



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
January 18, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:04 pm.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Browder, Baker, Cannon 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) December 21st, 2017 Meeting Minutes

Chairman Hafley noted the addition of the proposed language for the amendment to the PUD Setback requirements.

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

VI. UNFINISHED BUSINESS

a) Review of Proposed Commercial District Intent Statements and Table of Uses in Red Bank Zoning Ordinance

Chairman Hafley noted that staff provided revised documents based on feedback from the working meeting. Staff gave an overview of the proposed amendments to the intent statements for the C-1, C-2 and C-3 zoning districts.

The City Manager questioned whether the C-2 location should be redefined as part of this process. Commissioners inquired about the factors used to determine how the CBD was originally defined. No definite factors were highlighted. Staff noted that the detailed definition of the CBD boundaries was peculiar and

uncommon. Chairman Hafley asked whether “Location” under section 404.02 should be deleted, and simply reference the zoning map. Commissioner Smith suggested that the location for the C-3 be added under 405.01 Intent statement. Other Commissioners and the City Manager agreed.

Staff gave an overview of the proposed amendments to permitted uses for the C-1, C-2 and C-3 zoning districts, as summarized in the draft table of uses. Commissioner Cannon asked why the 2,500-square foot limit was added to for retail establishments. Staff explained that it was a definition used in other communities to permit a wide variety of retail uses in the C-3 while limiting the scale of those uses.

Commissioners discussed which districts should permit pet stores with and without the sale of pets. It was noted that most small pet stores are boutique operations that simply sell pet supplies. Commissioners agreed that pharmacies / drug stores, laundry establishments, and repair shops should be a special exception in the C-2 and C-3 zoning districts. Commissioners also proposed making restaurants and offices a special exception use in the C-3 zoning district. Commissioners agreed to finish their review of the commercial table of uses at their February working meeting.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Browder. Adjourned at 8:12 PM.

Chairman