

John Roberts
Mayor

City of Red Bank
Municipal Planning Commission

Randall G. Smith
City Manager

AGENDA
January 19th, 2017
6:30 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

Commissioner Cannon

Commissioner Baker

Commissioner Hafley

Commissioner Smith

Commissioner Browder

III. INVOCATION – Commissioner Baker

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

(a) Minutes from December 15th 2016

VI. UNFINISHED BUSINESS

(a) None

VII. NEW BUSINESS

(a) Storage facility amendment

VIII. OTHER BUSINESS

(a) Discussion of Zoning Ordinance review priorities

IX. ADJOURNMENT



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
December 15, 2016
6:30 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:33 pm

II. ROLL CALL

Commissioner Cannon called the roll. Commissioner Smith, Hafley, Baker, Banas, and Cannon were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Brian Taylor, was also present. Red Bank City Manager Randall Smith was also present.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) November 17, 2016 Meeting Minutes

Motion by Commissioner Smith to approve the October minutes. Second by Commissioner Hafley. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) Design Standards (resume after new business)

The final draft of the design review ordinance was presented for review by the Planning Commission. Edits from the Monday working meeting were identified by Staff and agreed upon by Commissioners.

Commissioner Baker asked how agreements and conditions that emerge from the design review process will be enforced. In response, Staff presented sample language from the Signal Mountain design review ordinance for a project development contract. Staff read the

language to the commissioners and all agreed that a project development contract should be added as the last step of the design review process outlined under general provisions. Commissioner Hafley asked staff to explain how the Design Review Ordinance would be incorporated into the Red Bank Municipal Code. After confirming with the City Manager that there were four existing chapters in Title 14 of the Red Bank Municipal Code, Staff proposed that the Design Review Ordinance should be adopted at Chapter 5 under Title 14. Staff noted that most local governments, such as Signal Mountain and Collegedale, adopt the design review ordinance as a separate chapter under Title 14, rather than as a chapter within the local zoning ordinance. The existing design review standards in Chapter X of the Red Bank Zoning Ordinance would need to be repealed. In addition, the Planning Commission would need to be designated as the Design Review Commission as permitted in TCA 6-54-133.

Motion by Commissioner Cannon to recommend the adoption of the Design Review Ordinance with approved revisions as Chapter 5 under Title 14 of the Red Bank Municipal Code, the repeal of Chapter X of the Red Bank Zoning Ordinance, and the designation of the Red Bank Planning Commission as the design review commission as permitted in TCA 6-54-133. Second by Commissioner Baker. Motion passed unanimously.

VII. NEW BUSINESS

VIII. OTHER BUSINESS

Chairman Hafley requested that a comprehensive review of the Red Bank Zoning Ordinance for corrections and missing amendments be placed on the Planning Commission's January agenda. Staff asked City Manager about the process through which the Municipal Code was updated. The City Manager briefly explained how the updates to the code were submitted to MTAS once a year. The City Recorder has the latest print version of the municipal code. The City Manager said that he would compare the municipal code posted on the website with the latest print version maintained by the City Recorder, and follow up with the Planning Commission. The City Manager also requested that the Planning Commission chair submit abbreviated minutes from each Planning Commission meeting to his office to keep him updated on Planning Commission motions and the reasoning behind those motions.

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Baker. Adjourned at 7:28 PM.

Chairman



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MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 1/11/2017
Subject: Storage Facility Amendment

SUMMARY

The City has submitted an amendment to the Zoning Ordinance that restricts storage facilities to industrial zoning districts. The amendment also adds home improvement stores to the list of uses that are exempt screening requirements for outdoor storage of goods for sale.

ANALYSIS

Section 1 of the draft ordinance adds hardware and home improvement stores to the list of uses not required to screen outdoor storage of goods for sale in the C-1 zoning district.

Sections 2 eliminates self-storage and mini-warehouses as a permitted use in the C-1 district. Sections 3 and 4 prohibit storage facilities in the C-2 and C-3 zoning districts, respectively.

Section 5 adds self storage, mini-warehouses and indoor / outdoor storage facilities as permitted uses in the L-1 zoning district that must be screened from abutting residential properties.

RECOMMENDATION

Staff recommends approval with any identified revisions.

APPENDIX

Storage Facility Amendment – Comparison of Existing and Proposed Language

C-1 Permitted Uses

SECTION 14-402. C-1 Commercial Zone

402.02 Permitted Uses

Existing

(L) Outdoor storage, provided that any area used for storage shall be screened by an eight (8) foot high site obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his/her designee determines that the intent of the site obscuring quality has been met. The following uses may be permitted:

- 1) New and used car, motorcycle, boat, farm equipment dealers;*
- 2) Gasoline service stations and auto repair;*
- 3) Uses similar to the above in character and impact.*

Proposed

(L) Outdoor storage of goods for sale on the premises, provided that any area used for such outdoor storage shall be screened by an eight (8) foot high sight obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his or her designee determines that the intent of the sight obscuring quality has been met. The following uses may be, however, permitted without the necessity of the sight obscuring fence above referenced:

- (1) New and used car, motorcycle, boat and farm equipment dealers;*
- (2) Gasoline service stations and auto repair;*
- (3) Hardware stores and home improvement stores; plant nurseries;*
- (4) Uses similar to the above in character and impact.*

C-1 Uses Permitted with Special Exceptions Permit

402.03 Uses Permitted Subject to Issuance of a Special Exceptions Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission When Such Uses Abut Any Residential Zone.

Existing

(M) Self-storage or mini-warehouses

Proposed

(M) Reserved

C-2 Prohibited Uses

SECTION 14-404. C-2 Commercial Zone (Central Business District)

404.03 Prohibited Uses

Proposed

(L) Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage facilities, climate storage facilities, or any other sort of commercial storage or warehousing facility or usage.

C-3 Prohibited Uses

SECTION 14-405. C-3 Neighborhood Commercial Zone

405.06 Prohibited Uses

Proposed

(L) Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage facilities, climate storage facilities, or any other sort of commercial storage or warehousing facility or usage.

L-1 Permitted Uses

SECTION 14-501. L-1 Light Manufacturing Zone

501.01 Permitted Uses

Existing

(P) Warehouses and trucking terminals

Proposed

(P) Warehouses and trucking terminals, self-storage facilities, mini-warehouses, indoor and/or outdoor storage facilities provided that any outdoor storage facilities which abut any residential zone shall be screened by an eight (8) foot high sight obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his or her designee determines that the intent of the sight obscuring requirement has been met.

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE TO AMEND THE ZONING ORDINANCE AS CODIFIED IN THE RED BANK CITY CODE AT SECTION 14-404, C-2 COMMERCIAL ZONE (CENTRAL BUSINESS DISTRICT), SECTION 404.03, OF THE RED BANK CITY CODE

WHEREAS, the provisions hereafter set forth have been referred to the Red Bank Planning Commission for review, the Red Bank Planning Commission has held a public hearing with respect to the terms, provisions and conditions of this Ordinance as the same is intended to amend the Zoning Ordinance at which public hearing this Ordinance was presented, reviewed and discussed and at which comments, for and/or against, were heard, and the Red Bank Planning Commission has advised that this Ordinance should be enacted for the purposes of giving added definition, structure and predictability to rules, regulations, standards, and requirements within the commercial zone(s) and to provide for more desirable development in the City; and

WHEREAS, the Red Bank Planning Commission has recommended that this Ordinance should be approved and adopted by the Red Bank City Commission; and

WHEREAS, the City Commission of the City of Red Bank, having determined based upon experience, public comment and input, and recommendation of the Red Bank Planning Commission that continuing to allow commercial indoor or outdoor warehousing businesses and/or storage of personal property, equipment, vehicles in other than the limited circumstance of goods for sale on the premises and subject to certain screening conditions, is not in the best interest of the citizens of the City of Bank, has held a duly noticed and advertised public hearing of and with respect to the terms, provisions and conditions of this Ordinance, reviewed the recommendations of the Red Bank Planning Commission in the public hearing, and has given an opportunity to citizens to express their opinions for or against the terms, provisions and conditions of this Ordinance, said hearing having been held at a regular scheduled meeting of the Red Bank City Commission on the ___ day of _____, 2016.

BE IT ORDAINED by the City Commission of the City of Red Bank, Tennessee, that Red Bank City Code Title 14, be amended as follows:

Section 1. Section 14-4-402.02(L) is amended to provide:

(L) Outdoor storage of goods for sale on the premises, provided that any area used for such outdoor storage shall be screened by an eight (8) foot high sight obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his or her designee determines that the intent of the sight obscuring quality has been met. The following uses may be, however, permitted without the necessity of the sight obscuring fence above referenced:

- (1) New and used car, motorcycle, boat and farm equipment dealers;
- (2) Gasoline service stations and auto repair;
- (3) Hardware stores and home improvement stores; plant nurseries;
- (4) Uses similar to the above in character and impact.

Section 2. 14-4-402.03 is amended by deleting "self-storage or mini-warehouses" and reciting instead that subsection (M) is "Reserved".

Section 3. Section 14-4-404.03 regarding prohibited uses is amended by adding a new subsection (L) as follows:

(L) Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage facilities, climate storage facilities, or any other sort of commercial storage or warehousing facility or usage.

Section 4. Section 14-4-405.06 regarding prohibited uses is amended to add a new subsection (L) as follows:

- (L) Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage facilities, climate storage facilities, or any other sort of commercial storage or warehousing facility or usage.

Section 5. Section 14-5-501.01(P) is amended to include and add to the existing language of said subsection (P) the following:

, self-storage facilities, mini-warehouses, indoor and/or outdoor storage facilities provided that any outdoor storage facilities which abut any residential zone shall be screened by an eight (8) foot high sight obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his or her designee determines that the intent of the sight obscuring requirement has been met.

Section 6. Every section, sentence, clause, and phrase of this Ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause, or phrase.

Section 7. This Ordinance shall take effect fifteen (15) days from the date of its passage upon second and final reading, the welfare of the citizens of the City of Red Bank requiring it.

MAYOR

CITY RECORDER

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

CITY ATTORNEY