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

October 27, 2022
6:00 pm

1. Call to Order
2. Invocation
3. Roll Call
4. Approval of Minutes October 13, 2022 Council Meeting
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business:

   A. **ORDINANCE NO. 1174** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP (2nd and final reading)

   B. **ORDINANCE NO. 1175** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2nd and final reading)

9. New Business:

   A. **ORDINANCE NO. 1176** – 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 9 FRANKLIN PLACE, TAX MAP #156M-A-004, FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (1st reading)

   B. **RESOLUTION NO. 3322** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE PURCHASE OF SOCCER UNIFORMS FOR THE 2022 - 2023 INDOOR SOCCER SEASON

   C. **RESOLUTION NO. 3323** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH RETAIL STRATEGIES FOR MARKET ANALYSIS, STRATEGIC PLANNING AND RETAIL RECRUITMENT

D. **PUBLIC HEARING FOR RESOLUTION NO. 3324** – Approve a variance to the Landscape ordinance at 495 Camp Jordan Parkway

E. **RESOLUTION NO. 3324** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S LANDSCAPE ORDINANCE NO. 870 FOR PROPERTY LOCATED AT 495 CAMP JORDAN PARKWAY, TAX MAP #170I-A-037.09

F. **RESOLUTION NO. 3325** – A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S SIGN ORDINANCE NO. 1028 FOR PROPERTY LOCATED AT 5611 RINGGOLD ROAD, TAX MAP #169K-A-014

G. Discussion of Tentative Agenda Items for the **November 10, 2022** Council Meeting (see Attachment A)

10. Adjourn

ATTACHMENT A
TENTATIVE AGENDA
November 10, 2022

8. **Old Business:**

   A. **ORDINANCE NO. 1176** – 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 9 FRANKLIN PLACE, TAX MAP #156M-A-004, FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (2nd and final reading)

9. **New Business:**

   A. **RESOLUTION NO. ____** - Appointment to Beer Board – Councilmember Helton

   B. **RESOLUTION NO. ____** - Appointment of Beer Board Chairperson – Mayor Williams

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

October 13, 2022
6:00 pm

The East Ridge City Council met pursuant to notice on October 13, 2022, 6:00 pm at East Ridge City Hall. Mayor Williams called the meeting to order.

Rev. Charles Cochran, East Ridge Church of Christ, gave the invocation. All joined in the Pledge of Allegiance to the Flag.

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

Absent: Councilmember Helton

Attendance: 9

Employee Milestone Awards for September – Mayor Williams announced the employee milestone awards for the following employees:

Crystal R. Gilbert	5 years
Mike P Flynn Jr.	5 years
Brendan R Beadle	5 years

The Mayor stated he appreciates all the employees of the City.

Consent Agenda:

A. Approval of Minutes September 22, 2022 Council Meeting

B. Approval of July 2022 Financial Report

C. Declaration of Surplus Property

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

Communication from Citizens: None

Communication from Councilmembers:

Councilmember Witt, Councilmember Cagle, and Vice Mayor Chauncey had nothing at this time.

Mayor Williams discussed the following:

- The grand opening for East Ridge Wine and Spirits was held on September 23, 2022. The Mayor also shared information regarding the liquor stores and the border region. He stated this is state legislation funded by the state, not local, portion of the sales tax. It must be spent on economic development. The developers spent a total of $7 million with no money from the City and no risk to the City. Because the developers increased their floor space, we did a 50/50 split. By entering into this agreement, we could receive $3.5 million with no risk and no investment. City Manager Dorsey stated the $3.5 million goes toward future border region expenditures.
- October is Breast Cancer Awareness Month, so employees had a group picture taken outside at City Hall in front of one of the City's fire trucks to mark the occasion.
- October 15, 2022 – There will be a car show and cruise in at Camp Jordan to raise funds for the Needy Child Fund.
- October 25, 2022 – National Night Out at 5:30 pm behind City Hall.
- October 27, 2022, 3:30 – 5:30 pm – The Library will have a drive through Trick or Treat event.
- Councilmember Witt stated she has received questions regarding the t-shirts the Fire Department is selling for Breast Cancer Awareness. She stated there are still some shirts at the Fire Department that can be purchased.

Communication from City Manager:

- North Mack Smith – We are in the process of right-of-way and utility coordination. We have contacted property owners regarding rights-of-way and ASA is coordinating with utilities regarding any conflicts. They are also working with EPB regarding placement of new poles. Mr. Dorsey will have a detailed estimate within the next few weeks, but there has been no increase in cost.
- Multi Modal – Mr. Dorsey stated there have been some issues with sewer laterals, but the project is pretty much on track.
- TDOT paved the aprons at three intersections and the stop bars are down. They will be striped within the next week.
- Leaf season – The leaf truck we ordered last spring should be here soon. The Mayor asked if we have a schedule yet, but Mr. Dorsey stated it depends on when the leaves fall. We will start on the west end of town this year.

Old Business: None

New Business:

PUBLIC HEARING FOR ORDINANCE NO. 1174 - HC Realty and Parkridge Medical Center, Inc. - Abandon a portion of Peck Drive (Tax Map ID #169C-C-001.01and 169C-C-004) – City Attorney Litchford read the ordinance on caption. Mayor Williams opened the public hearing. The applicant was not present, and no one came forward in favor of or in opposition to the ordinance. Mayor Williams closed the public hearing.

ORDINANCE NO. 1174 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP (1st reading) – City

Attorney Litchford read on caption. Mr. Dorsey stated the hospital owns the property on all three sides of the drive. Chief Building Official Howell stated abandonment will not hinder or landlock any other properties. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Ordinance No. 1174 on first reading. The vote was unanimous. Motion approved.

ORDINANCE NO. 1175 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1st reading) – City Attorney Litchford read on caption. Finance Director Qualls stated we are increasing revenues in the General Fund for the Gateway project (Sterling Holdings) in the amount of $5 million in pass through funds. We have also purchased a Police vehicle, an Administration vehicle, had truck repairs in Sanitation, and received a CSX grant for computers for the Fire Department. Vice Mayor Chauncey made a motion, seconded by Councilmember Cagle, to approve Ordinance No. 1175 on first reading. The vote was unanimous. Motion approved.

RESOLUTION NO. 3319 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO DELEGATE REVIEW AUTHORITY FOR ELIGIBLE SUBDIVISION PLATS TO THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY STAFF AS DETAILED IN PUBLIC CHAPTER 994 – City Attorney Litchford read on caption. Chief Building Official Howell stated the Tennessee General Assembly updated the code to allow an increase in the number of plats the RPA can review. This will not affect the City, but we still have to adopt this resolution. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt , to approve Resolution No. 3319. The vote was unanimous. Motion approved.

RESOLUTION NO. 3320 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY OF EAST RIDGE TO PARTICIPATE IN THE PUBLIC ENTITY PARTNERS JAMES L. RICHARDSON DRIVER SAFETY GRANT PROGRAM – City Attorney Litchford read on caption. Finance Director Qualls stated we would use the grant to install GPS systems in City vehicles as a safety measure. Councilmember Witt made a motion, seconded by Vice Mayor Chauncey, to approve Resolution No. 3320. The vote was unanimous. Motion approved.

RESOLUTION NO. 3321 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE TO DONATE SIXTY-EIGHT (68) X26P TASER CARTRIDGES TO THE TOWN OF LOOKOUT MOUNTAIN FOR USE BY THEIR POLICE DEPARTMENT – City Attorney Litchford read on caption. Chief Uselton stated the City can no longer use these cartridges since they have transitioned to a different Taser; however, the Police Department at Lookout Mountain still uses them. Vice Mayor Chauncey made a motion, seconded by Councilmember Witt, to approve Resolution No. 3321. The vote was unanimous. Motion approved.

Discussion of Tentative Agenda Items for the October 27, 2022 Council Meeting

8. **Old Business:**

   A. **ORDINANCE NO. 1174 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP (2nd and final reading)** No discussion.

   B. **ORDINANCE NO. 1175 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2nd and final reading)** – No discussion.

9. **New Business:**

   A. **RESOLUTION NO. ____** - Bids for indoor soccer uniforms – City Manager Dorsey stated we bid these out every year. Indoor soccer starts in December at Camp Jordan Arena.

   Mr. Dorsey stated we may have a zoning item for the agenda when we finalize all the information.

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. 1174

AGENDA MEMORANDUM

TO: Mayor, Council; City Manager

FROM: Michael Howell

SUBJECT: Peck Drive right of way abandonment

DATE: September 14, 2022

On September 7th , 2022, HCA Realty Inc, and Parkridge Medical Center Inc, petitioned the East Ridge planning commission to abandon a portion of Peck Drive located adjacent to parcels 941 Spring Creek Rd (Tax Map # 169C C 004) and 1001 Spring Creek Road (Tax Map # 169C C 001.01).

Abandonment of Peck Drive would be approximately 50 feet x 362 feet in size.

The East Ridge Planning Commission approved the request, HCA Realty Inc, and Parkridge Medical Center Inc have requested the abandonment move forward to city council for review and approval.

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*

ORDINANCE NO. 1174

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, ABANDONING A STREET RIGHT-OF-WAY LOCATED IN THE 9000 BLOCK OF PECK DRIVE, TAX MAP NOS. 169C-C-001.01 AND 004 AS DETAILED ON THE ATTACHED MAP

WHEREAS, Section 2.15 of the Corporate Powers of the East Ridge City Charter empowers the City of East Ridge to establish, open, relocate, and vacate real property, including public streets, public sidewalks, and public alleys; and

WHEREAS, the Applicant, HCA Realty and Parkridge Medical Center, Inc. have submitted an application for abandonment to the Hamilton County Regional Planning Agency in accordance with T.C.A. §13-4-104 for mandatory referral related to the following properties:

169C-C-001.01 AND 004

WHEREAS, the portion of the right-of-way to be abandoned is attached hereto as Exhibit A; and

WHEREAS, the East Ridge Planning Commission held a public hearing on this matter on September 7, 2022, where it reviewed the Applicant's application and heard and considered all statements concerning the petition; and

WHEREAS, after conducting and closing the public hearing, the Commission voted to recommend approval of the application to the City Council; and

WHEREAS, it has been properly advertised in a paper of general circulation in the City of East Ridge that an application has been submitted to the City Council of the City of East Ridge to abandon a right-of-way located in the 9000 block of Peck Drive as depicted in **Exhibits A and B**; 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 in accordance with applicable law; and

WHEREAS, the East Ridge City Council held a public hearing on October 13, 2022 at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the City Council, after consideration of recommendations of the RPA staff are of the opinion that it is proper, necessary and in the best interests of the health, safety, morals and general welfare of the City to abandon the right-of-way in the 9000 block of Peck Drive as reviewed and approved by the Planning Commission and to transfer the unrestricted title and use of the abandoned portion to HCA Realty and Parkridge Medical Center, Inc.

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

Section 1. That the right-of-way located in the 9000 block of Peck Drive as depicted in Exhibit A hereto is abandoned and the City does henceforth abandon, relinquish, and quitclaim any and all title it may have, either legal or equitable, in the underlying right-of-way to HCA Realty and Parkridge Medical Center, Inc.

Section 2. The Mayor is hereby authorized to execute any and all deeds, documents, or agreements to transfer the said underlying right-of-way in accordance herewith, subject to the review and approval of the City Attorney.

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 _____, 2022

Passed on Second Reading _____, 2022

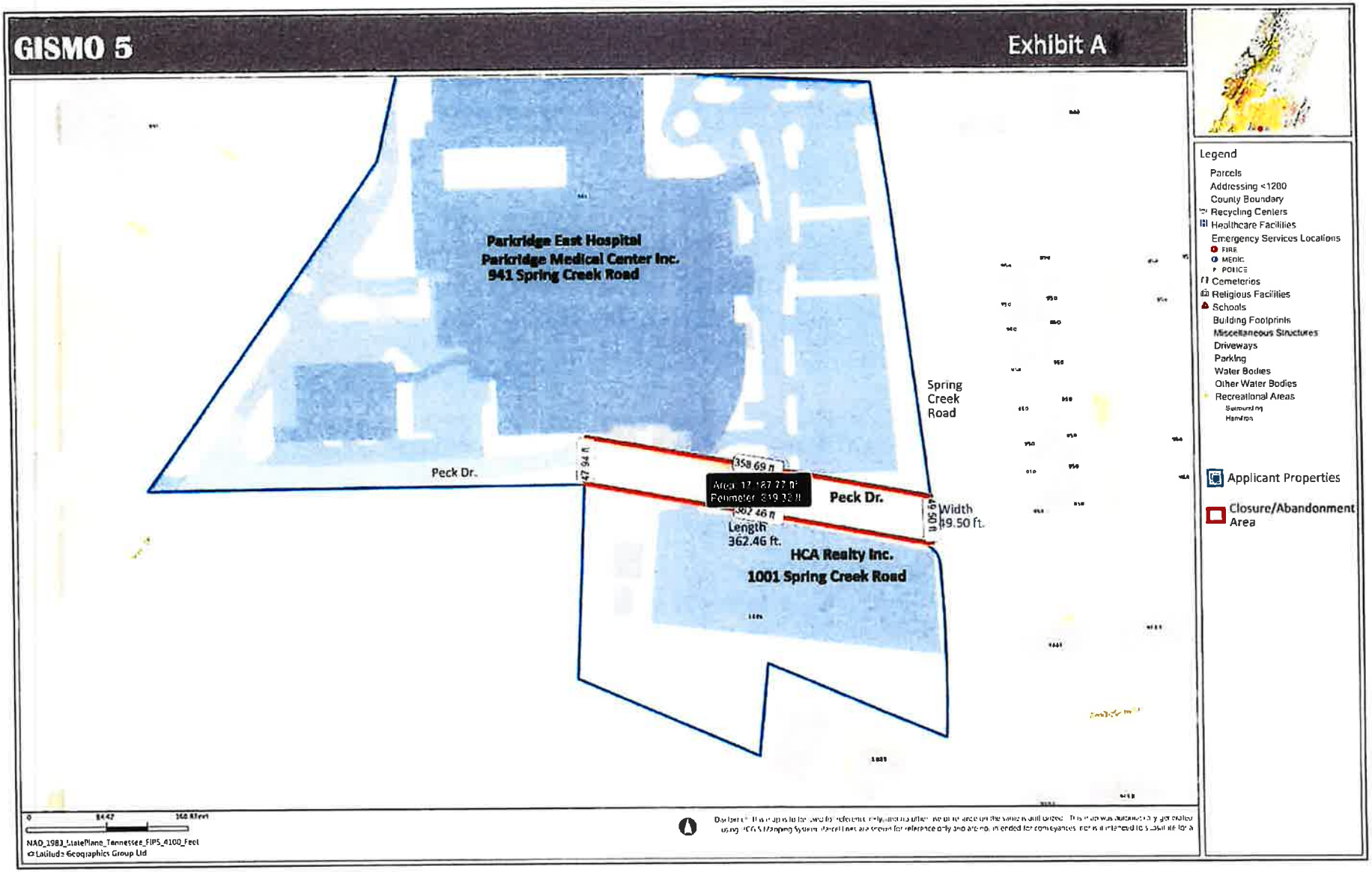
_____
Brian W. Williams, Mayor

ATTEST:

_____
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

_____
Mark W. Litchford, City Attorney


GISMO 5
Exhibit A
Parkridge East Hospital
Parkridge Medical Center Inc.
941 Spring Creek Road
Spring Creek Road
Peck Dr.
358.69 ft
47.94 ft
Area 17,187.22 ft²
Perimeter 819.32 ft
362.46 ft
Length 362.46 ft.
Peck Dr.
49.50 ft
Width 49.50 ft.
HCA Realty Inc.
1001 Spring Creek Road
Legend
Parcels
Addressing <1200
County Boundary
Recycling Centers
Healthcare Facilities
Emergency Services Locations
FIRE
MEDIC
POLICE
Cemeteries
Religious Facilities
Schools
Building Footprints
Miscellaneous Structures
Driveways
Parking
Water Bodies
Other Water Bodies
Recreational Areas
Applicant Properties
Closure/Abandonment Area
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
Latitude Geographics Group Ltd

GISMO 5
Exhibit B
Parkridge East Hospital
Parkridge Medical Center Inc.
941 Spring Creek Road
Spring Creek Road
358.69 ft
47.94 ft
Area: 17,157.77 ft²
Perimeter: 819.32 ft
Peck Dr.
49.50 ft
Width: 49.50 ft
362.46 ft
Length: 362.46 ft
HCA Realty Inc.
Spring Creek Road
Legend
Parcels
Applicant Properties
Closure/Abandonment Area
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd

Chattanooga-Hamilton County Regional Planning Agency

STAFF REPORT

CASE NUMBER: MR 2022-0194

PROPERTY OWNER: HC Realty and Parkridge Medical Center, INC.

APPLICANT: HCA Realty and Parkridge Medical Center, INC.

JURISDICTION: East Ridge

PROPERTY ADDRESS: 9000 Block of Peck Drive

TAX MAP PARCEL ID: 169C-C-001.01 & -004

SUMMARY OF REQUEST: Requesting the abandonment of a street right-of-way in order to retain private use of the drive to the Parkridge Hospital. The ROW is currently being used for ambulance drop-off. The owners want ownership of the ROW to ensure that there is not future development hindering the access point to the hospital.

PROPERTY DESCRIPTION

ROAD STATUS
Opened

IMPROVEMENT STATUS
Improved

R.O.W DIMENSIONS
362'x50'

LOCATION
Beginning at west line of 900 Block of Spring Creek Road, ending in the northwest corner of 169C-C-004

NATURAL RESOURCES
The site is located in the 100-year floodplain.

PRESENCE OF UTILITIES
Unknown

ZONING, REGULATIONS & POLICIES

ZONING HISTORY

- The site is zoned O-2 Hospital & Institution District.
- There is no recent zoning history for the site.
- The surrounding sites are zoned O-2 Hospital & Institution District, R-1 Residential District and R-3 Residential Apartment District.

REGULATIONS

Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure within municipalities.

DISCUSSION OF STAFF RECOMMENDATION

☒ Yes	☐ No	☐ See Comments	**THE R-O-W PROVIDES EXISTING OR POTENTIAL SERVICE OR ACCESS TO ADJACENT PROPERTIES** The R-O-W does not provide existing or potential service to adjacent properties outside of the applicant's parcels. The closure will not affect service or access.
☐ Yes	☒ No	☐ See Comments	**THE CLOSURE WILL NOT LAND-LOCK ANY PROPERTY** The closure will not land-lock any property.
☒ Yes	☐ No	☐ See Comments	**TOPOGRAPHY, GRADE OR OTHER NATURAL RESOURCES ON SITE** The site is located in the 100-year floodplain.

RPA

Chattanooga-Hamilton County Regional Planning Agency

Closure/Abandonment Application Form

CASE NUMBER: MR 2022-0194					**Date Submitted: 07/14/2022**			
Sections 1-7 below to be filled out by Applicant- RPA staff will assist, if needed								
1 Applicant Request (Mandatory Referral per **TCA** 13-4-104)								
Closure/Abandonment		**Alley**	x	**Street**		**Other**		
		Open	x	**Unopened**		**Improved**		**Unimproved**

2 Property Information		
Closure area 18,100 sq ft	Length/Width: 362 x 50	
	Beginning: W line 900 blk Spring Creek Rd	Ending: NW Corner 169C-C-004
Block ranges of closure: 9000 blk Peck Dr	Tax map parcels: 169C-C-001.01 and 004	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Applicants jointly seek to abandon a portion of Peck Drive at the northeast most portion	
4 Site Characteristics		
Current Zoning:	O-2	
Current Use:	Public Right-of-way	
5 Applicant Information		
Name: HCA Realty and Parkridge Medical Center, INC		
Address *(street, city state, zip)*: P. O. Box 1504, Nashville, TN 37202		
Phone: 423-493-1772	Email: Thomas.ozburn@hcahealthcare.com	
Primary Contact *(if different than applicant information)*: William Windham		
Address *(street, city state, zip)*: 941 Spring Creek Rd, Chattanooga, TN 37412		
Phone: 423-855-3500	Email: William.windham@hcahealthcare.com	
x ← 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 <u>not</u> the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.***		
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

x	**Application**	x	**Site Plan**	x	**Ownership Authorization**		
x	**Property Cards**	x	**Deeds**	x	**Plats**		
x	**Application Fee: $350**		**Cash**	x	**Credit**		**Check**
x	**Notice signs**			**Number of notice signs: 2**			
Municipality: East Ridge		**Planning District: 6**		**Neighborhood: None**			
County Commission District: 8				**City Council District: 0**			
PC meeting date: September 12, 2022				**Application processed by: Jennifer Ware**			

<u>Staff Recommendation :</u>	<u>PC Action/Date:</u>	<u>Legislative Action/Date/Ordinance:</u>

MR 2022-0194 Abandonment

RPA

MR 2022-0194 Abandonment

RPA

City of East Ridge

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

Finance Department
Diane Qualls, Director

ORDINANCE NO. 1175

MEMO

TO: Mayor, Council and City Manager

FROM: Diane Qualls, CMFO

DATE: 09/19/2022

RE: Budget Amendment

Staff will be submitting a budget amendment for your approval at the October 13th meeting that will include the following items:

- Funds received from the State of Tennessee for Sterling Holdings and transferred to the City of East Ridge Industrial Development Board. The City is only a pass through for these funds. **No city funds were used in this transfer.**
- Purchase of another vehicle for the Police department for replacement of one that was totaled when the car was hit by an impaired driver. The City has received $42,500 from Public Entity Partners for the car.
- Increase in the Sanitation Fund for the repairs of Truck #26 that was approved at the last meeting not to exceed $20,000.

Respectfully Submitted.

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*

ORDINANCE NO. 1175

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO AMEND THE FISCAL YEAR 2023 OPERATING BUDGET, ORDINANCE NO. 1155, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS

WHEREAS, Ordinance No. 1155 provided for the revenue for the City of East Ridge, Tennessee, for the fiscal year July 1, 2022 to June 30, 2023 and appropriated such revenue for the payment of expenses of the municipal government, and made certain other provisions with respect to the financial operation of the City of East Ridge, and

WHEREAS, it is necessary and appropriate that said Ordinance No. 1155 be amended by changing the revenues and expenditures of various funds; and

WHEREAS, T.C.A. §6-56-208 allows the governing body of a municipality to amend the annual budget ordinance in the same manner as any other ordinance may be amended; and

WHEREAS, the Council finds that the proposed budget amendment is for legitimate municipal purposes and consistent with applicable law; and

WHEREAS, the Council has general authority to adopt an ordinance relative to the management and control of the finances of the municipality that is for the good of the government, protection of its citizens, and necessary and proper for carrying out the power granted to the Council pursuant to applicable law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE that pursuant to the Municipal Budget Law of 1982, as amended and codified at Tennessee Code Annotated §6-56-201 *et seq.*, Ordinance No. 1155 is and the same hereby shall be amended as follows:

General Fund	Budget	Amendment	Final
Revenues			
Incentive Sales Tax	4,900,000	82,000	4,982,000
State – Gateway	0	5,000,000	5,000,000
Insurance Recoveries	20,000	55,000	75,000
Sale of Land	0	250,000	250,000
Total Budget (Amended)	**23,400,089**	**5,387,000**	**28,787,089**
Expenditures			
Police – Admin	2,278,227	55,000	2,333,227
Economic Development	3,518,915	5,332,000	8,850,915
Total Budget (Amended)	**23,400,089**	**5,387,000**	**28,787,089**

Grant Fund	Budget	Amendment	Final
Revenues			
CSX Transportation – 2012	0	25,000	25,000
Total Budget (Amended)	**43,500**	**25,000**	**68,500**
Expenditures			
CSX – Fire	0	25,000	25,000
Total Budget (Amended)	**43,500**	**25,000**	**68,500**

Economic Development Fund	Budget	Amendment	Final
Revenues			
Inc. State Sales Tax	3,292,915	1,097,084	4,389,999
Total Budget (Amended)	**3,292,915**	**1,097,084**	**4,389,999**
Expenditures			
Economic Incentives	2,697,742	1,097,084	3,794,826
Total Budget (Amended)	**3,292,915**	**1,097,084**	**4,389,999**

Solid Waste Fund	Budget	Amendment	Final
Revenues			
Use of Fund Balance	0	448,533	448,533
Total Budget (Amended)	**1,544,718**	**448,533**	**1,993,251**
Expenditures			
Vehicle Repairs	89,662	20,000	109,662
Capital Purchase	0	428,533	428,533
Total Budget (Amended)	**1,544,718**	**448,533**	**1,993,251**

Capital Projects Fund	Budget	Amendment	Final
Revenues			
TN Am Water Grant	0	250,000	250,000
Bond Proceeds	0	10,000,000	10,000,000
Use of Fund Balance	388,341	0	388,341
Total Budget (Amended)	**2,763,341**	**10,250,000**	**13,013,341**
Expenditures			
Admin	0	60,000	60,000
Multi – Modal Project	2,000,000	3,000,000	5,000,000
N Mack Smith – Gateway	0	6,500,000	6,500,000
Animal Shelter Bldg	300,000	440,000	740,000
Camp Jordan Pond Project	0	250,000	250,000
Total Budget (Amended)	**2,763,341**	**10,250,000**	**13,013,341**

BE IT FURTHER ORDAINED, that to the extent required, a true and correct copy of this ordinance showing the approved budget amendments shall be filed with the applicable agency or entity as required by law.

BE IT FURTHER ORDAINED, that if any section, clause, provision, or portion of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision, or portion of this Ordinance.

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

Approved on first reading _____

Approved on second reading _____

_____
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

ORDINANCE NO. 1176

AGENDA MEMORANDUM

TO: Mayor, Council; City Manager

FROM: Michael Howell

SUBJECT: Rezone

DATE: October 17, 2022

On October 3rd, 2022, ASA Engineering (C/O Allen Jones) petitioned the East Ridge Planning Commission to rezone the property located at 9 Franklin Place (Tax Map ID #156M-A-004) from R-1 Residential District to R-2 Duplex District.

The East Ridge Planning Commission denied request to rezone, ASA Engineering have requested rezone case move forward to city council for review.

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*

ORDINANCE NO. 1176

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 9 FRANKLIN PLACE, TAX MAP #156M-A-004, FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT

WHEREAS, ASA Engineering, on behalf of Chattanooga Property Solutions, LLC, has petitioned the East Ridge Planning Commission to recommend to the Mayor and Councilmembers of the City of East Ridge, Tennessee, the rezoning of property located at 9 Franklin Place, Tax Map #156M-A-004, from R-1 Residential District to R-2 Residential Duplex District. The property is more particularly described as follows:

Lot G, Final Plat of the Resubdivision of Lots F and G, Wilson, Hewitt et al Subdivision of Block 13, Chanticleer Farms, Plat Book 45, Page 86, ROHC, Deed Book 12473, Page 296, ROHC. Tax Map 156M-A-004

WHEREAS, the East Ridge Planning Commission held a public hearing on this petition on October 3, 2022, where it reviewed the rezoning request and heard and considered all statements concerning the petition; and

WHEREAS, the East Ridge Planning Commission, by motion, recommended denial of the rezoning petition on October 3, 2022; and

WHEREAS, after denial by the East Ridge Planning Commission, the applicant requested to have the application heard and considered by the East Ridge City Council; and

WHEREAS, the applicant has been properly advertised in a paper of general circulation in the City of East Ridge that he will make application to the City Council of the City of East Ridge to request approval of 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 November 10, 2022 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 9 Franklin Place, Ringgold Road, Tax Map #156M-A-004, from R-1 Residential District to R-2 Residential Duplex 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.

Approved on First Reading _____, 2022

Approved on Second Reading _____, 2022

_____
Brian W. Williams, Mayor

ATTEST:

_____
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

_____
Mark W. Litchford, City Attorney

Mike Howell

From: Mike Howell
Sent: Wednesday, October 12, 2022 12:44 PM
To: 'Allen Jones'; tholder@eastridge.gov
Cc: Micah Duffey; wally@chattanoogapropertysolutions.com; kcuster@asaengineeringinc.com
Subject: RE: 9 Franklin Place Rezone Request

Allen,

I'll use email as confirmation to move forward with rezone.

Thank you,

Michael Howell
City of East Ridge
Building Department

From: Allen Jones <allen@stonecreekconsultingllc.com>
Sent: Wednesday, October 12, 2022 10:25 AM
To: Mike Howell <mhowell@eastridgetn.gov>; tholder@eastridge.gov
Cc: Micah Duffey <mduffey@asaengineeringinc.com>; wally@chattanoogapropertysolutions.com; kcuster@asaengineeringinc.com
Subject: 9 Franklin Place Rezone Request

Michael,
I've been talking with Tori regarding the 9 Franklin Place rezoning. I was with Asa Engineering when the application was submitted, but I have since left and started my own company. Unfortunately, the date for the Planning Commission hearing got lost the shuffle and neither me nor Asa was able to attend the PC Meeting. Since no one was present at the meeting, PC voted down the request. The owner, Wally Reece (also copied on this email) would like to have this case placed on the City Council Agenda. Please advise if you need anything else from us and when the date and time for the City Council Meeting.

Thanks,

Allen W Jones, RLA

Owner | Principal Landscape Architect

Stone Creek Consulting LLC

PO Box 2067 | Dunlap, TN 37327

919.793.4077

CAUTION: This email originated from outside the organization and may contain unverified links. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

RPA

Chattanooga-Hamilton County Regional Planning Agency

Zoning Change Application Form

CASE NUMBER: 2022-0214	**Date Submitted: 08/15/2022**

Sections 1-7 below to be filled out by Applicant- RPA staff will assist if needed

1 Applicant Request

Rezone From: R-1	**Rezone To:** R-2	**Total acres in request area: 0.26**

2 Property Information

Property Address: 9 Franklin Place	Property Tax Map Number: 156M-A-004

3 Proposed Development

Reason for request/Project description:	New Duplex

4 Site Characteristics

Current Use:	Vacant
Adjacent Uses:	R-1/Single Family

5 Applicant Information

Name: ASA Engineering (C/O Allen Jones)	
Address *(street, city, state, zip)*: 714 Cherry St, Chattanooga, TN 37402	
Phone: 423-805-3700	Email: ajones@asaengineering.com
Primary Contact *(if different than applicant information)*:	
Address *(street, city, state, zip)*:	
Phone:	Email:

☐ ← 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 signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.***

Name: Chattanooga Property Solutions, LLC	
Address *(street, city, state, zip)*: P. O. Box 2142, Chattanooga, TN 37343	
Phone: 423-400-8768	Email: wally@chattanoogapropertysolutions.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 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

x	Application	x	Site Plan			x	Ownership Authorization
x	Property Cards	x	Deeds			x	Plats
x	Application Fee: $150		Cash	x	Credit		Check
x	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: East Ridge					Application processed by: Jennifer Ware		
Staff Recommendation :		PC Action/Date:				Legislative Action/Date/Ordinance:	

Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT

CASE NUMBER: 2022-0214

APPLICANT: ASA Engineering c/o Allen Jones

PROPERTY OWNER: Chattanooga Property Solutions, LLC

PROPERTY ADDRESS: 9 Franklin Place

TAX MAP PARCEL ID: 156M-A-004

JURISDICTION: East Ridge

SIZE OF PROPERTY: 0.26 acres

REQUEST: Rezone from R-1 to R-2.

REASON FOR REQUEST/PROPOSED USE: A request to rezone from R-1 Residential District to R-2 Residential Duplex District to develop a duplex on the site.

PROPERTY DESCRIPTION

EXISTING LAND USE
Vacant

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

ACCESS
Franklin Place

TRANSPORTATION
Franklin Place is a local road.

PROPOSED RESIDENTIAL DENSITY
7.69 du/ac (two units)

ADJACENT RESIDENTIAL DENSITY
3.3 du/ac

NATURAL RESOURCES
There are no slopes exceeding 25% on the site, but there are some on the adjacent parcels.

ZONING

ZONING HISTORY

- There is no recent zoning history for the site.

ZONE DISTRICT COMPATIBILITY

USE	CURRENT R-1 ZONE	PROPOSED R-2 ZONE
Single-Family Residential	☒	☒
Two-Family Residential	☐	☒
Commercial	☐	☐
Office	☐	☐
Institutional	☒	☒
DEVELOPMENT STANDARDS	**CURRENT R-1 ZONE**	**PROPOSED R-2 ZONE**
Lot Size	10,000 sf with public sewer	10,000 sf with public sewer
Lot Frontage	75'	75'
Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25'
Building Height	2 ½ 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	2 ½ 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 COMPREHENSIVE PLAN

The Development Policy from the Comprehensive Plan 2030 update identifies this site as being in intensity level 5. Level 5 describes the development potential appropriate for infill and redevelopment that is urban and walkable with the most potential for future public services. The plan states that older areas may need

infrastructure improvements to encourage redevelopment. The proposed rezoning is supported by the recommendations of the Comprehensive Plan for the area which recommends that infill and redevelopment should occur in Level 5.

☐ Yes ☐ No ☒ See Comments **COMPATIBILITY WITH ADJACENT LAND USES**

The site is surrounded by single-family residences on all sides. The proposed rezoning would introduce two-family residential uses to the area.

☐ Yes ☐ No ☒ See Comments **COMPATABILITY WITH DEVELOPMENT FORM**

The site is surrounded by single-family residences with one to 1.5 stories with front loaded parking. The lots range from 0.25 to multiple acres.

☐ Yes ☒ No ☐ See Comments **CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT**

The proposed rezoning to R-2 Residential Duplex District would not introduce concerns related to location, lighting or height.

Hamilton County Trustee
Property Tax Inquiry

Bill Hullander - Hamilton County Trustee
625 Georgia Ave., Suite 210, Chattanooga, TN 37402
Phone: (423) 209-7520 Fax: (423) 209-7527
Office Hours: 8:00 AM to 4:30 PM Monday through Friday except these holidays

Hamilton County Tennessee
county government online

- Trustee Home
- Satellite Location Directions
- General Property Tax FAQs
- Current Property Tax Rates

Email the Trustee

- Tax Roll File
- Delinquent File Download

Trustee - Tax Bill

Return to Property Details GIS Printing Tips

State Grid	156M A 004	**Flags**	**None**
District	**East Ridge (2E)**		
Property Address	9 FRANKLIN PL		

Bill Type	Real Property	**Bill Year**	2022
Status	Active	**Bill #**	147476
Mailing Address	CHATTANOOGA PROPERTY SOLUTIONS LLC P O BOX 2142 HIXSON TN, 37343	**Assessment**	$10,000.00
Legal Desc	1. PT LT G WILSON HEWITT ETAL PB Q25 PG 655 REV 45-86 0313 06 003A 2. 3. 4.		

Other Links

County Officials & Departments
Hamilton County Assessor
Hamilton County Register Of Deeds

Billing Information

9/19/2022	Tax Billing	County Tax	$223.73
9/19/2022	Tax Billing	Municipal Tax	$125.00

Total Due $348.73

IF PAID BY 2/28/2023 U S POSTMARK ACCEPTED

Make Payment

MAKE CHECKS PAYABLE AND MAIL TO:

HAMILTON COUNTY TRUSTEE
625 Georgia Ave., Room 210
Chattanooga, TN 37402-1494

Send any suggestions about this site to County Webmaster
© 2022, General Government of Hamilton County

VICINITY MAP
1" = 200'

SITE DATA

Owner:	CHATTANOOGA PROPERTY SOLUTIONS LLC
Street Address:	9 FRANKLIN PLACE
Tax Map	156M A 004
Lot Size:	0.26± AC
District:	CITY OF EAST RIDGE
Current Zone	R-1
Proposed Zone	R-2 RESIDENTIAL DUPLEX ZONE
Proposed Use	DUPLEX
Proposed Density	7.7 UNITS/AC
Parking	2 SURFACE SPACES PER UNIT

DISCLAIMER

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.

Project Contact

Allen W. Jones, RLA
Asa Engineering & Consulting, Inc
714 Cherry St.
Chattanooga, TN 37402
ajones@asaengineeringinc.com
423.805.3700

ASA

2022-0214 Rezoning from R-1 to R-2

RPA

2022-0214 Rezoning from R-1 to R-2

RPA

2022-0214 Rezoning from R-1 to R-2

RPA

City of East Ridge

323 Camp Jordan Parkway
East Ridge, Tennessee 37412
(423)490-0078 • www.eastridgetn.gov

PARKS and RECREATION

RESOLUTION NO. 3322

EAST RIDGE PARKS & REC

323 Camp Jordan Parkway
East Ridge, TN 37412
(423) 490-0078

MEMORANDUM

TO: Mayor and Council
City Manager

FROM: Shawnna Skiles, Parks and Recreation Director

SUBJECT: Bids for Soccer Uniforms for 2022 – 2023 Indoor Soccer Season

DATE: October 20th, 2022

Bids for Soccer Uniforms for the 2022 – 2023 Indoor Soccer Season were opened on October 18th, 2022, at 2:00 pm. Two (2) bids were received. Staff recommends awarding Oak and Twine Screen Printing the soccer uniform bid based on the current pricing. See attached bid tabulation.

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*

RESOLUTION NO. 3322

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, APPROVING BIDS FOR THE PURCHASE OF SOCCER UNIFORMS FOR THE 2022 - 2023 INDOOR SOCCER SEASON

WHEREAS, on October 9, 2021, the City of East Ridge advertised for bids for the purchase of soccer uniforms for the 2022-2023 indoor soccer season; and

WHEREAS, sealed bids for soccer uniforms were opened and publicly read on October 18, 2022 beginning at 2:00 p.m. at East Ridge City Hall; and,

WHEREAS, City staff has maintained a file of the bids which were submitted; and

WHEREAS, after conducting a public bid opening and after reviewing the bid documents, City staff recommends the bid for soccer uniforms for the 2022 – 2023 indoor soccer season be awarded to Oak and Twine Screen Printing for the following amounts:

$ 6.70 per shirt for quantity of 1 - 999

$ 6.60 per shirt for quantity of 1,000 – 1,499

$ 6.50 per shirt for quantity of 1,500 – 1,999

$ 6.50 per shirt for quantity of 2,000 +

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the bid for the purchase of soccer uniforms be awarded to Oak and Twine Screen Printing for the amounts listed above.

BE IT FURTHER RESOLVED, that the Mayor, or his designee, is hereby authorized to execute any contract or agreement necessary between the City of East Ridge and Oak and Twine Screen Printing, subject to approval of the City Attorney, in the amount stated herein.

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

Adopted this _____day of _____, 2022.

_____
Brian W. Williams, Mayor

Attest:

_____
Christopher J. Dorsey, City Manager

Approved as to Form:

_____
Mark W. Litchford, City Attorney

BID TABULATION
INDOOR SOCCER UNIFORM SHIRTS
OCTOBER 19, 2022 - 2:00 PM

Quantity	Oak and Twine Screenprinting	Yogi's Primo Promo
Per Shirt		
Quantity of 1 - 999	$6.70	$8.50
Quantity of 1,000 - 1,499	$6.60	$7.50
Quantity of 1,500 - 1,999	$6.50	$6.75
Quantity of 2,000 +	$6.50	$6.75

City of East Ridge

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

RESOLUTION NO. 3323

AGENDA MEMO

TO: Mayor and Council

FROM: Chris Dorsey, City Manager

SUBJECT: Retail Strategies contract

DATE: October 25, 2022

Mayor and Council,

The current 3-year contract with Retail Strategies has expired and it is time to renew. I have requested a 1-year contract instead of their usual 3-year extension. This is primarily due to the fact that the City now has an Economic Development Coordinator on staff and I want to see how the relationship with Retail Strategies works with the new dynamic. They should be a good asset to help Cameron McAllister with retail leads and contacts to help with promoting the East Ridge business climate. The total price for the 1-year contract is $26,000, which is in the current budget.

Respectfully,
Chris Dorsey

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*

RESOLUTION NO. 3323

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH RETAIL STRATEGIES FOR MARKET ANALYSIS, STRATEGIC PLANNING AND RETAIL RECRUITMENT

WHEREAS, the City of East Ridge entered into a professional consulting service agreement with Retail Strategies on April 2, 2015 to provide market analysis, strategic planning, and retail recruitment services to the City; and

WHEREAS, Retail Strategies has provided these services to developers, contractors, and business property owners in order to fill space in new and existing retail businesses along Ringgold Road; and

WHEREAS, the City Manager recommends renewing the agreement in the amount of $26,000 per year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of East Ridge, Tennessee that the City Manager is hereby authorized to renew an agreement with Retail Strategies to do market analysis, strategic planning and retail recruitment for the City of East Ridge in the amount of $26,000 per year.

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

Adopted this the ____day of _____2022.

_____
Brian W. Williams, Mayor

Attest:

_____
Christopher J. Dorsey, City Manager

Approved as to Form:

_____
Mark W. Litchford, City Attorney

PROFESSIONAL SERVICES AGREEMENT TO PROVIDE CONSULTING SERVICES

This Professional Services Agreement to Provide Consulting Services (this "Agreement") sets forth the mutual understanding of (the "Client") East Ridge, Tennessee and Retail Strategies, LLC, an Alabama limited liability company (the "Consultant") on this _____day of _____ 2022 (the "Execution Date"), for the provision of professional consulting services as more fully set forth below.

RECITALS:

The Consultant possesses a high degree of professional skill and experience and is a unique provider of professional consulting services in retail recruitment.

The Client desires to hire the Consultant to provide professional consulting services because of its professional skill and experience.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements set forth in this Agreement, the Client and the Consultant, intending to be legally bound, do hereby agree as follows:

1. **CONSULTING SERVICES.** The Consultant agrees to provide the following professional consulting services to the Client (the "Services"):

A. **Research.** The Consultant will identify the Client's retail trade area using a blend of demographics, political boundaries, drive times and/or custom boundaries. The Consultant will perform market and retail analysis based on current industry standards at the time such reports are run. The Consultant will map retail locations and analyze opportunities given local and macro retail trends.

B. **In-Market Real Estate Analysis.** The Consultant will analyze existing shopping centers and retail corridors and actively reach out to local brokers and real estate owners. The Consultant will identify, evaluate and catalogue priority commercial properties for development or redevelopment based on their highest-and-best-use. The Consultant will identify priority business categories to expand locally and to recruit to the area.

C. **Retail Recruitment.** The Consultant will proactively recruit businesses for targeted zones through the contact of a minimum of 30 retailers, restaurants, brokers or developers. The Consultant will regularly update the Client Representative on retail recruitment efforts via email, telephone and the Consultant's client web portal known as "Basecamp." One market visit per calendar year is included in this agreement, additional travel outside of this agreement and requested by the Client shall be approved and paid for by the Client. The Consultant will represent the Client at International Council of Shopping Center conferences and provide updates according to the yearly conference schedule.

D. **Updates.** The Consultant will provide the Client Representative with updates within three business days of receipt of a request from the Client Representative (as defined in Section 4 below).

2. **TERM.** The Consultant's engagement and provision of Services will commence upon the Execution Date as set forth above. The Consultant's engagement and this Agreement will terminate automatically on the anniversary of the Execution Date (the "Term") unless earlier terminated as provided in Section 6 below. At the end of the Term, the Client, acting by and through the Client Representative, may extend the Term at its option for successive one year periods on such terms and conditions as the Client Representative, acting for and on behalf of the Client, and the Consultant may agree upon in writing.

3. **CONSULTING FEE.**

A. **Consulting Fee.** In consideration for providing the Services, the Client agrees to pay the Consultant a consulting fee (the "Consulting Fee") in an amount equal to $26,000 The Consulting Fee will be paid in installments of immediately available funds as follows:

Contract Period	Payment Date	Payment Amount
Year One	Upon execution of this agreement	$26,000

B. **Payment Default.** If the Client fails to pay any portion of the Consulting Fee on the requisite payment date, the Consultant will immediately cease all Services, including but not limited to: (1) negotiation of incentive agreements; (2) all recruiting and marketing efforts; (3) representation of the Client at trade shows; (4) booking meetings for the Client with prospective retailers; and (5) including the Client in marketing materials.

4. **CLIENT INFORMATION AND ACCESS.**

A. To the extent permitted by law, the Client will provide the Consultant with access to relevant personnel, facilities, records, reports and other information (including any information specified in the Consultant's proposal to the Client) accessible by the Client that the Consultant may reasonably request from time-to-time during the Term. The Client acknowledges and agrees that the Consultant's scheduled delivery of the Services is dependent upon the timely access to such personnel, facilities, records, reports and other requested information.

B. To facilitate such access and Consultant's delivery of the Services, the Client designates the Economic Development & Community Relations Coordinator (the "Client Representative"), currently Cameron McAllister. The Client Representative will serve as the primary liaison between the Consultant and the Client. The Client Representative will have responsibility for regular communications between the Client and the Consultant, including providing updates in a timely manner through Basecamp. The Client Representative's communications to the Consultant will include information regarding retail growth and development, such as actual and prospective business openings and closings, changes in economic drivers (e.g., significant increases or decreases in workforce of major employers, school enrollments, housing or healthcare services) and changes in the ownership of targeted real estate (e.g., transfers of real estate or changes in the finances of ownership). The Client Representative will also be responsible for disseminating updates relative to consultants' activities related to scope of work to members of local stakeholder

groups of the Client (e.g. City Council, Economic Development Boards, and Chamber of Commerce etc.).

C. The Client hereby authorizes the Client Representative (i) to act on behalf of the Client in the day-to-day administration and operation of this Agreement and the arrangements it contemplates and (ii) to execute and deliver, on behalf of the Client, such notices, approvals, consents, instruments, amendments or other documents as may be necessary or desirable to facilitate or assist the Consultant with the provision of the Services.

5. INTELLECTUAL PROPERTY. As part of the Services, the Consultant will prepare periodic and final reports including demographic and other research reports that will become the property of the Client upon delivery from the Consultant. Any other reports, memoranda, electronic mail, facsimile transmissions or other written documents prepared or used by the Consultants in connection with the Services will remain the property of the Consultant. With the Consultant's prior permission, the Client may use other information provided by the Consultant, such as specifics related to retailers, developers, site information or other "confidential information" for internal purposes while taking reasonable steps to so limit the use of such materials and maintain its confidentiality.

6. TERMINATION.

A. **By the Client At-Will.** The Client may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Consultant. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.

B. **By the Client Upon the Consultant's Default.** The Client may notify the Consultant within 90 days of the day that the Client knows or should have known that the Consultant breached this Agreement. The Consultant will have 30 days following receipt of such notice to cure any alleged breach. If the Consultant fails to cure any alleged breach within that 30-day period, then the Client may terminate this Agreement. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the contract period during which such termination occurs based upon the number of days remaining in such contract period.

C. **By the Consultant At-Will.** The Consultant may terminate this Agreement at any time for any or no reason upon delivery of 30 days' prior written notice to the Client. Within 30 days of such termination of this Agreement, the Consultant will refund a pro rata portion of the installment of the Consulting Fee previously paid for the period during which such termination occurs based upon the number of days remaining in such period.

D. **By the Consultant Upon the Client's Default.** The Consultant may notify the Client within 90 days of the day that the Consultant knows or should have known that the Client breached this Agreement. The Client will have 30 days following receipt of such notice to cure any alleged breach. If the Client fails to cure any alleged breach within that 30-day period, then the Consultant may terminate this Agreement. Any portion of the Consulting Fee paid prior to such termination of this Agreement is earned when paid and nonrefundable.

7. **NOTICES.** Any notice or communication in connection with this Agreement will be in writing and either delivered personally, sent by certified or registered mail, postage prepaid, delivered by a recognized overnight courier service, or transmitted via facsimile or other electronic transmission, addressed as follows:

Client: City of East Ridge, TN
1517 Tombras Ave.
East Ridge, TN 37412
Email: cmcallister@eastridgetn.gov
Attention: Cameron McAllister

Consultant: Retail Strategies, LLC
2200 Magnolia Ave. South, Suite 100
Birmingham, AL 35205
Email: sleara@retailstrategies.com
Fax: (205) 313-3677
Attention: Stephen P. Leara, Esq – EVP | General Counsel

or to such other address as may be furnished in writing by either party in the preceding manner. Notice shall be deemed to have been properly given for all purposes: (i) if sent by a nationally recognized overnight carrier for next business day delivery, on the first business day following deposit of such notice with such carrier, (ii) if personally delivered, on the actual date of delivery, (iii) if sent by certified U.S. Mail, return receipt requested postage prepaid, on the third business day following the date of mailing, or (iv) if sent by facsimile or email of a PDF document (with confirmation of transmission), then on the actual date of delivery if sent prior to 5 p.m. Central Time, and on the next business day if sent after such time.

8. **INDEPENDENT CONTRACTOR.** The Consultant, in its capacity as a professional consultant to the Client, is and will be at all times an independent contractor. The Consultant does not have the express, implied or apparent authority either (A) to act as the Client's agent or legal representative or (B) to legally bind the Client, its officers, agents or employees.

9. **STANDARD TERMS.**

A. **Affiliated Services:** The Client acknowledges that certain affiliates of the Consultant provide real estate brokerage and management services for which they are paid brokerage, development, leasing, management and similar fees. In connection with the Services and with the prior written permission of the Client, such affiliates may be engaged to provide such services in consideration for the payment of such fees.

B. **Applicable Laws:** The Consultant will abide by all laws, rules and regulations applicable to the provision of the Services.

C. **Insurance:** The Consultant will carry all employee insurance necessary to comply with applicable state and federal laws.

D. **Third Party Beneficiaries:** This Agreement is for the sole benefit of the parties to this Agreement and their permitted successors and assigns. Nothing in this Agreement,

whether express or implied, is intended to or will confer upon any other person or entity any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

E. **Publicity:** The Client agrees that the Consultant may, from time-to-time, use the Client's name, logo and other identifying information on the Consultant's website and in marketing and sales materials.

F. **Entire Agreement:** This Agreement, together with any exhibits or amendments hereto, constitutes the entire agreement of the parties, as a complete and final integration thereof with respect to its subject matter. Any prior written or oral understandings and agreements between the parties are merged into this Agreement, which alone fully and completely expresses their understanding. No representation, warranty, or covenant made by any party which is not contained in this Agreement or expressly referred to herein has been relied on by any party in entering into this Agreement.

G. **Further Assurances**: Each party hereby agrees to perform any further acts and to execute and deliver any documents which may be reasonably necessary to carry out the provisions of this Agreement.

H. **Force Majeure:** Neither party to this Agreement will hold the other party responsible for damages or delay in performance caused by acts of God, strikes, lockouts or other circumstances beyond the reasonable control of the other or the other party's employees, agents or contractors.

I. **Limitation on Liability; Sole Remedy:** Each party's liability to the other party arising out of or related to this Agreement or the Services will not exceed the amount of the Consulting Fee. The Client's sole remedy in the event of any alleged breach of this Agreement by the Consultant will be the notice, cure and refund provisions of Section 6(B) of this Agreement.

J. **Amendment in Writing**: This Agreement may not be amended, modified, altered, changed, terminated, or waived in any respect whatsoever, except by a further agreement in writing, properly executed by a duly authorized officer of the Consultant and the Client Representative, acting for and on behalf of the Client.

K. **Binding Effect**: This Agreement will bind the parties and their respective successors and assigns. If any provision in this Agreement will be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions will not in any way be affected or impaired thereby.

L. **Captions**: The captions of this Agreement are for convenience and reference only, are not a part of this Agreement and in no way define, describe, extend, or limit the scope or intent of this Agreement.

M. **Construction:** This Agreement will be construed in its entirety according to its plain meaning and will not be construed against the party who provided or drafted it.

N. **Prohibition on Assignment:** No party to this Agreement may assign its interests or obligations hereunder without the written consent of the other party obtained in advance of

any such assignment. No such assignment will in any manner whatsoever relieve any party from its obligations and duties hereunder and such assigning party will in all respects remain liable hereunder irrespective of such assignment.

O. **Waiver:** Non-enforcement of any provision of this Agreement by either party will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remaining terms and conditions of this Agreement.

P. **Survival:** Section 5 and Section 9(H) will survive termination of this Agreement.

Q. **Counterparts; Electronic Transmission:** This Agreement may be executed in counterparts, each of which will be deemed to be an original, and such counterparts will, together, constitute and be one and the same instrument. A signed copy of this Agreement delivered by telecopy, electronic transmission or other similar means will be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Client and the Consultant have caused this Agreement to be executed by their duly authorized officers to be effective as of the Effective Date.

CLIENT:
CITY OF EAST RIDGE, TENNESSEE

By: _____
Name:
Title:
Date:

CONSULTANT:
RETAIL STRATEGIES, LLC

By: _____
Name:
Title:
Date

EXHIBIT A

I. CONSULTANT AGREEMENT

This section outlines what Retail Strategies (the "consultant") will provide to East Ridge, TN (the "client").

A. Research

1. Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
2. Perform market and retail GAP analysis for trade area (i.e. leakage and surplus)
3. Conduct retail peer market analysis
4. Competition analysis of identified target zones trade area(s)
5. Tapestry lifestyles – psychographic profile of trade area / market segmentation analysis
6. Customized retail market guide including aerial map with existing national retailer brands and traffic counts
7. Retail competitor mapping/analysis
8. Analysis of future retail space requirements in relation to the retail market analysis, the market's growth potential and trends in the retail industry
9. Identification of at minimum 30 retail prospects to be targeted for recruitment over three-year engagement
10. Updates provided on retail industry trends
11. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

B. Boots on the Ground Analysis

1. Identify/Evaluate/Catalog priority commercial properties for development, re-development and higher and best use opportunities
2. Identification of priority business categories for recruitment and/or local expansion
3. Perform competitive analysis of existing shopping centers and retail corridors
4. Active outreach to local brokers and land owners

C. Retail Recruitment

1. Pro-active retail recruitment for targeted zones
2. Will contact a minimum of 30 retailers, restaurants, brokers and/or developers
3. Updates on new activity will be provided to Client's designated primary point of contact (Sec. II-A) via Basecamp, telephone, or email on a monthly and/or as needed basis
4. One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
5. ICSC conference representation- updates provided according to the yearly conference schedule

II. CLIENT AGREEMENT

*This section outlines what the City of **[East Ridge, TN]** (the "Client") will provide for Retail Strategies (the "Consultant").*

A. Point of Contact

1. One individual shall be specifically designated by Client and identified to Consultant as primary point of contact ("POC")
2. POC will be responsible for regular communications between Client and Consultant
3. POC will be responsible for communicating all of Consultants updates and activities to Client as necessary
4. POC will be the primary facilitator of communication as it relates to concerns from board members, city council and/or other decision making community leaders
5. POC will be competent to aid Consultant in navigation of local political landscape
6. POC will have access to Basecamp and will post messages and on –going local updates in a timely manner

B. Information and Material Requested by Consultant:

1. Consultant will provide POC with no less than 3 business days' notice before materials and other information are needed
2. Client/ POC understands that Consultant's ability to stay on schedule will depend on receiving requested information by the requested deadline
3. Client/ POC will provide consultant with ongoing updates related to retail growth and development, including but not limited to: (i) businesses that open, close, or rumors associated, as such; (ii) changes in economic drivers (i.e. significant increase or decrease in employees for major employment, school enrollments, housing or medical); (iii) new ownership of real estate or changes in the owner's personal situation that may affect willingness to sell property
4. Client/ POC will inform Consultant of plans to attend ICSC conferences proving ample time to assist in planning

C. Information and Material Requested by Client:

1. POC will provide Consultant with no less than 3 business days' notice before a full update is needed
2. Client/ POC understand the confidentiality of communication containing retailer specific information and will notify Consultant before sharing such information publicly

City of East Ridge

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

Building and Codes Department

RESOLUTION NO. 3324

AGENDA MEMORANDUM

TO: Mayor, Council; City Manager

FROM: Michael Howell

SUBJECT: Landscape Variance

DATE: October 17, 2022

Vision Hospitality Group, Inc, representing Exit One III LLC, is requesting a reduction in the width of the landscape buffer along east side of the property located at 495 Camp Jordan Parkway, (Tax Map # 170I-A-037.09) from the required 20 feet to a range of 12 to 17 feet with a 14.5-foot-wide average.

C-1 Commercial District requires a 20-foot class B buffer adjacent to any R-1 Residential district. Hampton Inn requested variance similar in nature, which varied from 14 feet to 10 feet and was approved.

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*

RESOLUTION NO. 3324

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S LANDSCAPE ORDINANCE NO. 870 FOR PROPERTY LOCATED AT 495 CAMP JORDAN PARKWAY, TAX MAP #170I-A-037.09

WHEREAS, Vision Hospitality Group, Inc, representing Exit One III, LLC, has petitioned the City of East Ridge pursuant to and in conformity with the City's landscape ordinance, to approve a variance to the landscape ordinance to allow a reduction in the width of the landscape buffer along the east side of the property located at 495 Camp Jordan Parkway, Tax Map #170I-A-037.09, from the required twenty (20) feet to a range of twelve (12) to seventeen (17) feet with a fourteen and one-half (14.5) foot wide average; and

WHEREAS, the City Council has determined that the variance is appropriate and desirable; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:

Section 1. The City Council hereby approves a variance to the City's landscape ordinance to allow a reduction in the width of the landscape buffer along the east side of the property located at 495 Camp Jordan Parkway, Tax Map #170I-A-037.09, from the required twenty (20) feet to a range of twelve (12) to seventeen (17) feet with a fourteen and one-half (14.5) foot wide average.

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 _____ 2022.

_____
Brian W. Williams, Mayor

ATTEST:

_____
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

_____
Mark W. Litchford, City Attorney

Hamilton County, Tennessee

Unofficial Property Card

Location	Property Account Number	Parcel ID
495 CAMP JORDAN PKWY	389891	170I A 037.09
Property Type	**Land Use**	**District**
08	914	EAST RIDGE

Current Property Mailing Address

Owner	EXIT ONE III LLC ATTN: JOHN HEALY	City	CHATTANOOGA
		State	TN
Address	115 CEDAR LN	Zip	37421

Current Property Sales Information

Sale Date	8/28/2020	Legal Reference	12134-0056
Sale Price	$0	Grantor(Seller)	EXIT ONE II LLC

Current Property Assessment

Building Value	$0
Xtra Features Value	$0
Land Value	$1,100,000
Total Value	$1,100,000
Assessed Value	$440,000

Narrative Description

This property is classified as COMMERCIAL with a(n) N/A style structure on this card, built about with 0 square feet. Total square footage for all structures on this property is 0.

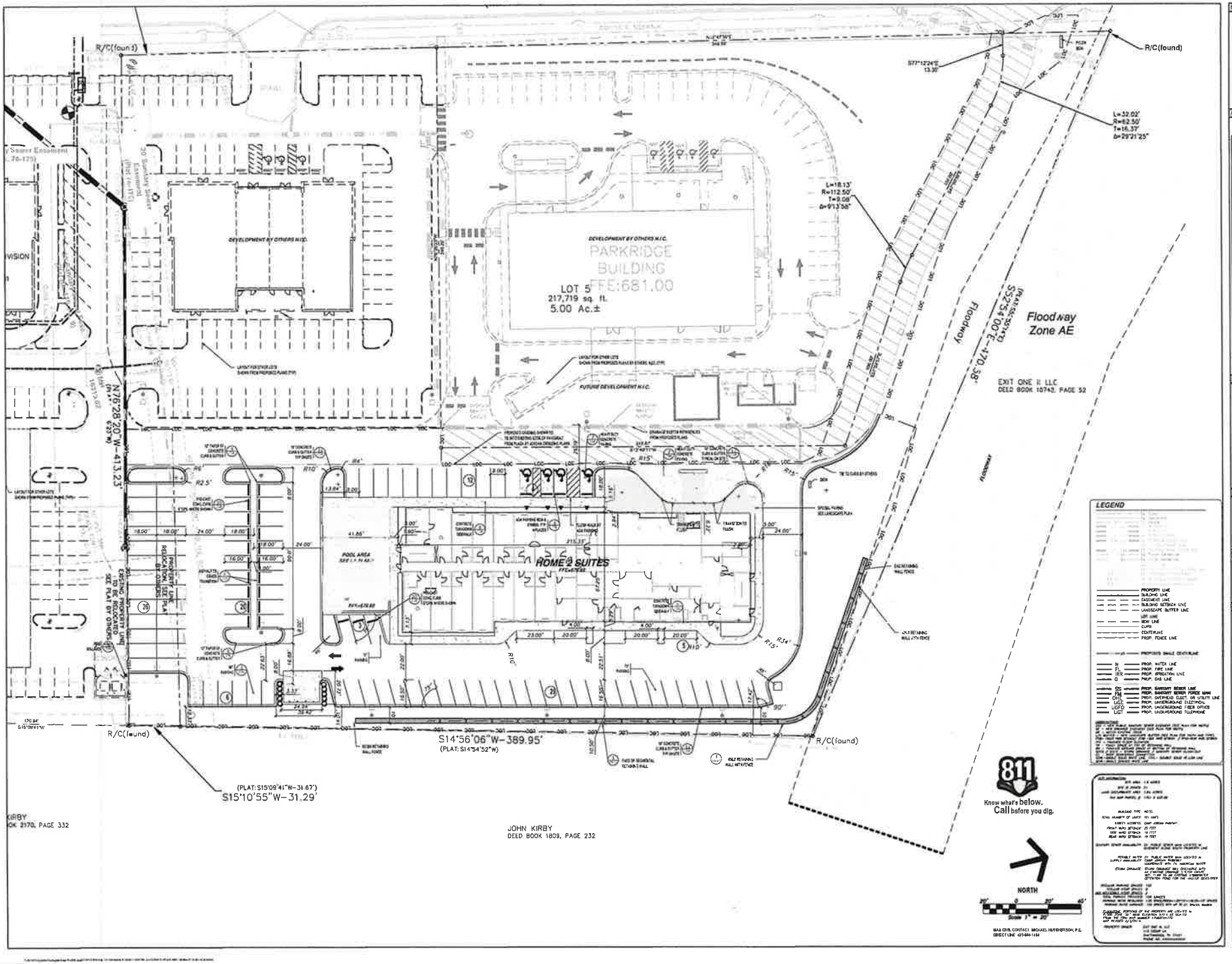
Land Description

The total land area of this property is (5 AC.).

Legal Description

LT 5 BEST VALUE INN SUB PB 119 PG 9

Property Images



NOT ISSUED FOR CONSTRUCTION

ARCHITECT

ELEVATE architecture studio

1175 THE EXCHANGE SE | SUITE 530 | ATLANTA, GEORGIA 30339
PHONE: 404.934.4882
WWW.ELEVATEARCHITECT.COM

DEVELOPMENT

HOME 2 SUITES BY HILTON

CAMP JORDAN PARKWAY
CHATTANOOGA, TN 37412

OWNER

VISION HOSPITALITY GROUP

411 BROAD STREET
SUITE 401
CHATTANOOGA, TN 37402

CONSULTANT

March Adams & Associates
Consulting Engineers
319 Franklin Ave
P.O. Box 3685
Chattanooga, Tennessee 37404
PH: (423)698-4673
MAA # 21329

DATE	DESCRIPTION	ISSUE
07/31/2023	DESIGN DEVELOPMENT	
08/4/2023	CD PROGRESS SET	
09/5/2023	CD PROGRESS SET	

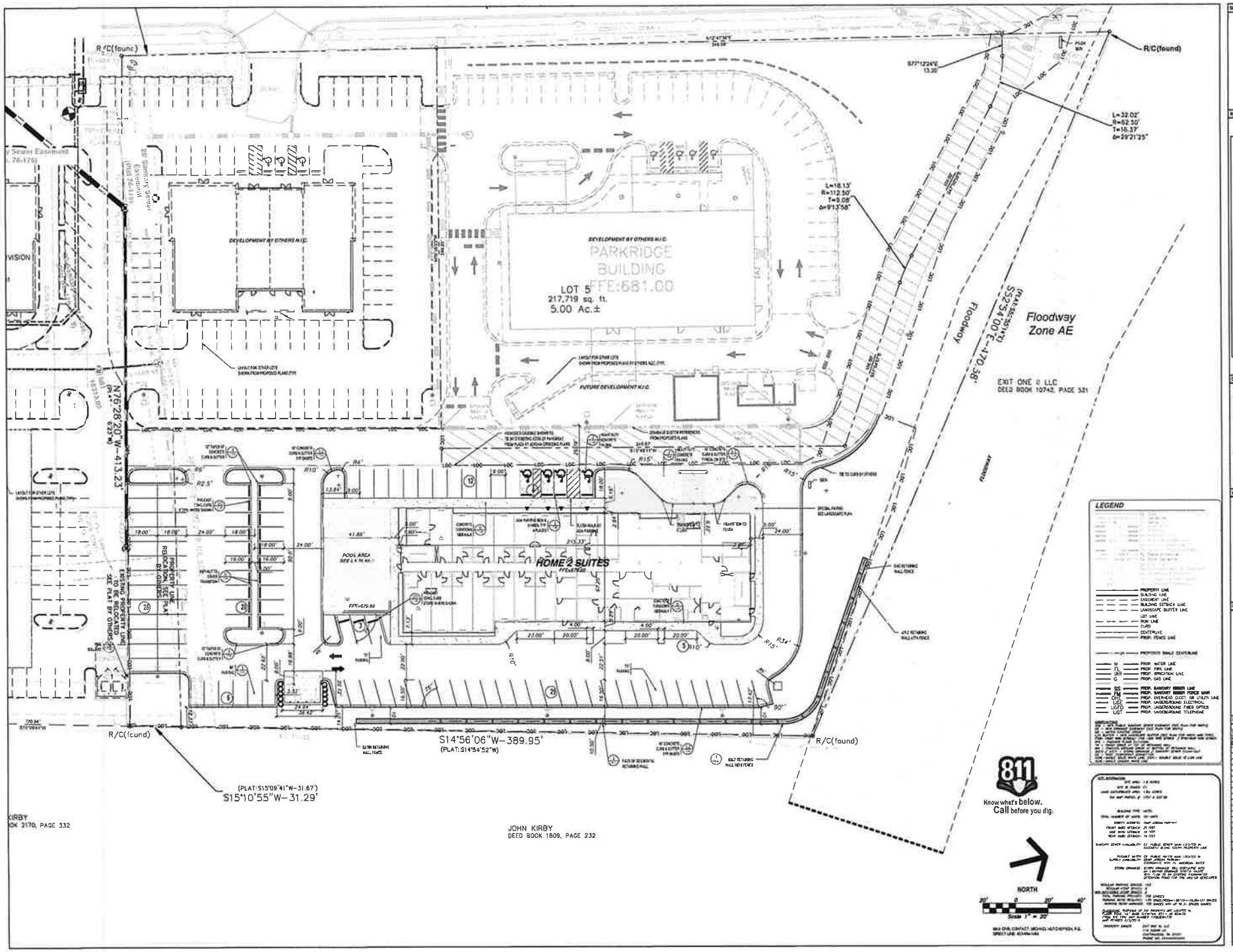
ELEVATE PROJECT NUMBER: 21-04.01

SHEET TITLE:

SITE STAKING

SHEET NUMBER:

C-01



NOT ISSUED FOR CONSTRUCTION

ARCHITECT:

ELEVATE architecture studio
1175 THE EXCHANGE SE | SUITE 630 | ATLANTA, GEORGIA 30339
PHONE: 404.394.3662
WWW.ELEVATEARCHITECT.COM

DEVELOPMENT:

HOME 2 SUITES BY HILTON

CAMP JORDAN PARKWAY
CHATTANOOGA, TN 37412

OWNER:

VISION HOSPITALITY GROUP

411 BROAD STREET
SUITE 401
CHATTANOOGA, TN 37402

CONSULTANT:

March Adams & Associates
Consulting Engineers
518 Dodds Ave
P.O. Box 3685
Chattanooga, Tennessee 37404
PH: (423) 624-8473
MAA # 10329

ISSUANCES:		
DATE	DESCRIPTION	MARK
11-15-2022	DESIGN DEVELOPMENT	
12-6-2022	CD PROGRESS SET	
12-13-2022	CD PROGRESS SET	

ELEVATE PROJECT NUMBER: 21-0101

SHEET TITLE:

SITE STAKING

SHEET NUMBER:

C-01

WOLFTEVER
DEVELOPMENT

LETTER OF AUTHORIZATION

Name of Representative: Vision Hospitality Group, Inc.

Address: 411 Broad St. Ste: 401

City, State, Zip Code: Chattanooga, TN 37402

Phone: 423-892-1010

To: *City of East Ridge, State of Tennessee, or other regulatory authorities.*

This letter confirms my/our designation of the above captioned individual or firm as my/our Representative, to act on my/our behalf in the matters described below concerning development of tract of land at 495 Camp Jordan Parkway.

The Representative is hereby granted the right to act as my/our agent regarding our applications to the City of East Ridge for development and zoning approvals and permits for this project.

This written authorization is effective the date signed and will remain in effect for a FOUR YEAR period from the date signed below, unless we rescind this authorization in writing prior to the end of such period.

EXIT ONE III, LLC
Owner (Please Print)

John R. Healy
Name of Person signing this form
(If different from owner)

115 Cedar Lane
Chattanooga, TN 37421
Owner Address

President
Relationship to owner

Telephone Number where owner may be reached: 423-266-5588

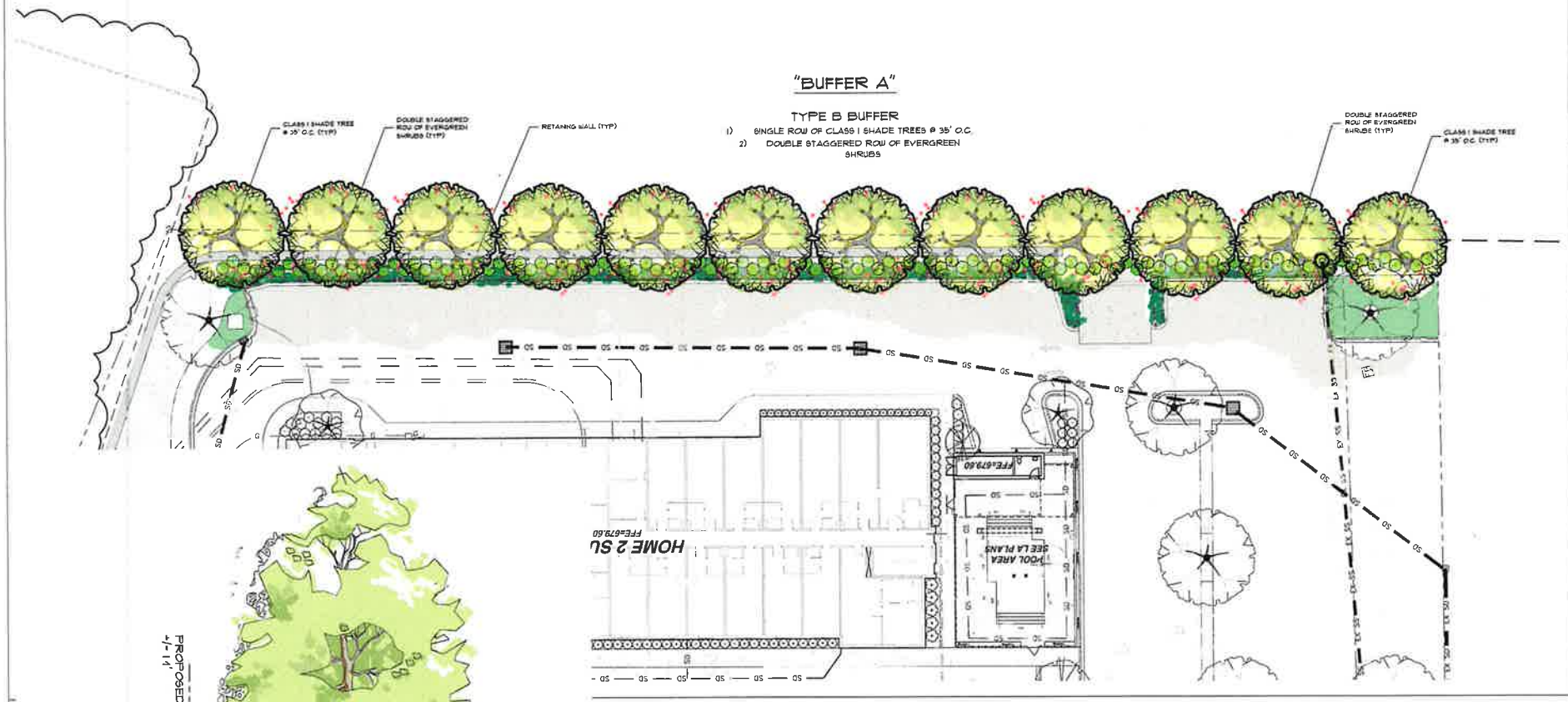
Owner's Signature

6/8/22
Date

"BUFFER A"

TYPE B BUFFER

1) SINGLE ROW OF CLASS I SHADE TREES @ 35' O.C.
2) DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS



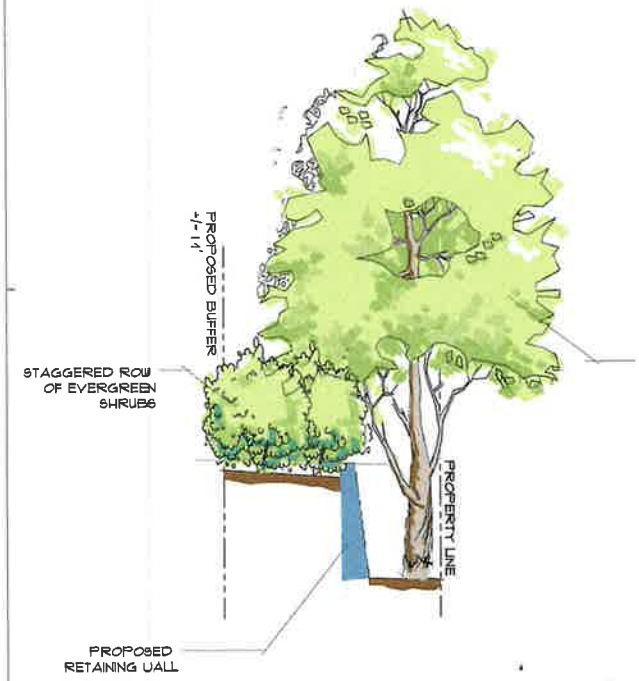
VARIANCE BUFFER
LANDSCAPE PLAN

SCALE 1" = 20'-0"

NORTH

0 10' 20' 40'

SCALE 1"=20'-0"



PROPOSED TYPE B BUFFER SECTION

DATE
REVISION

CRAIG DESIGN GROUP
Landscape Architects

ALL DRAWINGS AND WRITTEN MATERIAL APPROPRIATE FOR THIS PROJECT ARE THE PROPERTY OF CRAIG DESIGN GROUP INC. AND SHALL NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE CONSENT OF CRAIG DESIGN GROUP INC. © 2022 CRAIG DESIGN GROUP INC. ALL RIGHTS RESERVED

PROJECT:
HOME 2 SUITES
CAMP JORDAN PARKWAY
EAST RIDGE, TN 37412

JOB #: 22-039
DATE: 09-05-2022
DRAWN: KEP
CHK'D: GLC

Sheet Title:
VARIANCE BUFFER LANDSCAPE PLAN

Sheet No:
EX-1.0

City of East Ridge

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

Building and Codes Department

RESOLUTION NO. 3325

MEMORANDUM

TO: Mayor, Council, and City Manager

FROM: Michael Howell

SUBJECT: Sign Variance – 5611 Ringgold Road (Redwood Village) Tax Map #169K A 014

DATE: October 24, 2022

Ray McDowell has submitted a sign variance seeking council approval to add additional height to a proposed monument sign, additional sign face area, and reduce setback requirements.

Proposed sign height of 25 ft, requesting a 16-foot variance. Sign ordinance allows max height of 9 feet.

Proposed sign area of 700 square feet, requesting a variance of 650 square feet. Sign ordinance allows max sign face area of 50 square feet per side (2 faces).

Reduce sign setback of 15 feet to 10 feet. Signs larger than 40 square feet require 15 feet setback from right of way, requesting a 5-foot variance.

This proposal also includes taking down four non-conforming signs on the property.

1. The Box Sign containing "Tienda Huehuetco #2." This box is approximately 40 square feet (8'x5'). Displayed in attached picture titled "Exhibit D."
2. The Box Sign containing "S&R Apparel." This box is approximately (60 feet 12'x5'). Displayed in attached picture titled "Exhibit D."
3. The Pylon Sign containing "Advanced Rent to Own" (9'X3) "Lawhorn" (8'x4) and the white blank sign (4'x4') totals 75 square feet. Displayed in attached picture titled "Exhibit C."
4. The Ridgewood Village Pylon sign. The face of the signage is approximately 50 square feet (10'x5') ; however the actual footage of the frame occupies approximately 91 square feet (13'x7') The total width of this sign structure is 13' 2' wide and 16' 3 " tall. Displayed in "Exhibit B."

Brian Williams *Mayor* **Mike Chauncey** *Vice-Mayor* **Jacky Cagle** *Councilmember* **Esther Helton** *Councilmember* **Andrea Witt** *Councilmember* **Chris Dorsey** *City Manager*

RESOLUTION NO. 3325

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF EAST RIDGE, TENNESSEE, TO APPROVE A VARIANCE TO THE CITY'S SIGN ORDINANCE NO. 1028 FOR PROPERTY LOCATED AT 5611 RINGGOLD ROAD, TAX MAP #169K-A-014

WHEREAS, Ray McDowell, representing is C&A Properties, LLC, has petitioned the City of East Ridge pursuant to and in conformity with the Zoning Ordinance and the City's sign ordinance, to approve a variance to the City's sign ordinance to allow the following on property located at 6511 Ringgold Road, Tax Map # 169K-A-014;

1. Proposed sign height of 25 feet, requesting a 16-foot variance. Sign ordinance allows maximum height of 9 feet.

2. Proposed sign area of 700 square feet, requesting a variance of 650 square feet. Sign ordinance allows maximum sign face area of 50 square feet per side (2 faces).

3. Reduce sign setback of 15 feet to 10 feet. Signs larger than 40 square feet require 15 feet setback from right of way, requesting a 5-foot variance.

and

WHEREAS, the City Council has determined that such use is appropriate and desirable; and

WHEREAS, the proposed variance is consistent with the plans and policies of the City, is in harmony with the general purpose and intent of the zoning ordinance and regulations and the City's on-premise sign ordinance and is compatible with the character of the adjacent properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, AS FOLLOWS:

Section 1. The City Council hereby approves a variance to the sign ordinance to allow the following on property located at 6511 Ringgold Road, Tax Map #169K-A-014, as shown in the attached Exhibit A.

1. Proposed sign height of 25 feet, requesting a 16-foot variance. Sign ordinance allows maximum height of 9 feet.

2. Proposed sign area of 700 square feet, requesting a variance of 650 square feet. Sign ordinance allows maximum sign face area of 50 square feet per side (2 faces).

3. Reduce sign setback of 15 feet to 10 feet. Signs larger than 40 square feet require 15 feet setback from right of way, requesting a 5-foot variance.

Section 2. The passage of this Resolution is subject to the following requirements:

A. Ray McDowell, representing C&A Properties, LLC, will comply with all applicable provisions of the zoning ordinance and sign ordinance, including any local, state, and federal requirements.

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 _____ 2022.

_____
Brian W. Williams, Mayor

ATTEST:

_____
Christopher J. Dorsey, City Manager

APPROVED AS TO FORM:

_____
Mark W. Litchford, City Attorney

Exhibit A

452 Broad Street SW
Cleveland, Tn 37311
423-339-3333
423-559-7998 fax
signtechoutdoor@gmail.com

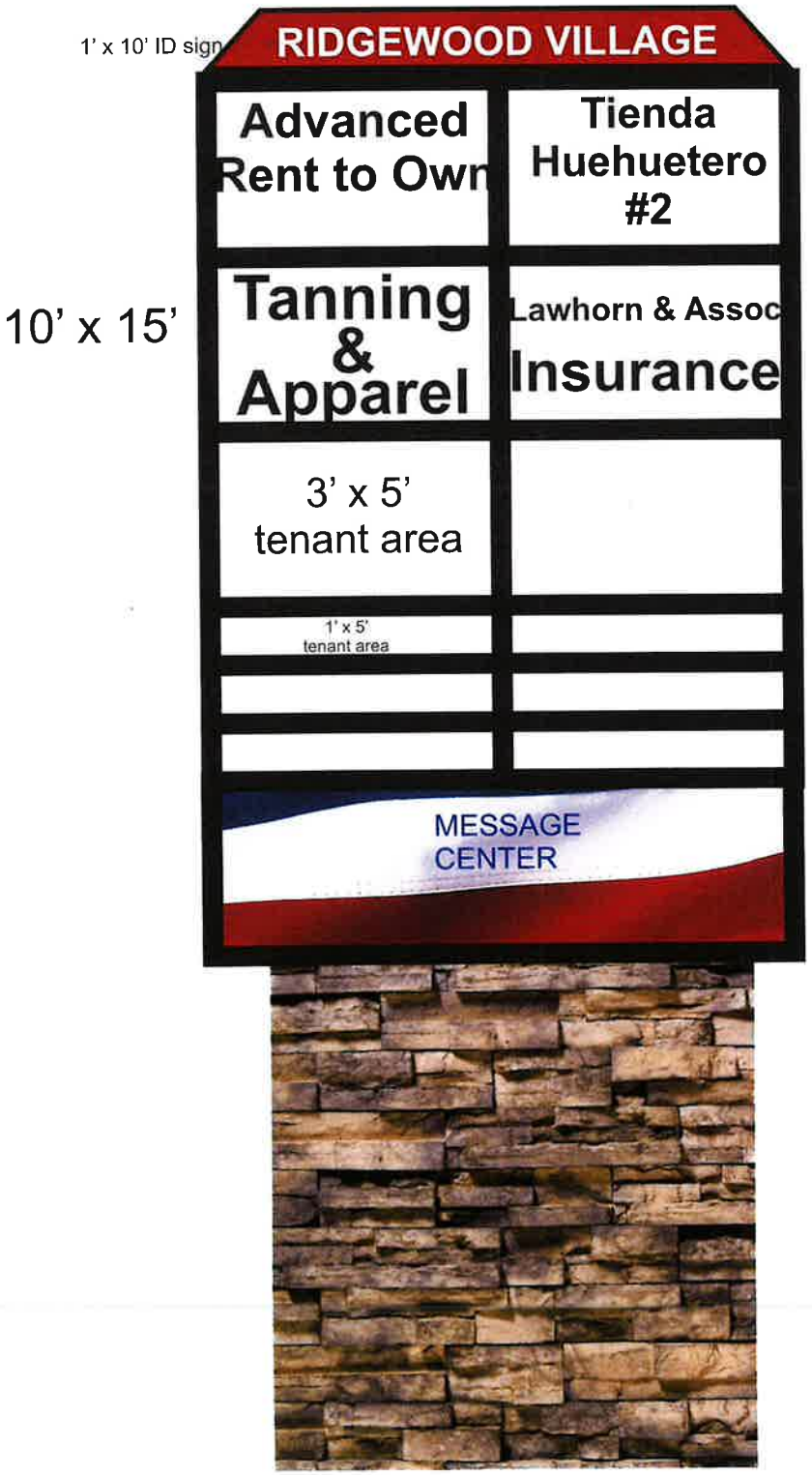
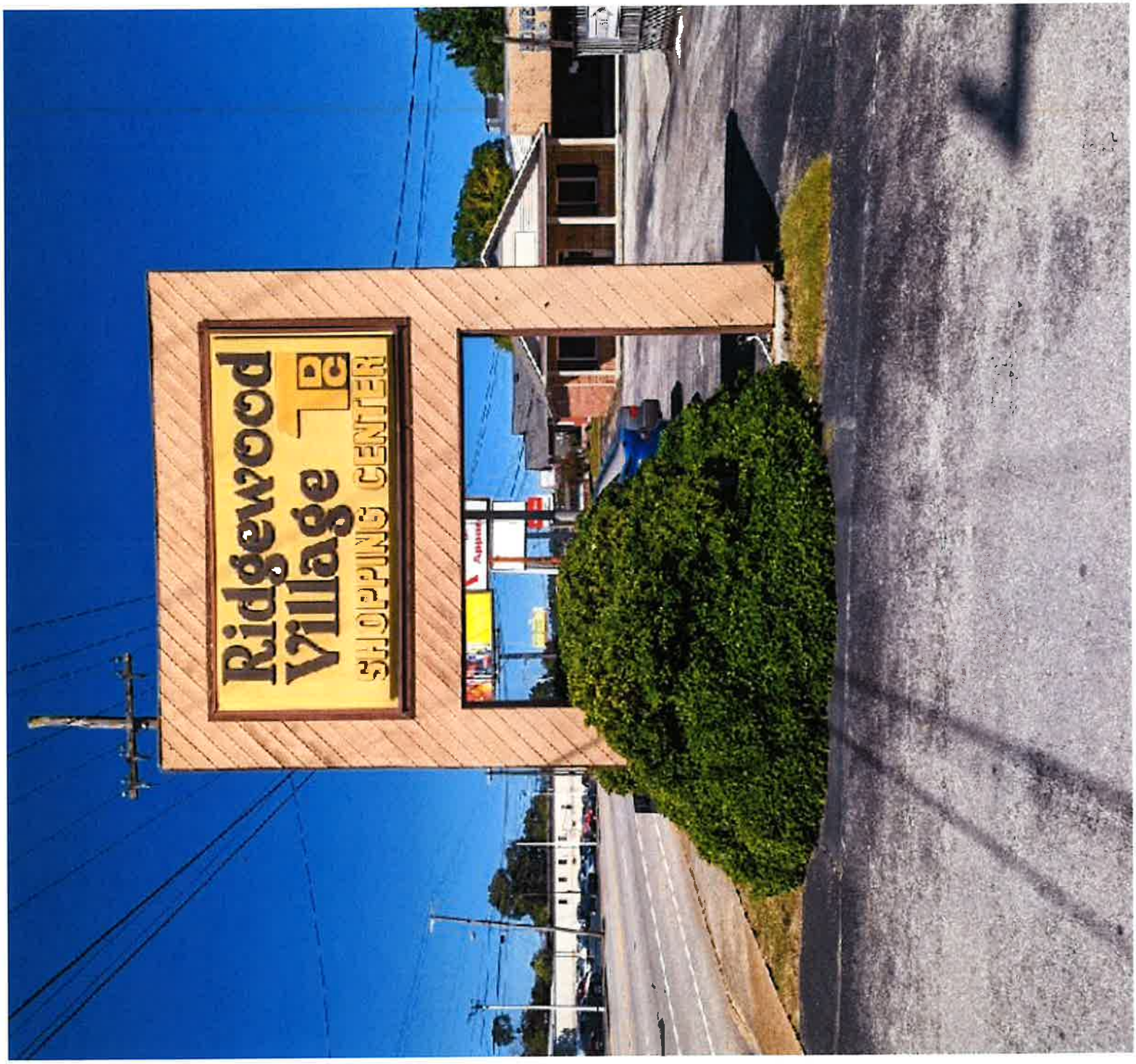


Exhibit B



RENT TO OWN
HOME FURNISHINGS & MORE
LAWHORN & ASSOCIATES
INSURANCE
423-867-3030
SPOT
MEX AN REST
AMERICA'S CAR-MART

P 1.9.14x3

SR
Tanning
&
Apparel
TIENDA
HUEHUETECO #2
EasyAuto
Home of the Small
Down Payment

Exhibit D

Site Reference

City of East Ridge

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

Office of the City Recorder

AGENDA MEMO

TO: Mayor and City Council
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: BEER BOARD APPOINTMENT

DATE: October 25, 2022

The following Beer Board term will expire on November 26, 2022:

MEMBER:	APPOINTED BY:	CURRENT TERM:
Carnell Storie	Councilmember Helton	11/27/19 – 11/26/22

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*

City of East Ridge

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

Office of the City Recorder

AGENDA MEMORANDUM

TO: Mayor and City Council
City Manager

FROM: Janet Middleton, City Recorder

SUBJECT: APPOINTMENT OF BEER BOARD CHAIRPERSON

DATE: October 25, 2022

Pursuant to Title 8, Chapter 2, Section 201 of the City Code, the Mayor has the prerogative of naming the Chairperson of the Beer Board each November. The current Chairperson is Roy Keown.

Brian Williams *Mayor* | **Mike Chauncey** *Vice-Mayor* | **Jacky Cagle** *Councilmember* | **Esther Helton** *Councilmember* | **Andrea Witt** *Councilmember* | **Chris Dorsey** *City Manager*