

Hollie Berry
Mayor

City of Red Bank

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

December 11, 2024

6:00 pm

Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Millard

☐ Commissioner Cannon

☐ Commissioner Skonberg

☐ Commissioner Kelly

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

- a. October 23, 2024

VI. NEW BUSINESS

- 1. Dayton Boulevard Right-Sizing Study Update
 - a. Staff Presentation
 - b. Public Comment
 - c. Discussion/vote
- 2. TDOT SR-8 Resurfacing Concept Update
 - a. Staff Presentation
 - b. Public Comment
 - c. Discussion/vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

- 1. City commission item updates
- 2. Planning commission calendar year updates

IX. ADJOURNMENT

Hollie Berry
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MUNICIPAL PLANNING COMMISSION REGULAR MEETING MINUTES

October 23, 2024

6:00 pm

Red Bank Court Room
3117 Dayton Boulevard

VI. CALL TO ORDER

VII. ROLL CALL – Secretary

☒ Commissioner Browder
☒ Commissioner Cannon
☒ Commissioner Kelly

☒ Commissioner Millard
☒ Commissioner Skonberg

VIII. INVOCATION

IX. IV. PLEDGE OF ALLEGIANCE

X. CONSIDERATION OF THE MINUTES

- a. September 25, 2024 – Commissioner Kelly motioned to approve the minutes, commissioner Skonberg seconded

VI. NEW BUSINESS

1. Request to rezone 619 Lullwater Rd. from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line

- a. Applicant Presentation

Tim Bryant, applicant owner resident: requesting the rezoning in order to subdivide the property and build four additional homes to sell; the property is almost 3 acres and we will be building single family detached homes like the properties immediately to the north—3 bed, 2 bath; intending to build one house at a time and sell individually;

- b. Staff Presentation

Community Planner, Michael Pham: presented the recommendation to approve the rezoning request due to its proposed similarity to other developments on Lullwater and specifically immediately north of the property; the proposed site plan meets the development standards in the same way the homes immediately to the north do.

- c. Public Comment

Gordon Hulan, 630 Lullwater: rezoned my property in a similar manner with a similar concept; this kind of development is a good for Lullwater and the price point the applicant stated is accurate; I am in support of the rezoning because a lot of good families are moving in to these kinds of houses along Lullwater

Unknown audience member: is there a possibility of a sidewalk on Lullwater? I walk my dog every day there and it's like a drag strip; staff responded that the comprehensive plan has a mobility element that has invited the public to make comments on desired traffic calming, sidewalk improvements/additions, and the consultant is building recommendations for those kinds of multimodal infrastructure improvements.

- d. Discussion/Vote

Commissioner Kelly asked what the cost would be; applicant responded a sale of 400,000-500,000; Commissioner Kelly asked about the details of the steep slope indicated in the recommendation; staff stated that most of the steep slope is in the rear of the property but there is an indication that the front of the property may have steep slope areas and the burden is on the builder and surveyor to show that the building footprint would not be built on 20% grade or if it is then there would be a soil stabilization plan as required by the steep slope ordinance; Commissioner Kelly asked when a traffic study is required for rezonings like these; staff stated that there is not explicit requirement for traffic studies but the pattern in Red Bank seems to be on an ad hoc basis; Commissioner Browder asked if they could require detached homes on the recommendation; staff responded that the R-T/Z zone lists attached homes as a permitted use and conditioning the property to prohibit attached homes is contradictory to recommending the zoning for approval; Commissioner Kelly and Commissioner Browder stated that the condition should be on the recommended not to muddy the water but to state that the PC heard the request first and because in the past there have been changes to plans that were not in alignment with what the neighbors were presented; Commissioner Cannon motioned to approve the rezoning with the condition that the houses only be single family detached; Commissioner Kelly seconded; the motion carried unanimously

2. Request for 4205 Lyndon Ave. special exceptions permit for assembly use

a. Applicant Presentation

Mitchell MacGregor, applicant, owner, operator: requesting the permit to operate public and private events as gathering space or an irregular co-working space for daytime use; part of the building is used as my real estate office, other parts of the warehouse row are a gym, restaurant storage, motorcycle shop, non-profit bicycle shop, and some other construction tenants; the desire is to develop a creative and fun concept that would not be a regular public venue but would be available to rent to artists, photographers, musicians, craft markets; also looking for photos of the casket factory that used to operate in the warehouse because it would be a fun decorative theme to continue;

b. Staff Presentation

Community Planner, Michael Pham: staff recommends approval because the assembly use is not explicitly permitted in the L-1 zone but surrounding uses are similar in that they provide spaces for a variety of uses and encourage people to gather—the sweat club, the motorcycle shop, the non-profit bicycle co-op; there are not any known co-working spaces in Red Bank other than The Meeting House which is a coffee shop with seating--it is a unique use in that regard and will likely contribute a new and needed opportunity for the community; the requested watchman's residence is an explicitly permitted use with the issuance of a SEP, and only included in L-1 parcels, of which there are only a handful in Red Bank; staff recommend approval of this SEP as well

c. Public Comment - none

d. Discussion/Vote

Commissioner Kelly motioned to approve the SEP for assembly at 2405 Lyndon Avenue; Commissioner Skonberg seconded; the motion carried unanimously.

3. Request for 2405 Lyndon Ave. special exceptions permit for a watchman's residence

a. Applicant Presentation – the planning commission moved to discussion/vote after hearing the presentation from the previous request for SEP

b. Staff Presentation - none

c. Public Comment - none

d. Discussion/Vote

Commissioner Skonberg motioned to approve the SEP for a watchman's residence at 2405 Lyndon Avenue; Commissioner Millard seconded; the motion carried unanimously.

4. Design Review for 309 Morrison Springs Road

- a. Applicant Presentation - none
- b. Staff Presentation

Community Planner, Michael Pham, presented the design review checklist which showed four unfulfilled elements, three of which the applicant had requested variances for; the parking lot location variance, and the building set back variance are hardships imposed by the site due to WWTa infrastructure across the front of the lot which prevents the building from being built with the required 7' – 25' setback; the building being set back further requires the parking lot to be placed up front rather than behind; the façade clear vision glass requirement of 30% is being requested due to security concerns—excessive sight into the building where sale transactions are being performed; the dumpster screening requirement was not shown in the submitted plans but would be accepted and inspected at the building permitting stage; street cut permits are required by the public works department and are not required to be completed before design review is approved;

- c. Public Comment
- d. Discussion/Vote

Commissioner Browder asked about specific landscaping requirements; Pham stated that the site plan showed the required street fronting landscape requirements; Commissioner Browder asked about the timeline for construction; the owner, Satish Patel, responded that as soon as everything was approved they would begin—they are relocating a currently operating liquor store and are eager to start business in the new location; Commissioner Millard asked if they had any other locations and the owner responded no; Commissioner Millard noted the similar façade on a liquor store on 153;

Commissioner Cannon motioned to approve the design review with the approval of the three requested variances, and in addition that the pillars project 6 inches; Commissioner Millard seconded; the motion carried unanimously

Commissioner Kelly motioned to cancel the November regular meeting which falls the day before Thanksgiving and move the December 25th regular meeting to December 11th; The motion carried unanimously.

Chairperson

City of Red Bank Planning Commission - 2024 Summary

month	rezonings	design reviews	plat approvals	special exceptions permits	other items	minutes approved
January					2	1
February(cancelled)						
March	1				1	1
April(cancelled)						
May			2			1
June	1			1	1	1
July	1				2	1
August	1				2	1
September	1				1	1
October	1	1		2	1	
November(cancelled)						1
December					1	1
total	6	1	2	3	11	9

total items	total meetings	total time in session
32	9	14 hours and 33 minutes



**Thank you for all of your
hard work this year!
The city of Red Bank is
better because of you!**

Planning Commissioners

Becky Browder(chair)
Bill Cannon
Brenna Kelly

Sonja Millard(vice chair)
Kate Skonberg(secretary)
Ashley Gates(SETDD staff)