



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
September 21, 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 Browder called the roll. Commissioners Hafley, Baker, Browder and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was 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) August 24th, 2017 Meeting Minutes

Motion by Commissioner Browder to approval of the August minutes. Second by Commissioner Baker. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) None

VII. NEW BUSINESS

a) R-1 to C-1 Rezoning Request, 109 Woodrow Ave, Phillips

Staff provided a summary of the rezoning request and recommended approval of the rezoning of 109 Woodrow Avenue from R-1 to C-1 given the location next to Dayton Blvd, the ongoing commercial use, and the commercial building style. Staff also noted that the property sits across Woodrow avenue from two properties in the C-2 district.

Chairman Hafley invited Mr. Phillips, the owner and applicant, to present the rezoning request to the Commission. Mr. Phillips said that this property is used for commercial purposes related to his street sweeping business and that he would like to continue the commercial use of this property for the serving of his street

sweeping vehicles. Mr. Phillips noted that he was unaware of any complaints about the business from neighboring property owners.

Chairman Hafley asked if there were comments or questions from Commissioners. Chairman Hafley invited members of the public forward to comment on the proposed rezoning.

Motion by Commissioner Smith to recommend approval of the rezoning request from R-1 to C-1 for the property at 109 Woodrow Avenue. Second by Commissioner Baker. Motion passed unanimously.

b) R-1 to C-1 Rezoning Request, 103 Woodrow Ave, Janda

Staff provided a summary of the rezoning request for 103 Woodrow Avenue from R-1 to C-1, and recommended approval given the proximity to Dayton Blvd, the ongoing commercial use, and the commercial building style. Staff also noted that the property does not abut any residential properties and sits across from commercial properties on Woodrow Avenue that are zoned C-2.

Chairman Hafley invited Mr. Janda, the owner and applicant, to present the rezoning request to the Commission. Mr. Janda said that the property is used by an automotive services business that rents the space from the owner. Mr Janda said that this property has historically been used for commercial purposes and is compatible with adjacent properties. Chairman Hafley noted that the property did not abut any residential properties.

Chairman Hafley invited members of the public forward to comment on the proposed rezoning. Mr. Phillips noted expressed his support for the rezoning of Mr. Janda's property noting that he was a good neighbor and had never had any complaints.

Chairman Hafley asked if there were comments or questions from Commissioners. Commissioner Browder asked Mr. Janda about the location of work and the hours of operation. Mr. Janda noted that most work takes place inside the mechanic shop, except for work on bigger trucks that will not fit in the ten-foot door.

Motion by Commissioner Browder to recommend approval of the rezoning request from R-1 to C-1 for the property at 103 Woodrow Avenue. Second by Commissioner Baker. Motion passed unanimously.

c) R-1 to R-T/Z Rezoning Request, 217 Ridgewood Rd, Hefner

Staff provided a summary of the rezoning request, and recommended approval, citing the neighborhood context which included a variety of higher density residential land uses.

Chairman Hafley invited Mr. Hefner, the owner and applicant, to present the rezoning request to the Commission. Nathan Hefner and Alan Haniszewski, the surveyor, came forward. Mr. Hefner explained that he was planning to subdivide the lot and construct two homes on each lot as shown in the site plan. The site plan also shows two homes to meet R-T/Z dimensional requirements and screening requirements abutting the R-1 zone.

Chairman Hafley asked if there were comments from the Commissioners. Commissioner Browder expressed concern about stormwater run-off and the need for a berm or some other stormwater BMP to be incorporated with the landscaping.

Chairman Hafley invited members of the public forward to comment on the proposed rezoning.

Shannon Kelly, the resident of the neighboring property at 215 W Ridgewood Avenue expressed concerns that the development of the property as shown in the site plan could increase stormwater flow onto her property. Ms.

Kelly asked for a rezoning condition to limit stormwater flow rates to pre-development rates. Ms. Kelly proposed stormwater BMPs and a permanent stormwater agreement.

Commissioner Hafley noted that the Code enforcement officer can address stormwater issues as they are reported and questioned whether Red Bank's existing stormwater regulations were sufficient to protect neighboring properties.

Ms. Kelly also noted that the site plan shows setbacks further from road than other properties, and suggested that windows of the proposed homes would be looking into her backyard. Ms. Kelly asked if a minimum setback condition could be attached to the rezoning. Nate Hefner noted that the large setback was planned due to the steep topography, and explained that building further back on the lot would require less movement of dirt. Staff noted that screening requirements would ensure privacy with the proposed homes.

Ms. Kelly asked if a site plan would be bound to the rezoning of the property and if the single-family homes could be replaced with townhomes. Staff noted that a site plan would be bound to the rezoning.

Commissioner Hafley asked if there was any further discussion from Commissioners. Commissioner Browder expressed a desire for a stormwater condition attached to the rezoning. Commissioner Baker said he applauded the idea of adding stormwater condition, but noted that it puts the city in the position of requiring private home owners to construct stormwater BMPs.

Commissioner Hafley noted that the Subdivision Regulations addressed drainage in Ordinance 97-744, and that this regulation addressed stormwater run-off. Commissioner Hafley asked Red Bank City Commissioner Ed LeCompte how stormwater issues were addressed for subdivisions in the City of Chattanooga. Ed LeCompte, Red Bank Commissioner and Land Development officer for the City of Chattanooga, noted that Stormwater BMP Inspection and Maintenance Agreement must be filed with the County as part of plat approval in Chattanooga.

Motion by Commissioner Browder to recommend approval of the rezoning request from R-1 to R-T/Z for the property at 217 Ridgewood Avenue, subject to the installation of storm water Best Management Practices to mitigate any increase in storm water flows onto adjacent properties. Second by Commissioner Smith. Motion passed unanimously.

d) Discussion: Dayton Boulevard Rezoning from Meadowbrook to Glenron

Commissioner Hafley expressed a desire for additional long range planning in Red Bank that would address some of the gaps or limitations of the existing land use plan for the City.

Staff outlined a process for deciding how to update the Red Bank Land Use Plan to address these issues and suggested several possible next steps. Commissioner Hafley asked that long range planning be placed on the October agenda for discussion.

VIII. OTHER BUSINESS

a) Election of Officers

David Hafley was re-elected Chair of the Red Bank Municipal Planning Commission.

William Cannon was re-elected Secretary of the Red Bank Municipal Planning Commission.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Baker. Adjourned at 7:32 PM.

Chairman