

Hollie Berry
Mayor



Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
March 17, 2022
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:24 PM. (Started late because of the BZA meeting.)

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Luther, Skonberg, Millard, and Smith were in attendance. The Commission's two planning advisors from the Southeast Tennessee Development District (Ashley Gates and Annya Shalun) and the Mayor were also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Luther lead the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. February 17, 2022 Meeting Minutes

Commissioner Browder asked for any corrections to the minutes. There were a few corrections. Commissioner Millard motioned to approve the minutes. Commissioner Luther seconded the motion. The motion passed.

VI. UNFINISHED BUSINESS (Moved to first since applicant was present.)

1. Request to Rezone 626 Lullwater Road from R-1 to R-T/Z.

Gordan Hulgan, applicant, was present. Staff explained that this rezoning was approved 2 years ago but expired. Staff still recommends approval. There are no issues with sewer connection and Mr. Hulgan is planning to build his single-family residence in July and live there.

Commissioner Smith motioned to recommend to City Commission to approve the rezoning request. Commissioner Skonberg seconded the motion. The motion passed.

VII. NEW BUSINESS

1. Design Review of Residential Condominiums at 1109 Dayton Boulevard

Applicant withdrew this agenda item. Item will be moved to next month's meeting since only a partial application has been submitted. No action was taken by the Planning Commission.

2. Permitted Residential Uses in the C-1 Commercial Zone

Staff recommends requiring a special exceptions permit for single-family dwellings in C-1 Commercial Zone with three specific conditions:

1. Lot must be an existing Lot of Record, properly recorded at the Hamilton County Register's Office prior to the adoption of the Zoning Ordinance.
2. Lot must be under 8,000 square feet, excluding any portion of the lot that lies within the floodway
3. Lot must abut or be directly across the right-of-way from an existing R-1 or R-1A Residentially zoned property

Commissioner Millard made a motion to recommend to City Council to amend the zoning ordinance to require a special exceptions permit for single-family dwellings in C-1 Commercial Zoning District based on the 3 conditions as written in the staff recommendation above. Commissioner Skonberg seconded the motion. The motion passed.

3. Election of New Officers

Commissioner Smith nominated Commissioner Browder to be Chair of the Board. Commissioner Millard seconded. The motion passed.

Commissioner Browder nominated Commissioner Millard to be Vice-Chair of the Board. Commissioner Skonberg seconded. The motion passed.

Commissioner Smith nominated Commissioner Skonberg to be Secretary of the Board. Commissioner Browder seconded. Commissioner Luther will help with taking minutes. The motion passed.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Luther seconded the motion. The meeting was adjourned at 7:02 PM.

The next meeting will be held on April 21st, 2022.

Chairman