



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
November 16, 2017
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:01 pm

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Baker, Browder and Smith were in attendance. The City Manager and the Commission's planning advisor from the Southeast Tennessee Development District were also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) October 19th, 2017 Meeting Minutes

Motion by Commissioner Browder to approve the October minutes as revised. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) Proposed Zoning Ordinance Amendment to Increase the Minimum Square Footage Requirements in the R-1 and R1-A Zoning Districts

Chairman Hafley remarked that the Planning Commission still needed additional information on the background behind the proposed amendment to increase R-1 minimum square footage requirements, and remove exceptions to minimum square footage requirements in the R-1 and R-1A zoning districts. The additional time would also allow the City and Mayor time to review the building permit data compiled by staff for the Planning Commission.

Motion by Commissioner Cannon to table the agenda item for the December Planning Commission meeting. Second by Commissioner Browder. Motion passed unanimously.

VII. NEW BUSINESS

a) None

VIII. OTHER BUSINESS

a) Discussion: Zoning Ordinance Edits and Revisions

Staff provided a handout summarizing proposed edits and items for review in the Zoning Ordinance. The edits and reviews are based on input from the Planning Commission, the City Commission, City staff, and SETD. Planning Commissioners discussed amendments to flag lot requirements in the Subdivision Regulations and the Zoning Ordinance, as well as proposed Zoning Ordinance amendments to permitted uses and dimensions in Red Bank zoning districts

The City Manager provided an overview of the proposed changes to prohibited uses in the C-2 zoning district and expressed the need some standardization involving “similar uses” categories and some way to increase the specificity of the category. Staff noted that the broad C-2 intent exacerbates this problem of determining whether a use is similar in character to other uses permitted in the zoning district. Staff suggested that the drafting of a table of uses and more specific intent statements for some zoning districts could address this problem.

Chairman Hafley asked staff how the Planning Commission might go about clarifying and correcting issues identified in the Zoning Ordinance. Staff agreed to prepare a table of uses and intent worksheet for Red Bank zoning districts. Changes proposed in the table and intent would then be transcribed into proposed ordinances to the Zoning Amendment. Staff noted that they would bring sample language for the intent of each zoning district.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Baker. Adjourned at 7:02 PM.

Chairman