WORK SESSION AGENDA
January 21, 2020
5:00 p.m.

1. Ordinance – Repeal and Replace Current Design Review Ordinance (1st Reading)
2. Any other business

City of Red Bank

Eddie Pierce
Mayor

Tim Thornbury
City Manager

BOARD OF COMMISSIONERS' MEETING

Agenda
January 21, 2020
6:00 p.m.

I. Call to Order – Mayor Eddie Pierce

II. Roll Call – City Manager

Mayor Pierce ____, Vice Mayor Jeno ____, Commissioner Howell _____ Commissioner LeCompte ___, Commissioner Rose ____

III. Invocation –

IV. Pledge of Allegiance –

V. Consideration of the Minutes for approval or correction:
- **A. January 7, 2020 Agenda Work Session**
- **B. January 7, 2020 Commission Meeting**

VI. Communication from the Mayor

VII. Commissioner's Report
- **A. Vice Mayor Ruth Jeno**
- **B. Commissioner Tyler Howell**
- **C. Commissioner Ed LeCompte**
- **D. Commissioner Carol Rose**

VIII. City Manager's Report

IX. Unfinished Business –

X. New Business
- **A. ORDINANCE NO. 20-1163 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO REPEAL THE EXISTING RED BANK DESIGN REVIEW ORDINANCE, CODIFIED AT RED BANK CITY CODE TITLE 14, CHAPTER 5, AND TO ADOPT IN ITS PLACE AND STEAD THE RED BANK DESIGN ORDINANCE, ALSO TO BE CODIFIED AT TITLE 14, CHAPTER 5, OF THE RED BANK CITY CODE.**

XI. Citizen Comments from Red Bank Citizens about Red Bank business (3 minute limit)

XII. Adjournment

Eddie Pierce
Mayor

City of Red Bank

Tim Thornbury
City Manager

BOARD OF COMMISSIONERS' MEETING

Minutes
January 7, 2020
6:00 p.m.

I. **Call to Order** – Mayor Pierce called the meeting to order at 6:00 p.m.

II. **Roll Call** – City Manager Thornbury called the roll. Mayor Pierce, Vice Mayor Jeno, Commissioner Howell, Commissioner LeCompte and Commissioner Rose were present. Also present were City Attorney Arnold Stulce Jr., Police Chief Dan Seymour, Finance Director John Alexander, City Recorder Ruth Rohen and those listed on Exhibit A.

III. **Invocation** – Mayor Pierce gave the Invocation.

IV. **Pledge of Allegiance** – Finance Director John Alexander led the Pledge of Allegiance.

V. **Consideration of the Minutes for approval or correction:**
   A. **December 17, 2019 Agenda Work Session**
   B. **December 17, 2019 Commission Meeting**

   Commissioner Howell made a motion to approve both sets of minutes as printed, second by Commissioner Rose. Both sets of minutes were approved with all Commissioners voting "yes".

VI. **Communication from the Mayor**
   - Welcomed all
   - Thanked all city departments for the hard work they do.

VII. **Commissioners Report**
   - **Vice-Mayor Ruth Jeno**
     - Welcomed everyone
     - Thanked all employees for their hard work. Noted that a Police Officer was changing an elderly motorist's flat tire as she was pulling in tonight.
     - Congratulated Commissioner Howell on his appointment as Secretary to the WWTA Board.
     - Thanked the various volunteers that donate time to the City. Special mention to the Planning Commission and Marlene Eberhart.
     - Advised that Link Sparks is asking for volunteers to assist with her Valentines for Veterans Outreach Project. Volunteers will be making Valentine cards to send to local veterans. Meetings will be at Red Bank High School on January 18th and January 25th 11:00 – 3:00.

   - **Commissioner Tyler Howell**
     - Thanked everyone for coming tonight.
     - Thanked the Public Works Department and Solid Waste Department for great City services.

   - **Commissioner Ed LeCompte**
     - Welcomed everyone.
     - Happy to be back after an extended vacation.

   - **Commissioner Carol Rose**
     - Welcomed all.
     - Hoped all enjoyed the holiday season.

VIII. **City Manager's Report**
   - Welcomed everyone.

- The city continues work on revising the Design Review Standards. This is being done in an effort to better work with businesses wanting to locate in Red Bank.

IX. Unfinished Business –

A. ORDINANCE NO 19-1160 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO PLACE AN ENFORCEMENT MORATORIUM UPON AND FOR A STATED PERIOD OF TIME SUSPEND THE RED BANK DESIGN REVIEW ORDINANCE, ORDINANCE NUMBERS 17-1090 AND 19-1143 (SECOND AND FINAL READING)

Mayor Pierce advised that this item was tabled from the December 17th meeting. He advised that City Manager Thornbury gave an overview of proposed changes during the Work Session tonight and that there has been in-depth discussions regarding the need for changes to the Design Review ordinance. Mayor Pierce also advised that the Planning Commission reviewed the proposed changes and recommended approval. Vice Mayor Jeno stated that she feels the proposed changes would be good for the city and its commercial development. Vice Mayor Jeno, noting that an ordinance to revise the design standards should be ready for consideration within the next few weeks, made a motion to table this ordinance until the February 4th meeting, second by Commissioner Rose. There were no citizen comments. ***Roll Call Vote: Mayor Pierce "yes", Vice Mayor Jeno "yes", Commissioner Howell "yes", Commissioner LeCompte "yes", Commissioner Rose "yes".*** The motion to table the ordinance until February 4th, 2020 was approved with all Commissioners voting "yes".

B. ORDINANCE NO. 19-1162 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING MAP TO REZONE PROPERTIES LOCATED IN THE 1800 BLOCK OF PINEBREEZE ROAD, HAMILTON COUNTY TAX MAP PARCEL NUMBERS 126E B 020, 126E B 014 AND 126E B 013 FROM RT-1 RESIDENTIAL TOWNHOMES ZERO LOT LINE TO R-3 HIGH DENSITY RESIDENTIAL ZONE ZERO LOT LINE, SUBJECT TO CONDITIONS (SECOND AND FINAL READING)

Mayor Pierce advised that this item was discussed thoroughly during a Public Hearing on December 17th, 2019. He advised that the Planning Commission has recommended approval of the rezoning. He explained that the proposed plan contains a mixed use of single family townhomes and single-family detached homes, and that as a condition of the rezoning, no apartments will be constructed, as would otherwise be a permitted use in the C-3 zone, density is limited to 29 homes and the project must be commenced within 26 months of final passage of the ordinance. Commissioner LeCompte made a motion to approve the ordinance, subject to the stated conditions, second by Commissioner Rose. Mayor Pierce invited citizen comments.

Nancy Booth, 216 Greenleaf St., Asked for clarification on the type of housing that is proposed.

Roll Call Vote: Mayor Pierce "yes", Vice Mayor Jeno "yes", Commissioner Howell "yes", Commissioner LeCompte "yes", Commissioner Rose "yes". Ordinance No. 19-1162 was approved on second and final reading with all Commissioners voting "yes".

X. New Business –

A. RESOLUTION NO. 20-1329 – A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE, AUTHORIZING THE ISSUANCE OF A SPECIAL EXCEPTIONS PERMIT TO JACOB BECKER, 4 TRENTON STREET, SUBJECT TO CONDITIONS

Mayor Pierce advised that the owner of property located at 4 Trenton Street has submitted an application for a Special Exceptions Permit to construct a duplex at that location. He advised that, pursuant to the zoning regulations, the property is appropriately zoned for two family dwellings as long as it's part of a mixed use development, but because Mr. Becker isn't planning a mixed use development, a Special Exceptions Permit is required. Commissioner Howell made a motion to approve the resolution, second by Mayor Pierce. Citizen Comment:

Robert Garrison, 6 Trenton Street, Advised that he owns the apartments behind this property and wanted to make sure that access to the complex will not be disrupted or restricted to a smaller intrance. He was advised that Mr. Becker will have to follow all set back regulations.

There were no further comments or questions. Resolution No. 20-1329 was approved with all Commissioners voting "yes".

B. RESOLUTION NO. 20-1330 – A RESOLUTION THE CITY OF RED BANK TO APPLY FOR THE 2020 TRAFFIC SAFETY GRANT OFFERED THROUGH THE AMERICAN AUTOMOBILE ASSOCIATION, FOR THE POLICE DEPARTMENT

Mayor Pierce advised that this resolution will authorize the City to apply for grant funding in an amount up to $3,500.00 for the Police Department. He explained that this is a 100% grant and requires no local matching funds. If awarded, grant funding will be used for driver safety training and materials and public awareness flyers. Commissioner Rose made a motion to approve the resolution, second by Vice Mayor Jeno. There were no citizen comments. Resolution No. 20-1330 was approved with all Commissioners voting "yes".

XI. Citizen Comments –

- Nancy Booth, 216 Greenleaf Street, Voiced concerns relating to immigration issues in Chattanooga.

XII. Adjournment

The meeting was adjourned at 6:22p.m.

Mayor Eddie Pierce Date

City Recorder Ruth Rohen Date

Eddie Pierce
Mayor

City of Red Bank

COMMISSIONERS AGENDA WORK SESSION
RED BANK CITY HALL

Tim Thornbury
City Manager

Minutes
January 7, 2020
4:30 p.m.

The Board of Commissioners met in a public and advertised Agenda Work Session on January 7, 2020 at 5:00 p.m. The purpose of the meeting was to receive information on upcoming business items. Those in attendance were Mayor Eddie Pierce, Vice Mayor Ruth Jeno, Commissioner Tyler Howell, Commissioner Ed LeCompte and Commissioner Carol Rose. Also present were City Manager Tim Thornbury, Finance Director John Alexander and City Recorder Ruth Rohen. There were no citizen attendees.

1. Mayor Pierce advised that there is a resolution on the agenda tonight to approve a Special Exceptions Permit for a property located at 4 Trenton Street. He advised that the owner of the property is requesting the permit so that he can construct a duplex on the property. He explained that the property is zoned to allow for duplexes, but only as part of a mixed use development, unless a Special Exceptions Permit is granted by the Commission. Mayor Pierce advised that this request was reviewed by the Red Bank Planning Commission and they recommended approval.

2. Mayor Pierce advised that there is a resolution on the agenda tonight to authorize the city to apply for a traffic safety grant through the American Automobile Association. He advised that funds received would be up to $3,500.00 with no local matching fund required. If awarded, grant funding will be used towards training, driver safety supplies and flyers.

3. City Manager Thornbury advised that the current Transportation grant regarding signalization and intersection improvements includes plans for a pedestrian island on Morrison Springs Rd. near Oakland Terrace. He advised that after reviewing the plans, he feels that the pedestrian island should be removed from the project because there are other areas more appropriate for pedestrian crossing. He further advised that this would free up some funds to extend the concreted area at the intersection of Morrison Springs Rd. and Dayton Blvd. He advised that he will be in contact with the engineers and TDOT to make the changes.

4. Mayor Pierce advised that the City Manager, Red Bank Planning Commission and Ashley Gates, the City's contracted Planner has been reviewing and revising the Design Review Standards. City Manager Thornbury gave an overview of the proposed changes to the Design Review Standards. Several points of interest and concern were addressed. Mayor Pierce advised that the second reading of an ordinance to place a moratorium upon the Design Review Standards is on the agenda tonight. Vice Mayor Jeno advised that she felt that the item should be tabled again because new regulations are forthcoming and the need to place a moratorium would only be necessary if a new Design Review ordinance is not adopted. It was noted that the Planning Commission reviewed and recommended approving the proposed changes.

The meeting was adjourned at 5:41 p.m.

Mayor Date

City Recorder Date

ORDINANCE NO. 20-1163

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE TO REPEAL THE EXISTING RED BANK DESIGN REVIEW ORDINANCE, CODIFIED AT RED BANK CITY CODE TITLE 14, CHAPTER 5, AND TO ADOPT IN ITS PLACE AND STEAD THE RED BANK DESIGN ORDINANCE, ALSO TO BE CODIFIED AT TITLE 14, CHAPTER 5, OF THE RED BANK CITY CODE

WHEREAS, experience has dictated and shows that, in multiple instances, that while the overall concept is extremely well received, that there have been and continue to be instances of impositions and some hardships being placed upon current property owners, prospective property purchasers, businesses and developments which result, may result, or may have resulted in lost opportunities for businesses and property owners in the context of perhaps overly detailed requirements as otherwise set out within the Design Review Ordinance; and

WHEREAS, the City Administration has identified the need to update and revise the existing Design Review Ordinance, as currently codified at Red Bank City Code Title 14, Chapter 5, of the Red Bank City Code; and

WHEREAS, the Red Bank Planning Commission, the City Manager and the City of Red Bank's contracted Planner, has reviewed revisions and had significant input into the review of the existing Design Review ordinance,; and

WHEREAS, the Red Bank Planning Commission has recommended approval of the revisions and amendments hereafter set forth.

NOW THEREFORE, BE IT ORDAINED, by the City Commission of the City of Red Bank, Tennessee as follows

SECTION 1: The existing Red Bank Design Review Ordinance as codified at Red Bank City Code Title 14, Chapter 5, is hereby REPEALED in its entirety, and there in substituted in its place and stead, at Title 14, Chapter 5, the following:

SECTION 2: This Ordinance shall be known and cited as the RED BANK DESIGN REVIEW ORDINANCE.

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

BE IT FURTHER ORDAINED, that 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.

FINALLY, BE IT ORDAINED that this ordinance shall take effect from and after the date of its final passage, the public welfare of the City of Red Bank, Tennessee requiring it.

_____
MAYOR

_____
CITY RECORDER

_____
PASSED ON FIRST READING

_____
PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

_____
CITY ATTORNEY