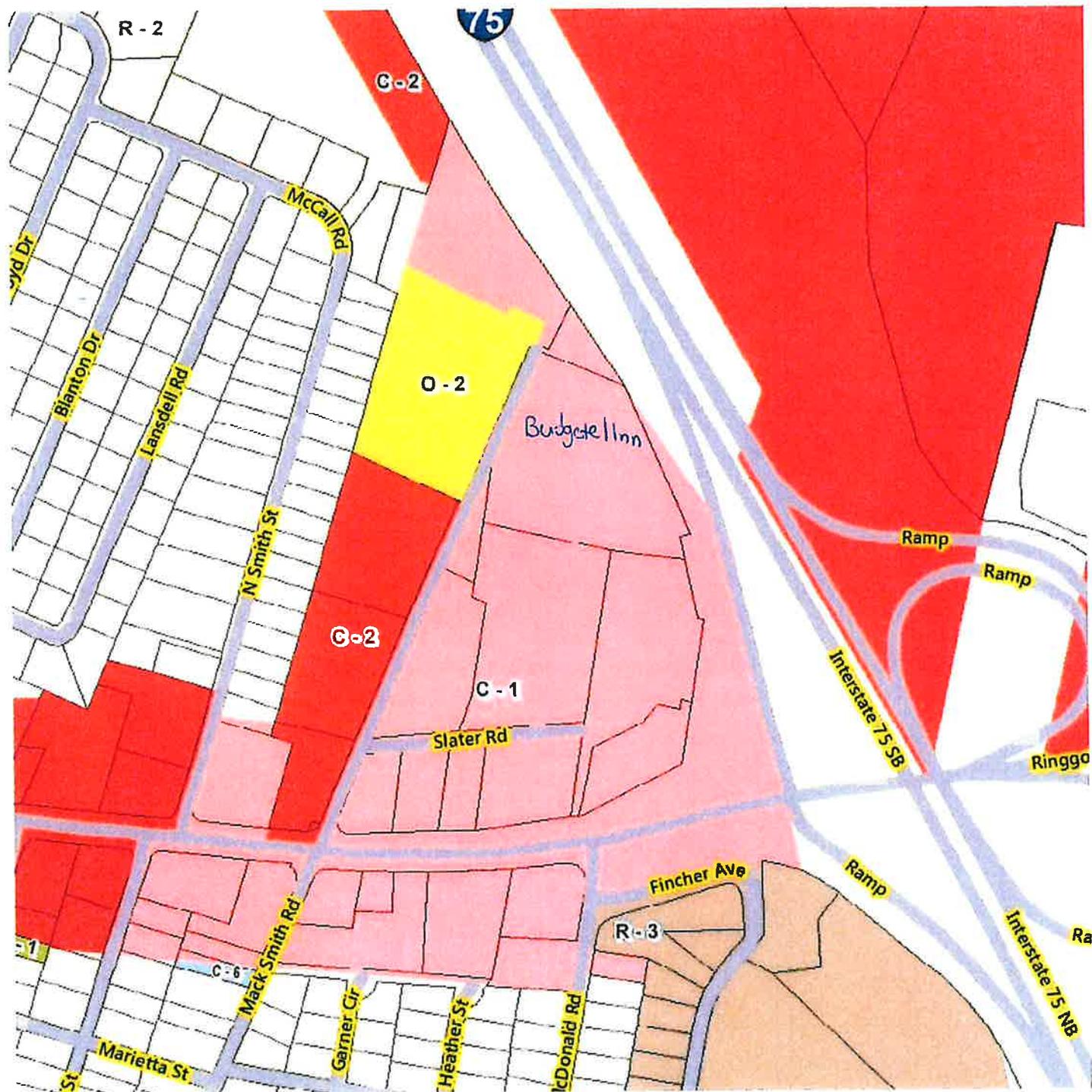
Legal Description

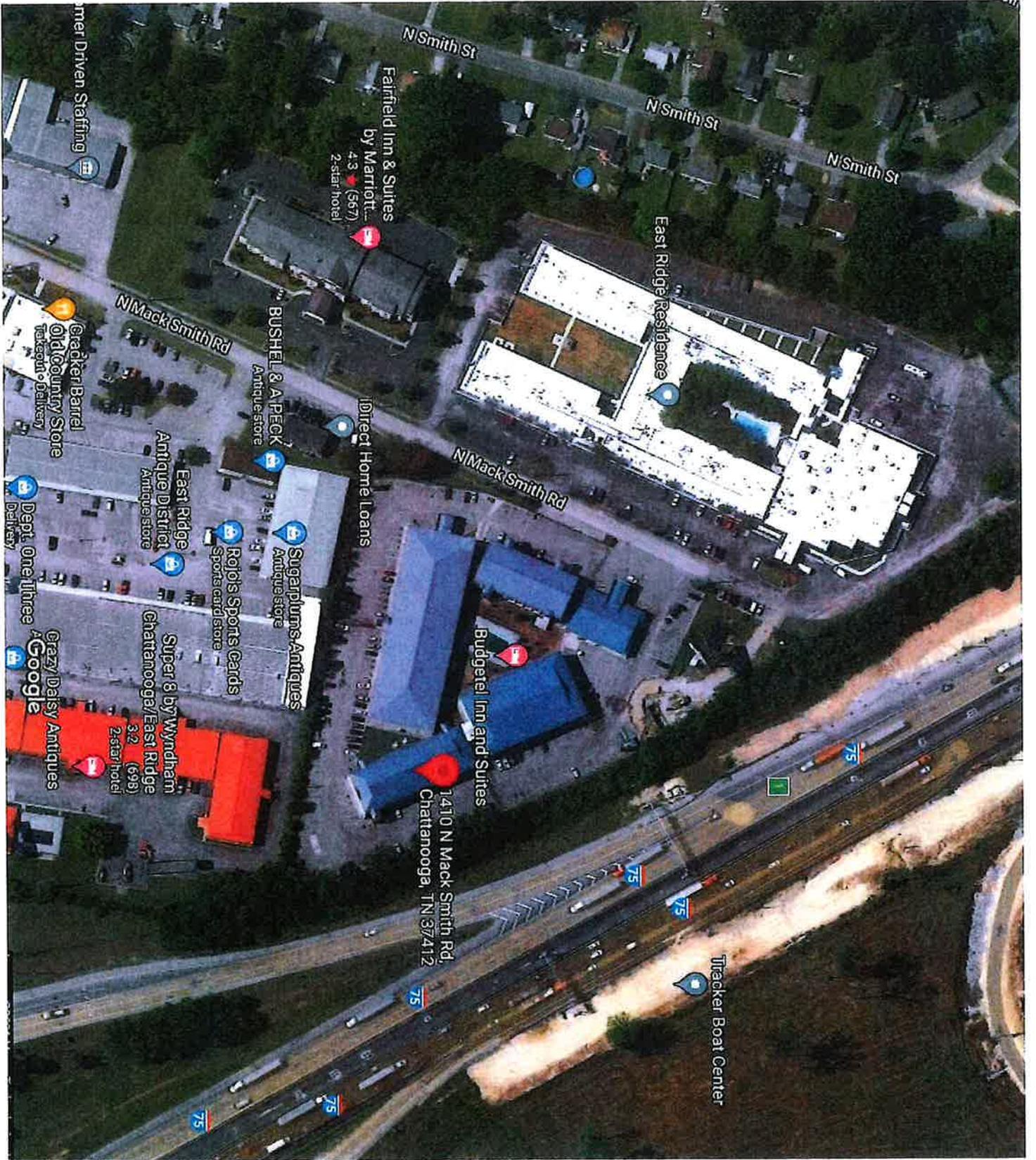
Located in the Second Civil District of Hamilton County, Tennessee:

A certain piece of land in the Second Civil District of Hamilton County, Tennessee, being a part of Block "E", McDonald Estates Subdivision, as shown by plat of record in Plat Book 14, Page 5, in the Register's Office of Hamilton County, Tennessee, and being described as follows: BEGINNING at an iron pin at the Northwestern corner of the tract conveyed to Urbane Constructors, Inc., by deed recorded in Book 2070, Page 808, in the said Register's Office; thence North 76 degrees 14 minutes 51 seconds West 336.21 feet to an iron pin in the Eastern line of the James H. Pickett and Hubert L. Pickett Tract, as established by the line Agreements recorded in Book 1721, Page 392, and in Book 1795, Page 27, in the said Register's Office; thence North 10 degrees 50 minutes East, along said agreed line, 162.59 feet to an iron pin in the Eastern line of Mack Smith Road; thence North 25 degrees 14 minutes East, along the Eastern line of Mack Smith Road 327.76 feet to the Northwestern corner of said Block "E"; thence along the Northern line of said Block "E", South 85 degrees 17 minutes East, 164.20 feet to an iron pin; thence continuing South 64 degrees 27 minutes East 79.20 feet to the Northwestern or most Western corner of the tract conveyed to the State of Tennessee, by deed recorded in Book 1374, Page 117, in the said Register's Office; thence South 22 degrees 09 minutes East, along the Southwestern line of said State of Tennessee Tract 421.00 feet to an iron pin; thence continuing along said line, South 12 degrees 12 minutes East 23.88 feet to an iron pin; thence North 83 degrees 12 minutes West, along the Northern line of the tract conveyed to the State of Tennessee, by deed recorded in Book 1374, Page 119, in the said Register's Office, 32.45 feet to a concrete monument; thence Southwardly, along the Western line of said State of Tennessee Tract 63.83 feet to the Northeastern corner of said Urbane Constructors, Inc., Tract; thence North 79 degrees 21 minutes West, along the Northern line of said Urbane Constructors, Inc., Tract 211.22 feet to the point of beginning.

Together with the right to use a non-exclusive 40 foot right of way as set out in deed to Urbane Constructors, Inc., in Book 2070, Page 808, in the Register's Office of Hamilton County, Tennessee.

The source of grantor's interest is found in Deed recorded in Book 7895, Page 982, in the Register's Office of Hamilton County, Tennessee.





N Smith St

N Smith St

N Smith St

East Ridge Residence

Fairfield Inn & Suites
by Marriott
4.3 (567)
2-star hotel

Mer Driven Staffing

N Mack Smith Rd

BUSHELL & A PECK
Antique store

Direct Home Loans

N Mack Smith Rd

Cracker Barrel
Old Country Store
Takeout • Delivery

East Ridge
Antique District
Antique store

Sugaplums Antiques
Antique store

Roj's Sports Cards
Sports card store

Super 8 by Wyndham
Chattanooga/East Ridge
3.2 (698)
2-star hotel

Budgetel Inn and Suites

1410 N Mack Smith Rd,
Chattanooga, TN 37412

Dept. One-Three
Delivery

Crazy Daisy Antiques
Google

75

75

75

75

75

75

Tracker Boat Center



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Finance Department
Diane Qualls, Director

MEMO

TO: Mayor, Council and City Manager

FROM: Diane Qualls, CMFO

DATE: October 11, 2021

RE: Budget Amendment

This will be our first budget amendment for FY 2022. This amendment will include the salary stabilization plan, moving the funds from General Government to the individual departments. Also, the funds that the City received from the state per the Governor's budget and the expenditure of purchasing police cars with the funds that was approved by the state. There will also be changes to the Solid Waste Management Fund for their payroll stabilization plan.

Brian Williams
Mayor

Mike Chauncey
Vice-Mayor

Jacky Cagle
Councilmember

Esther Helton
Councilmember

Andrea Witt
Councilmember

Chris Dorsey
City Manager