



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
January 19, 2017
6:30 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:31 pm

II. ROLL CALL

Commissioner Cannon called the roll. Commissioner Hafley, Baker, Browder, and Cannon were in attendance. Commissioner Rufus Smith was absent. 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) December 15, 2016 Meeting Minutes

Motion by Commissioner Baker to approve the December minutes. Second by Commissioner Cannon. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) None

VII. NEW BUSINESS

a) Outdoor storage and storage facility amendment

Staff provided an overview of the amendment.

- 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.

Staff then outlined the revisions to the amendment proposed by Planning Commission at their work session.

- Under section 14-402 (L) replace “by an eight (8) foot high sight obscuring fence with “as prescribed in Section 14-407.01 Outdoor Storage and Display.”
 - This ensures these two sections are not in conflict.
- Amend section 14-407.01 Outdoor Storage and Display to replace “a commercial zone” with “the C-1 commercial zone”
 - Outdoor storage is not permitted in C-2
- Take “gasoline” out of “gasoline service stations” under (L) (2)
 - Hafley said the City had amended the Zoning Ordinance to broaden the definition of service station
- Change “City of Bank” to “City of Red Bank” in the third paragraph of the ordinance

Planning Commissioners discussed how the Section 5 of the amendment may conflict with screening requirements in the Landscaping Ordinance.

Motion by Commissioner Baker to recommend the amendment for adoption with the revisions identified by the Planning Commission. Second by Commissioner Browder. Motion passed unanimously.

VIII. OTHER BUSINESS

a) Zoning Ordinance review priorities

Chairman Hafley noted that a review of the Red Bank Zoning Ordinance was needed to address corrections and missing amendments. 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 provide the Planning Commission with the updated version of the Zoning Ordinance within the next several weeks.

SETDD staff agreed to provide City staff with the latest version of the Red Bank Zoning Map in PDF format.

b) Rescheduling of Planning Commission meetings

Planning Commissioners agreed to reschedule working sessions and regular meetings from 6:30 pm to 6:30 pm. Commissioners decided to leave working sessions on the Monday preceding the regular meeting.

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Baker. Adjourned at 7:41 PM.

Chairman