



John Roberts  
Mayor

## MUNICIPAL PLANNING COMMISSION

Randall G. Smith  
City Manager

### MINUTES February 16, 2017 6:00 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, Cannon and Smith 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) **January 19, 2017 Meeting Minutes**

Commissioner Hafley asked that the time of the agreed up meeting time on page three be corrected to show 6:00pm instead of 6:30pm.

**Motion by Commissioner Smith to approve the January minutes as corrected. Second by Commissioner Cannon. Motion passed unanimously.**

#### VI. UNFINISHED BUSINESS

a) None

#### VII. NEW BUSINESS

##### a) **Rezoning Request for Glenhill Dr from R1-A to RZ-1 (Youngblood)**

Chairman Hafley asked for an update on the Glenhill rezoning request. Staff informed the Planning Commission that Mr. Youngblood, the applicant, asked that his rezoning request be tabled until March.

**Motion by Commissioner Hafley to revise the February agenda by removing the Glenhill rezoning request and tabling the agenda item for the March Planning Commission meeting. Second by Commissioner Cannon. Motion passed unanimously.**

**a) Rezoning Request for 4704 Dayton Boulevard from C-1 to L-1 (Rearden)**

The Staff report to the Planning Commission concluded that the proposed cabinet making and repair business was compatible with the surround development and comparable in impact to other permitted uses in the C-1 district and on Dayton Blvd. Staff recommended one of three alternatives to the Planning Commission:

- a. approval of the rezoning of 4704 Dayton Blvd from C-1 to L-1 with conditions related to use and other factors that ensure compatibility with the surrounding land uses.
- b. Approval of cabinet making in C-1 under Section 14-402.02 (U)
- c. Amending Zoning Ordinance to allow small scale craft manufacturing with retail element in the C-1 district

Commissioner Hafley asked that the applicant, Mr. Reardon, come forward. Mr Rearden present his plans for a cabinet making / woodworking shop, along with the proposed dimensions and design for the building. He noted that he would employ up to five employees that would work regular business hours.

Commissioner Hafley asked if there were questions from the Planning Commission. Commissioner Browder asked about the timeline Mr. Rearden had in mind for construction. Mr Rearden indicated that he would like to star work within three months and complete construction within one year.

Commissioner Baker asked about fire protection measures. Mr. Rearden noted that the code requires sprinklers. Rearden also planned to use a dust collection system that would be grounded to avoid sparks. Baker asked about the noise generated by the dust collector. Mr. Rearden replied that the dust collector used for his small shop would be too small to generate significant noise that could be heard on adjacent properties.

Commissioner Hafley noticed that this was a public hearing and invited members of the public to comment on the rezoning request.

Commissioner Hafley expressed concern about allowing L1 uses at this location and suggested adding custom cabinet and furniture making shops as a special exceptions permit use in the C-1 district under section 402.03. Commissioner Baker suggested broadening this definition to all small scale manufacturing, noting that the special exception permit process would allow for case by case review.

Commission Hafley made a motion to deny the rezoning request at 4707 Dayton Blvd from C-1 to L-1, and recommend an amendment to section 402.03 of the Red Bank Zoning Ordinance to add “ (p) small scale manufacturing with retail”.

Staff noted that the suggestion of a retail element was optional but that scale of the manufacturing may need to be defined in terms of employees or square footage. Commissioner Cannon suggested that the proposed amendment should be edited by deleting “with retail” to subsection (p) and adding “not to exceed ten employees”.

**Motion by Commission Cannon to deny request the for rezoning 4707 Dayton Blvd from C-1 to L-1, and to recommend an amendment to section 402.03 of the Red Bank Zoning Ordinance adding subsection “(p) small scale craft manufacturing not to exceed ten (10) employees”. Second by Commissioner Browder. Motion passed unanimously.**

#### **VIII. OTHER BUSINESS**

##### **a) Zoning Ordinance review priorities**

Commissioner Hafley asked Staff to schedule a work session for March 13<sup>th</sup> to discuss edits to the Zoning Ordinance.

#### **IX. ADJOURNMENT**

**Commissioner Hafley moved to adjourn; second by Commissioner Baker. Adjourned at 6:49 PM.**

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Chairman