



Annual Report

Fiscal Year 2024-2025

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1. Introduction

The Community Development Department embarked on its first operating year in FY25. Previously working under Public Works, community development staff were responsible for building permits and inspections, code enforcement, zoning and land use, capital projects, storm water utility management, transportation networks, TPO/RPA support, SETD partnership, comprehensive plan support, parks, trails and recreation development, citizen advisory board support, grants and strategic partnerships.

Branching off from Public Works beginning July 1, 2024, the new Community Development Department took full charge of building and codes enforcement, strategic planning, citizen advisory boards, grants, and collaborating with public works on stormwater, transportation, and capital projects. The establishment of a separate department was motivated by the need for in-house planning services, greater intentionality in visioning, expanded capacity for department support across city hall, and an increased level of community engagement.

Our mission statement is:

“To develop and implement strategies to enhance economic opportunity, build strong neighborhoods, promote public engagement, and ensure a dynamic framework for quality growth and development of Red Bank”

As the 2024-2025 fiscal year comes to a close, this report will brief the efforts and actions of our department, as well as our outlook and strategies for the future.

2. Staff



Director

Leslie Johnson



Building Official

Eddie Clinton



Planner

Michael Pham



Admin

Beth Powell





3. *Fiscal Year Review*

Codes Enforcement

Red Bank's Building Official, Mr. Eddie Clinton, is the lead on all things codes enforcement and building permits. Mr. Clinton continues to expand upon his knowledge of building codes while maintain various inspection certifications through the State of Tennessee and being an active member of the Tennessee Building Officials Association (TBOA). See the table below for the summary of inspections performed in FY25.

Codes Enforcement FY 2025 Summary Table

TYPE	FY 2025 TOTAL
Building Permits	1,049
Building Inspections	1,212
Code Enforcement Actions	133

Fiscal Year Review

(continued)



Citizen Advisory Boards

Planning Commission

The Red Bank Municipal Planning Commission is an empowered body which:

- Make reports and recommendations to the City Commission on land development activities and community initiatives.
- Adopts and administer subdivision regulations
- Certify land use zoning plans and maps
- Adopts an official general land use plan for the municipality's physical development.

The Planning Commission is made up of five members, appointed to their seats by the city commission. The current Planning Commissioners are:

- Sonja Millard
- Blake Pierce
- Robin Pipkin-Parker
- Ben Richards
- Kate Skonberg

These members have experience deep in the community pertaining to the school district, non-profit organizations, housing authorities, real-estate, local history, and multimodal transportation advocacy. They are a key piece of city-developer cooperation as the need for commercial and residential development continues in our community.

Community Development, as an in-house department, has opened the door for the planning commission to elevate its training program, community presence, and strategic planning contributions. This year, planning commissioners displayed an outstanding level of commitment by enrolling in the Planetizen online planning-commissioner training program, a citizen planner program that educates individuals



Fiscal Year Review

(continued)

on the theory and practice of urban planning. The planning commission will be a key player in the coming land use regulations and zoning code update anticipated for the FY26 fiscal year beginning July 1, 2025.

Planning Commission FY 2025 Summary Table

TYPE	FY 2025 TOTAL
Rezonings	6
Design Review	1
Plat Approval	2
Special Exceptions Permit	3
Other Items	11

Board of Zoning Appeals (BZA)

The BZA, also an empowered body, is responsible to:

- Review and make variances to the terms of the zoning ordinance upon request
- Interpret the zoning maps and pass upon disputed questions of lot lines or district boundaries or similar questions as they arise in the administration of the zoning ordinance.
- Hear and decide appeals from property owners on actions or decisions by an administrative official or from enforcement of the zoning ordinance.

Such requests may be related to rezoning requests, plat submittals, variances to

Fiscal Year Review

(continued)



the land use regulations, and other land-use and zoning decisions. The current members of the BZA as of June 30, 2025 are:

- Chad Bullard
- Sonja Millard
- Rufus Smith, chairperson
- Karen Ziv
- Vacancy

Non-Profit Citizens Advisory Board

Established by the Red Bank City Commission, this board consist of six members who assist the City Manager, the Finance Director, and such other City Officials with respect to topics related to the identification, selection, and disbursement of charitable donations as the necessities and appropriateness of the services and advice shall become evident and City staff and the Advisory Board are accorded such advisory authority as shall be necessary.

In FY25, the Non-Profit Advisory Board awarded \$50,000 to local organizations to assist in their work in service to the Red Bank community. The Board will again receive and review grant applications for FY26, beginning in July 2025 as part of a three-phase release of ARPA grant funds allocated by City Commission for Non-Profit initiatives. Current members as of June 30, 2025 include:

- Tiffany Bell
- Lisanne Boling
- Hilary Evans
- Freddie Hanner
- Lori Kyle
- Kedric Webster.



Fiscal Year Review

(continued)

Red Bank Public Art Board (RBPAB)

The Red Bank Public Art Board consists of ten members who provide recommendations to the City Commission for the selection, installation, and maintenance of public art. Their mission is to enrich the lives of residents and visitors by supporting a diverse range of public art projects, programs, and partnered events that enhance the city's cultural landscape.

Through strategic planning and community input, the board aims to incorporate a variety of public art initiatives, fostering vibrant experiences that strengthen community connections.

In FY25 the board successfully facilitated the installation of graphic art on 4 utility boxes (figures 1-4) Additionally, a wall mural was commissioned at Kid's Corner (figure 1). The RBPAB members as of June 30, 2025 include:

- Catherine Billings
- Monique Clouse
- Meghan Furr
- Julie Goss
- Amy Griffith
- Taylor Kinser, Vice Chair
- Megan Ledbetter
- Philip Luckey
- Tessa Ross, Chair

Fiscal Year Review

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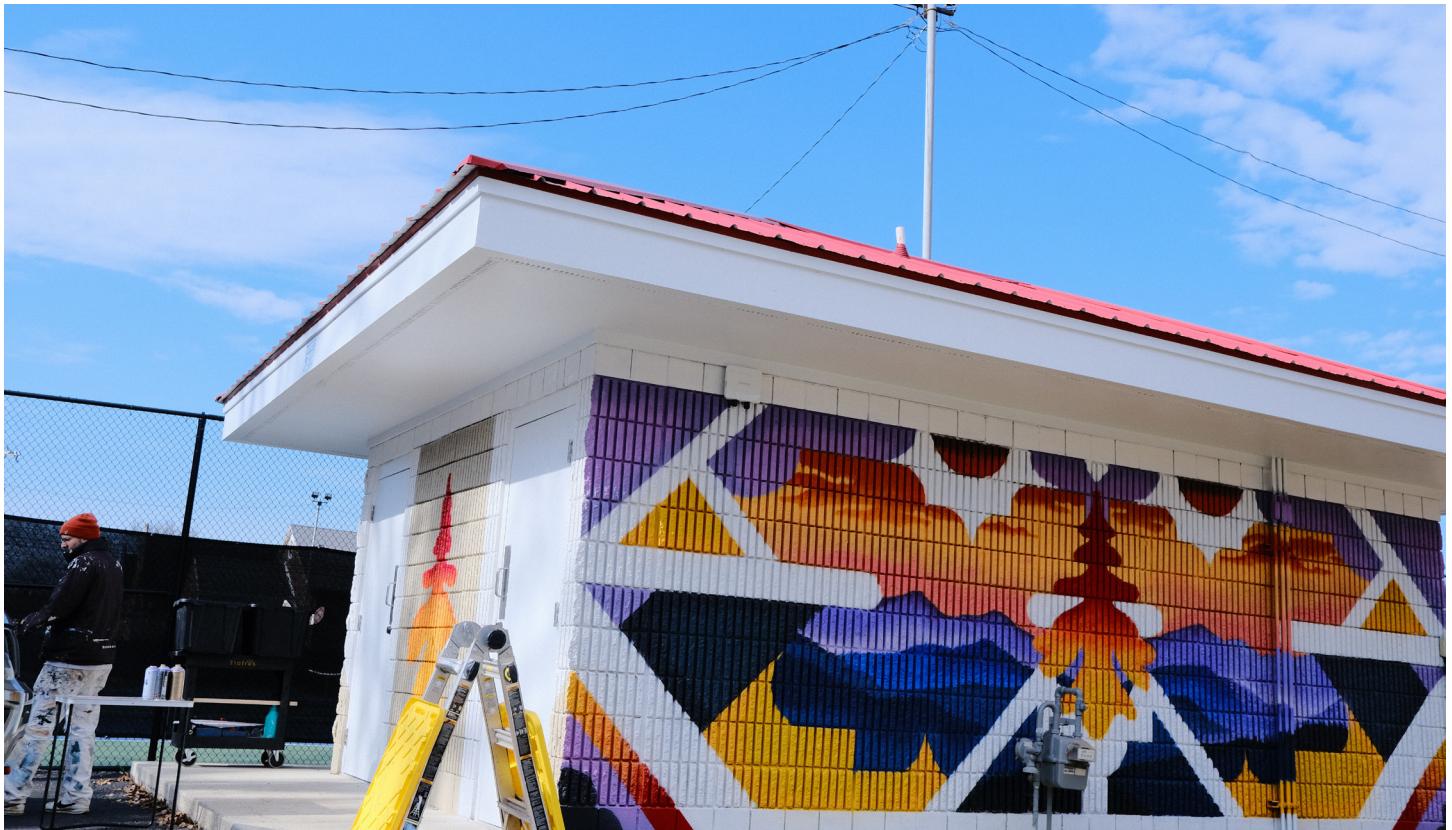


Figure 1. Adam Stephenson



Figure 2. Andi Kur

Figure 3. Karen Estes

Figure 4. Amanda Brazier

Figure 5. Jessalyn Claire



4. Initiatives

Library Card Program

In partnership with the Chattanooga Public Library, Community Development distributed free library cards to the Red Bank community.

Access to a public library has been a recurring request from the community and while a brick and mortar branch is not yet feasible for Red Bank, we were able to supply a limited number of cards utilizing allocated funds and private donations. In FY25 the Community Development Department distributed 172 cards to community members and anticipate another round of distributions during FY 26 beginning July 1, 2025.

Transportation

Perhaps the most impactful facet of the Red Bank built environment is its transportation network. For decades the community has asked for multimodal transportation, safe pathways for pedestrians, and park connectivity. The Community Development Department is actively involved in multiple strategic partnerships working on expanding and improving the network across and around the city.

The City of Red bank is a jurisdictional partner in the Chattanooga-Hamilton County/North Georgia Metropolitan Planning Organization which is currently working to adopt a Comprehensive Safety Action Plan(Figure 1); the plan establishes safety standards, makes recommendations for multimodal improvements, and develops policies for funding, designing, and building safe transportation infrastructure.

Community Development and Public Works is currently working with the Tennessee Department of Transportation (TDOT) on resurfacing and various right-

Initiatives

(continued)



sizing projects around the city (Figure 1). While TDOT often executes the heavy lift on these projects in terms of funding and engineering, Community Development partners with Public Works to identify gaps in transportation needs and inform the community about future changes to roadways and plan for temporary demonstration activities before construction begins.

Community Development is also a primary facilitator for the capital improvements plan, which provides long-term architecture for scheduling, funding, and initiating projects related to the city's investments in the built environment.

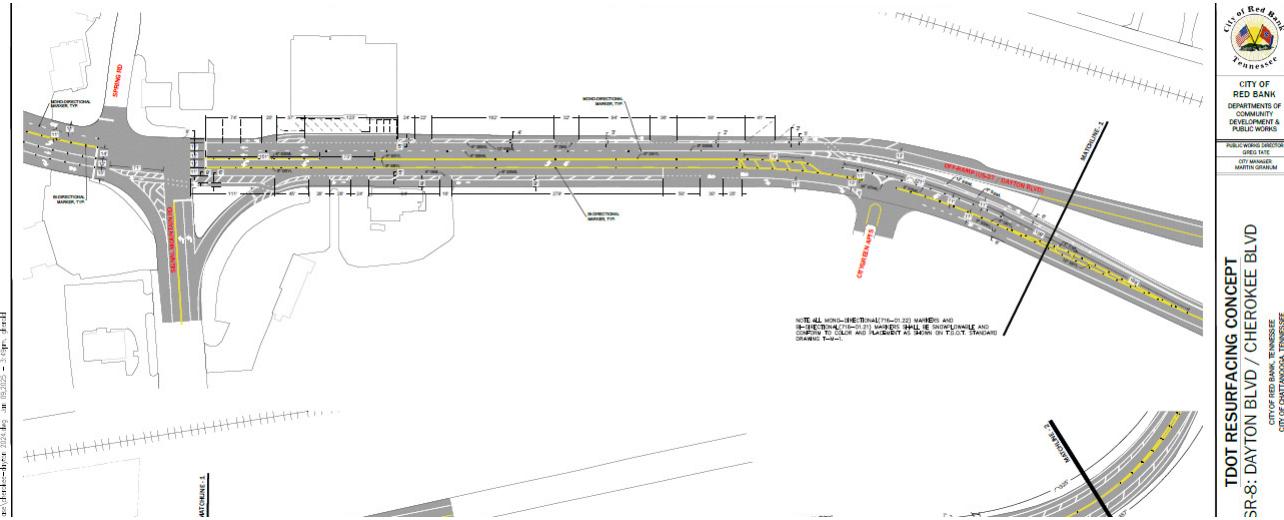


Figure 6. TDOT SR-8 resurfacing concept



Figure 7. ESRI StoryMap of Red Bank's Planning History



Initiatives

(continued)

Stormwater Management

Storm incidents have become increasingly frequent and intense in the 21st century. The department's efforts to plan for future storm events include stormwater credits manual, infrastructure improvements such as the Stringer's Branch Restoration at City Park, White Oak Park detention pond rehabilitation project and a comprehensive asset management plan (Figure 1). This is one of the key areas where the city can build resilience for community safety and environmental health.

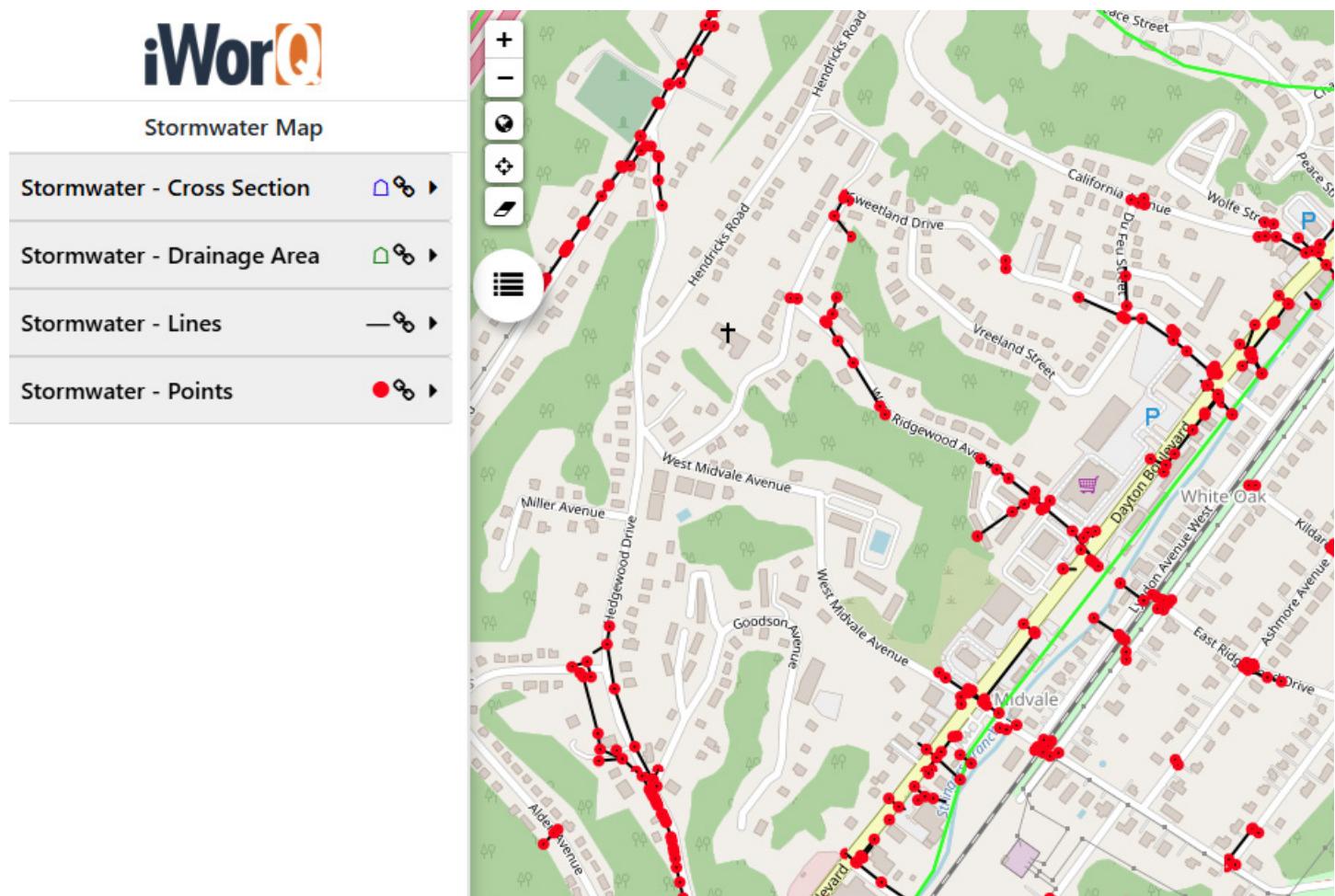


Figure 8. ESRI StoryMap of Red Bank's Planning History

Initiatives

(continued)



Sanitary Sewer

In collaboration with Waste Water Treatment Authority(WWTA) the city works closely with regional planning partners to maintain, improve and invest in sanitary sewer infrastructure. Beginning in FY25, Director Johnson serves as a member of the WWTA Board representing Red bank. Together, we are reviewing areas of potential sewer system expansion with three specific areas in Red Bank identified as high potential for development but underserved by sanitary sewer infrastructure. (Figure 1) The Community Development will continue to collaborate with WWTA for expansion opportunities and capital investment in sanitary sewer infrastructure.



Figure 9. ESRI StoryMap of Red Bank's Planning History



Initiatives

(continued)

Geographic Information Systems (GIS) Mapping

In July 2024, Michael Pham, our community planner attended the ESRI User Conference to begin building and expanding the city's GIS capabilities. We can now perform a wide variety of geospatial analyses, housing planning, service mapping, parks and recreation planning, multimodal transportation planning, and much more.

One of the key initiatives of the department in building this capability is to communicate important city planning information and strategy to the public using the ESRI GIS platform. This year we have assisted Public Works with solid waste management mapping and sidewalk inventory management (Figure 10-11). We have also begun the back-end development of the capital improvements plan to organize, schedule, and visualize future investments in sewer, transportation, parks and recreation, and stormwater infrastructure.

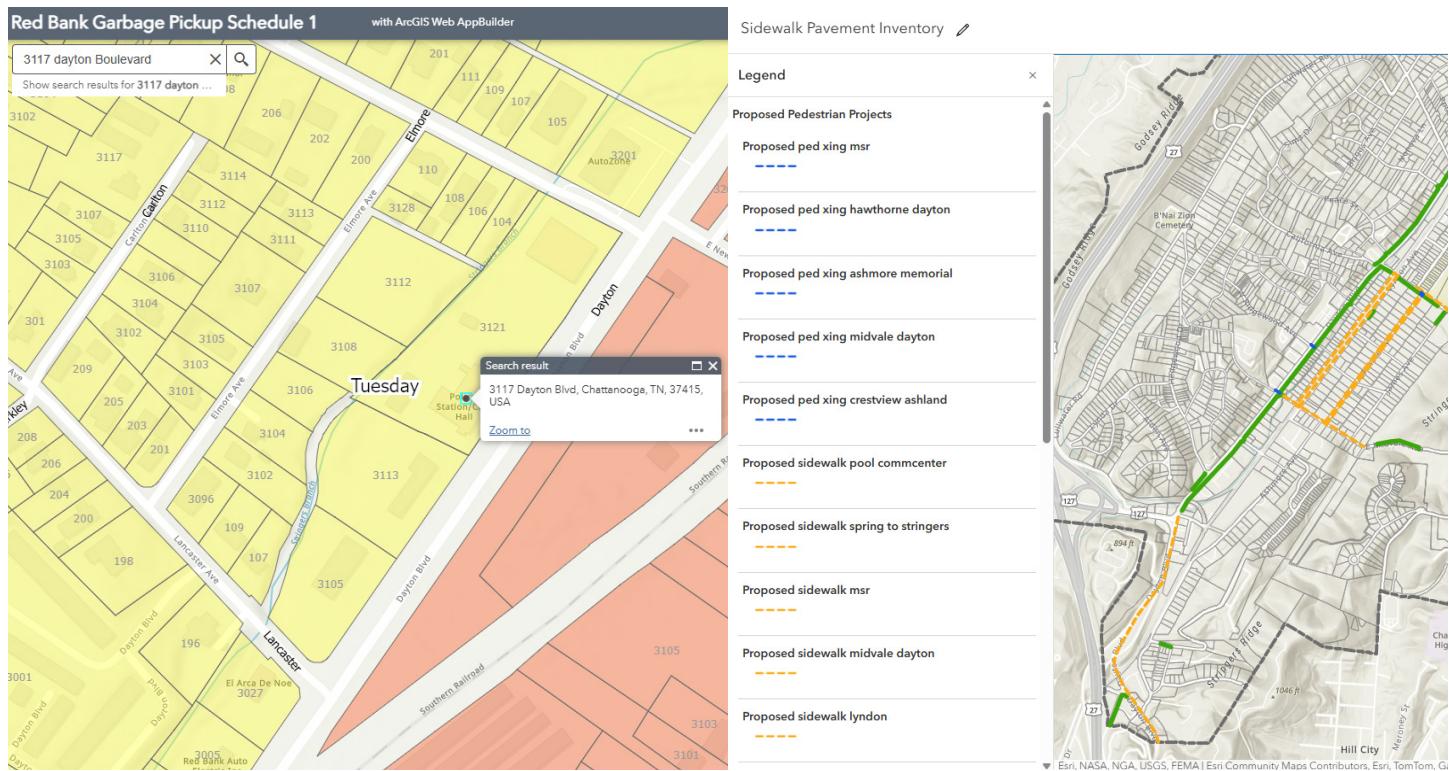


Figure 10. Public Works garbage pickup app

Figure 11. Public Works sidewalk inventory app

Initiatives

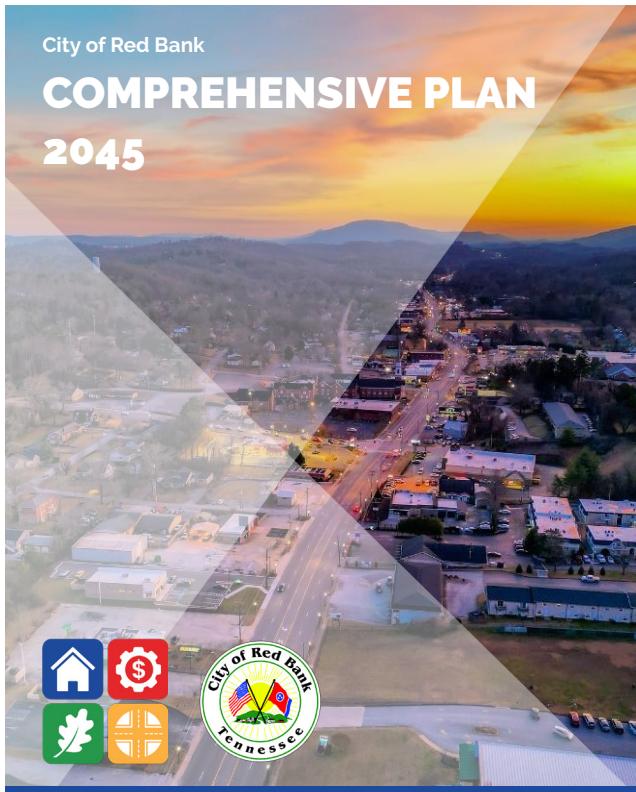
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Comprehensive Planning

The biggest lift for us this year was the Red Bank Comprehensive Plan 2045 initiative. In collaboration with TSW Inc. We completed a 15-month, robust public engagement and planning process to gather a critical body of community feedback, assessment of land use, transportation, housing, recreation, and economic development conditions, and establish a strategic road map for guiding Red Bank into a prosperous future.

In addition, the comprehensive plan included a community engagement process for the former Red Bank Middle School site (FRBMSS). We facilitated a series of activities for the community to come together and share their dreams for this iconic city property. The road map for investing in this property is laid out in a small area study.





Initiatives

(continued)

The Red Bank Comprehensive Plan 2045 and FRBMSS Small Area Study were formally adopted by the Red Bank Planning Commission on May 28, 2025 and adopted by the Red Bank City Commission on June 17, 2025. The newly adopted plan can be found on the city's website under Community Development. Additionally, you can find the timeline StoryMap which layouts the history of planning initiatives in Red Bank (Figure 1).



The first visioning document created for the city was the 2003 "Focus on the Future: A Strategic Agenda for Red Bank, Tennessee". This was a community engagement initiative that collected ideas and recommendations of city residents, businesses, civic organizations, and elected officials.

Scroll through the gallery to see key points of that document, or click [here](#) to read the document in full.

"FOCUS ON THE FUTURE" TIMELINE

- ❖ **January 11, 2002 - TVA Quality Communities kickoff with Chamber of Commerce**
- ▶ **August 6, 2002 - TVA meets with steering committee**
- ▶ **September 10, 2002 - Red Bank Vision Council meeting**
- ▶ **September 30, 2002 - Vision Council workshop**
- ▶ **October 21-28, 2002 - community input meetings**
- ▶ **November 4, 2002 - review input, determine priorities**
- ▶ **January 6, 2003 - review draft of report for final edits**

Figure 11. ESRI StoryMap of Red Bank's Planning History

Future Outlook



Fiscal year 2024 was an immensely productive year of pursuing community engagement, strategic planning, and developing partnerships. The near future is a continued focus on how our efforts and plans now will be a generational undertaking—we are determined to build a resilient foundation of visioning and community engagement for future staff, elected officials, and citizen advisory boards.

One of our biggest projects this coming fiscal year will be an overhaul of the city's various land use regulations and zoning ordinance in efforts to support the community's vision, goals and objectives as identified in the Red Bank Comprehensive Plan 2045.

This effort will be a critical element of setting the conditions for our community's needs in housing, connectivity, and multimodal transportation. Anticipated to begin in early fall, this will be a department-wide project to assess patterns of development, code enforcement history, and comprehensive plan recommendations.



Commission Goals

The Community Development Department is committed to following the lead of our city commissioners and to support their adopted goals for 2025:

- Develop a new land conversion agreement with TDEC and NPS. (Mayor Dalton)
- Create priorities for safe streets: curtailing speeding, enhancing pedestrian walkability, and protected cycling routes. (Vice Mayor Berry)
- Increase economic development efforts. (Commissioner Holmes)
- Implementation of the Parks Master Plan. (Commissioner Wilkinson)
- Low-cost activation of city property by making improvements (i.e. tables, gardens, etc.). (Commissioner Fairbanks-Harvey)

As a department we are enthusiastically pursuing each of these goals either directly or indirectly. Whether it be our non-profit board supporting the economic development of local organizations, mapping parks master plans recommendations, or assisting public works in funding opportunities for safe streets improvements, we are a team focused on supporting city staff and community partners as we continue to support this great city!



“Planning presupposes and requires that rationality triumph over irrationality, order over disorder, constructive hope over discouragement and fatalism, action over inaction.

It requires extra energy; it is much easier to continue in the existing condition and change only when necessary than to struggle to achieve improvement.”

- Melville C. Branch