

Hollie Berry
Mayor

City of Red Bank
Municipal Planning Commission

Martin Granum
City Manager

REGULAR MEETING AGENDA

March 27, 2024

6:00 pm

Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Kelly

☐ Commissioner Cannon

☐ Commissioner Skonberg

☐ Commissioner Millard

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. January 24, 2024

VI. NEW BUSINESS

1. Request to Rezone 309 Morrison Springs Road from R-1 Residential to C-2 Commercial
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comment
 - d. Discussion/Vote
2. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA

January 24, 2024

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary



Commissioner Browder



Commissioner Kelly



Commissioner Cannon



Commissioner Skonberg



Commissioner Millard

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. December 21, 2023

- a. Commissioner Cannon motioned to approve the minutes, Commissioner Browder seconded; the motion carried unanimously.

VI. NEW BUSINESS

1. Election of Officers

- a. Commissioner Kelly and Commissioner Cannon asked to have their names withheld from nomination; Commissioner Millard nominated Commissioner Browder as Chair, Commissioner Browder nominated Commissioner Millard as Vice Chair, and Commissioner Skonberg as Secretary. All commissioners present voted in favor.
- b. Public Comment

2. Complete Streets Ordinance

- a. Michael Pham presented a draft of the Red Bank Complete Streets Policy, to be integrated with the comprehensive plan.

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Chairperson

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Michael Pham, Red Bank Community Development Planner

From: Ashley Gates, Regional Planner

Date: March 19, 2024

Subject: Request to Rezone 309 Morrison Springs Road from R1-A Residential to C-2 Commercial

SUMMARY

Property Address:	309 Morrison Springs Road	Property Owner:	Elane Robbins Harris
Tax ID:	109I A 040	Applicant:	Darshita Patel & Satishkumar Patel
Deed Reference:	4892-0931	Current Zoning:	R1-A
Flood Zone:	No	Requested Zoning:	C-2
Current Land Use:	Undeveloped	Surrounding Zoning:	C-2 and R-1A
Surrounding Land Use:	Fast food restaurant, vacant parcels, single-family detached residential		
Proposed Use:	4,000 square foot liquor store		
Staff Recommendation:	Approve		

ANALYSIS

Current and Proposed Use

The property at 309 Morrison Springs Road is an undeveloped parcel with access via Morrison Springs Road. Darshita Patel & Satishkumar Patel are under contract to purchase this property, with the condition that the rezoned in order to build 4,000 square foot liquor store. This liquor store will replace their current operation in Dayton Plaza.

Zoning Ordinance

The current zoning of R-1A only allows for single-family residential uses, churches, recreational uses and schools. In order to have a retail establishment, the property needs to be rezoned to either C-1 or C-2 commercial. The property is adjacent to C-2 Commercial, which is a more appropriate zone for this area that is considered the Central Business District of Red Bank. All lot lines that abut the residentially zoned properties will be required to have a Type B landscaped buffer, which is a 20-foot wide planted yard with native species as listed in the Zoning Ordinance.

Compatibility with Surrounding Land Use

While this property is located adjacent to some single-family residences, it is also located along Morrison Springs Road, a major thoroughfare. It is not located within the middle of a neighborhood. The proposed small-scale retail store, along with the required landscaped screening, appears to be compatible this area, including the adjacent fast-food restaurant and single-family home.

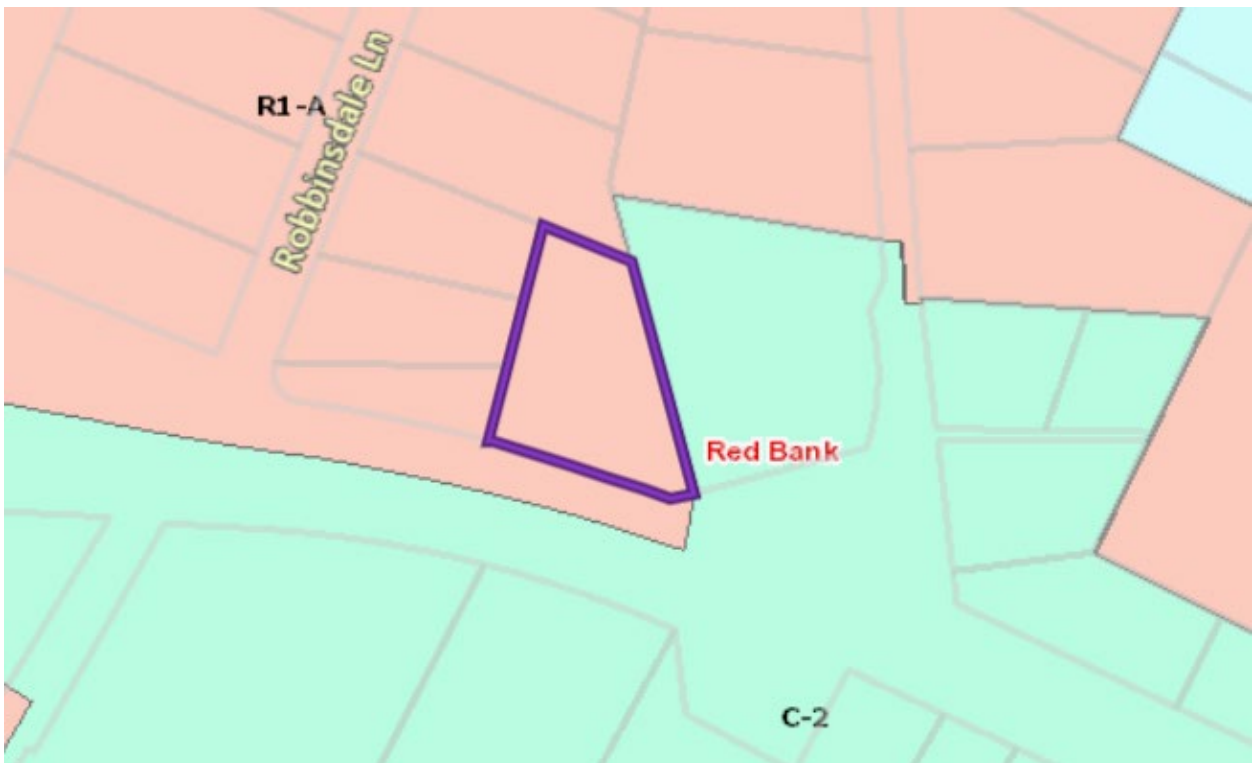
Aerial View, 2022



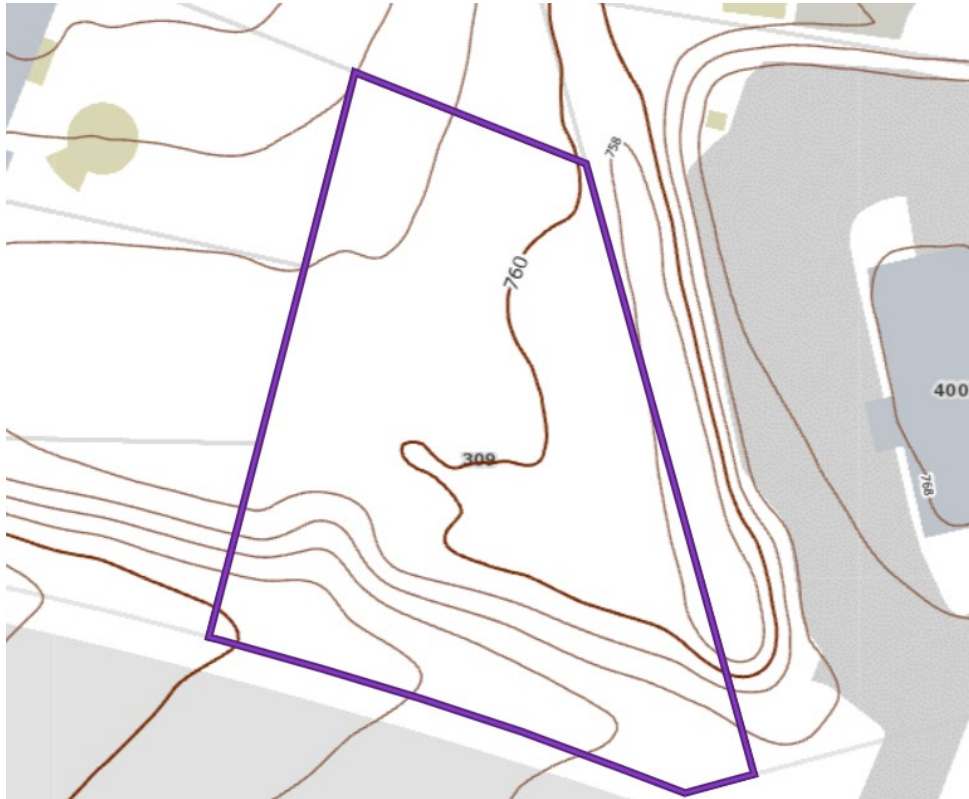
Google Street View of Property, Dec. 2023



Zoning Map



Contour Map (2-foot contours)



Land Use Plan

An important concept from the adopted land use plan, also known as the Red Bank 2035 Plan, was the creation of the C-2 Commercial zone to serve as the central business district. The proposed small-scale retail space will be required to follow the Design Review Standards and landscaping requirements. The adjacent fast-food restaurant is an automobile-centered business with a larger parking area fronting Morrison Springs Road and is generally incompatible with the town center concept that was brought forth in the Red Bank 2035 plan. The proposed rezoning and liquor store could add to the town center concept, and move a well-used business from Dayton Plaza, a shopping center built in 1960, to a new structure.

Spot Zoning

This property is adjacent to existing C-2 zoning, and spot zoning is not a concern.

RECOMMENDATION

Staff recommends approval of the requested rezoning. Because the Design Review Standards and licensing requirements for liquor stores will mitigate any adverse impacts of the requested zoning, staff does not recommend that any conditions be added to the rezoning ordinance.