



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
March 15, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:07 pm.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Browder, Smith and Baker were in attendance. The City Manager and the Commission's planning advisor from the Southeast Tennessee Development District were also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) February 15th, 2018 Meeting Minutes

Motion by Commissioner Browder to approve the February minutes as revised. Second by Commissioner Baker. Motion passed unanimously.

VI. NEW BUSINESS

a) ORDINANCE Amendments to Commercial District Intent Statements and Permitted Uses in Zoning Ordinance

Staff gave an overview of the ordinance and passed out a revised ordinance based on comments from the working meeting and edits from Chairman Hafley.

Staff also passed out a table uses to compares permitted, prohibited and special exception uses across C-4 and the existing commercial districts. The City Manager noted that the City Commission wanted to see fewer uses listed as special exceptions when they reviewed the draft table of uses. The Planning Commissioners went through the uses in the C-4 column and identified certain special exception uses that they agreed could be permitted by right or prohibited along the northern end of Dayton Boulevard. Staff incorporated these edits into the ordinance.

Motion by Commissioner Smith to recommend approval of the zoning ordinance amendment establishing the C-4 North Dayton Commercial Zoning District and amending intent statements for the C-1 and C-2 commercial zoning districts, with the revisions agreed upon by the Planning Commission at the March regular meeting. Second by Commissioner Browder. Motion passed unanimously.

b) Amendments to the Red Bank Design Standards

Staff gave an overview of the proposed changes to the design standards, along with the background and justification for the amendments. Staff presented a map showing parcels with frontage greater than 175 feet on Dayton Boulevard.

Chairman Hafley questioned whether project cost would be a better way to distinguish between staff and planning commission review projects. The City Manager noted that project cost is estimated by the applicant and the City has no way of verifying or estimating project cost. Staff explained that the frontage limit was decided upon as a simple metric that could be used as a proxy for project size or developer.

Chairman Hafley commented that he would like to see a comparison of the Design Standards before and after the amendment. Staff replied that they would show track changes in the next draft, but also noted that some of the changes were preliminary and in need of initial input from the planning commission. Staff noted that there were no examples of design standards where site plans were not required as part of the submittal process. Staff highlighted the review process as the area of the draft design standards that needed the closest review by the planning commission. Staff suggested that an ordinance could be prepared once a reasonable solution was agreed upon to simplify the design review process for staff review while ensuring that staff received submittals that could be used to verify compliance with the design standards. The feedback collected at the March meeting would be incorporated into the amendment to the design standards.

VI. UNFINISHED BUSINESS

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Smith. Adjourned at 8:22 PM.

Chairman