

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
February 19th, 2019
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| <input type="checkbox"/> Commissioner Cannon | <input type="checkbox"/> Commissioner Floyd |
| <input type="checkbox"/> Commissioner Hafley | <input type="checkbox"/> Commissioner Smith |
| <input type="checkbox"/> Commissioner Browder | |

III. Agenda items for the regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. January 17th, 2019

B. NEW BUSINESS

1. Temporary Use of Right-of-Way Permit, 1738 Dayton Blvd, Pratt
2. Draft Sign Ordinance
3. Zoning Map Amendment, C-1 Commercial to C-3 Neighborhood Commercial, properties fronting on Dayton Boulevard from West Meadowbrook Drive to Glenron Street and from East Meadowbrook Drive to Barker Road
4. Draft Telecommunications Structures Ordinance

C. UNFINISHED BUSINESS

1. Discussion: Red Bank Gateway Commercial Zoning District

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
February 21st, 2019
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| <input type="checkbox"/> Commissioner Cannon | <input type="checkbox"/> Commissioner Floyd |
| <input type="checkbox"/> Commissioner Hafley | <input type="checkbox"/> Commissioner Smith |
| <input type="checkbox"/> Commissioner Browder | |

III. INVOCATION – Commissioner Floyd

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

- A. January 17th, 2019

VI. NEW BUSINESS

- A. Temporary Use of Right-of-Way Permit, 1738 Dayton Blvd, Pratt
- B. Draft Sign Ordinance
- C. Zoning Map Amendment, C-1 Commercial to C-3 Neighborhood Commercial, properties fronting on Dayton Boulevard from West Meadowbrook Drive to Glenron Street and from East Meadowbrook Drive to Barker Road
- D. Draft Telecommunications Structures Ordinance

VII. UNFINISHED BUSINESS

- A. Discussion: Red Bank Gateway Commercial Zoning District

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Eddie Pierce
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
City Manager

MINUTES
January 17th, 2019
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:01 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Floyd, Smith and Browder 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 Floyd gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. December 20th, 2018 Meeting Minutes

Motion by Commissioner Browder to approve the December minutes. Second by Commissioner Cannon. The motion passed unanimously.

VI. NEW BUSINESS

A. Avant-Gardens S/D Final Plat, Tyler Smith (Antidote)

Staff gave a summary of the recommended revisions to the final plat and noted that all revisions had been made on the revised version of the final plat that was submitted this week.

Tyler Smith came forward to present the final plat for the Avant-Gardens subdivision. The Planning Commission reviewed the final plat presented by Tyler Smith and found all recommended revisions to have been made on the plat.

Commissioner Hafley noted that a letter of credit would need to be executed to ensure that improvements shown on the plat would be completed. Staff elaborated on the details of the letter of credit and noted that amount of \$100,000.

Motion by Commissioner Hafley to approve the Avant-Gardens Subdivision final plat. Second by Commissioner Cannon.

VII. UNFINISHED BUSINESS

A. Discussion: Red Bank Commercial Gateway

Commissioner Hafley suggested that the Planning Commission start considering what should be included in an intent statement for a gateway zone. Staff outlined elements of the working meeting discussion and how they could inform the intent statement. Staff told the Planning Commission that they could have a draft intent statement for review at the February meeting. Staff noted that the Planning Commission came to a consensus that the gateway commercial district should be more restrictive than C-1, but less restrictive than C-2 CBD. Staff gave some examples of uses that Planning Commissioners wanted to prohibit in the gateway zone. Becky Browder mentioned the intent to promote high traffic uses, and discourage lower traffic uses such as warehousing.

The Planning Commission came to a consensus that a corridor study for Dayton Boulevard would inform the vision for the gateway zone and all other commercial areas of Dayton Boulevard.

The Planning Commission completed their review of the proposed table of uses for the commercial gateway district. Land use types discussed at the regular meeting included office uses, public & institutional uses and residential uses. Commercial uses were discussed at the working meeting of the Planning Commission.

IX. ADJOURNMENT

Commissioner Browder moved to adjourn; second by Commissioner Cannon. Adjourned at 7:04 PM.

Chairman



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 2/13/2019
Subject: Temporary Use of Right-of-Way Authorization at 1738 Dayton Boulevard

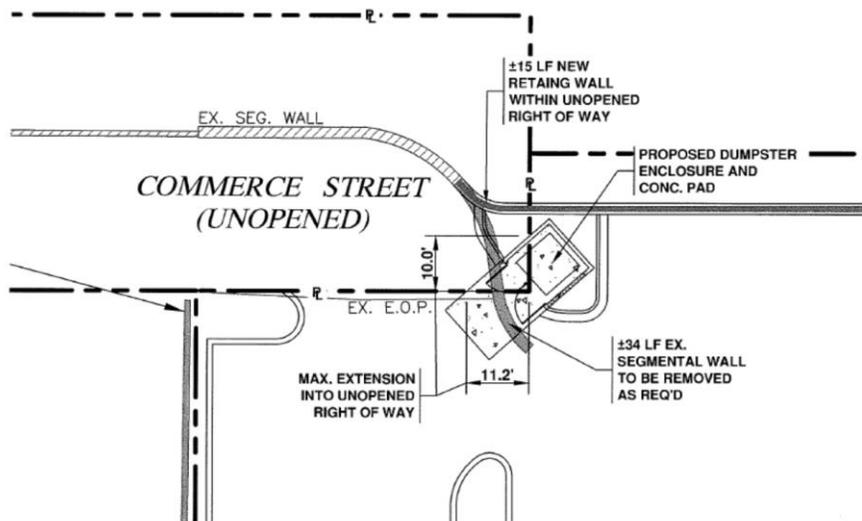
SUMMARY

Pratt Family Partners is requesting permission to relocate a retaining wall and place a dumpster pad on the edge of a portion of right-of-way on Commerce Street behind their proposed development at 1738 Dayton Boulevard.

ANALYSIS

This Temporary Use of Right-of-Way permit will allow Pratt Family Partners to construct a dumpster pad on the edge of Commerce Street. The permit will also allow the developer to relocate a retaining wall within the right-of-way and extend it onto the adjacent parcel.

Excerpt from Site Plan



This temporary use of right-of-way request is associated with the new mixed-use development that Pratt Family Partners is constructing at 1738 Dayton Boulevard. The design review application for this development was approved by the Planning Commission in November 2018. The City Commission recently adopted an ordinance to authorize temporary use of right-of-way as an alternative to right-of-way abandonment.

RECOMMENDATION

Staff recommends that the temporary uses of right-of-way permit be approved.

Rept. # 14676
C# 62091
\$50.00

1/2/2019
(DATE)

City of Red Bank
3117 Dayton Boulevard
Red Bank, Tennessee 37415
(423) 877-1107

Re: **Request for Temporary Usage, Ordinance No. 178-1140**

This is a request for temporary usage of (describe location, to include address) Commerce St (Unopened) behind
1738 Dayton Blvd.

The reason for the request is as follows: Continue an Existing retaining wall through clients'
property and a portion of a dumpster pad and enclosure extends
into unopened R.O.W.

In making this request: Temporary User agrees as follows:

1. Temporary User shall defend, indemnify, and hold harmless the City of Red Bank, Tennessee its officers, agents, and employees from any and all claims for damages for injuries to persons of property related to or arising out of the aforementioned temporary use.
2. Temporary User shall comply with any and all conditions recommended by the Red Bank Planning Commission, and approved by the City Commission during the review of this application. The failure to comply with any condition approved by the City Commission may be grounds for revocation of this temporary use at any time after its approval.
3. Temporary User shall vacate the property and temporary use upon thirty (30) days' notice from the City to do so. Upon vacating the property, whether voluntarily or at the direction/order of the City, the Temporary User shall restore the property to substantially the same condition that existed prior to granting the temporary use, including complying with any environmental regulations.
4. Temporary User shall provide full access for maintenance of any utilities located within the easement.
5. Temporary User shall obtain any and all other permits, variances, or approvals necessary to accommodate the temporary use.
6. Temporary User shall maintain the property in the condition equal to or better than the condition at the time the temporary use is granted.
7. Temporary User shall provide surety bond as directed by City Manager.
8. Temporary User acknowledges that any temporary use permit is not transferable except upon written consent of the City of Red Bank approved by the City Commission.

APPLICANT'S ADDRESS:

Address: 1738 Dayton Blvd.
City: Red Bank State: TN Zip: 37404

Phone Number(s): 423 813 9881 Email: benmies@prattliving.com

Ben Mies
(Print) Applicant Name

Bm
(Sign) Applicant Name

1-4-19
Date

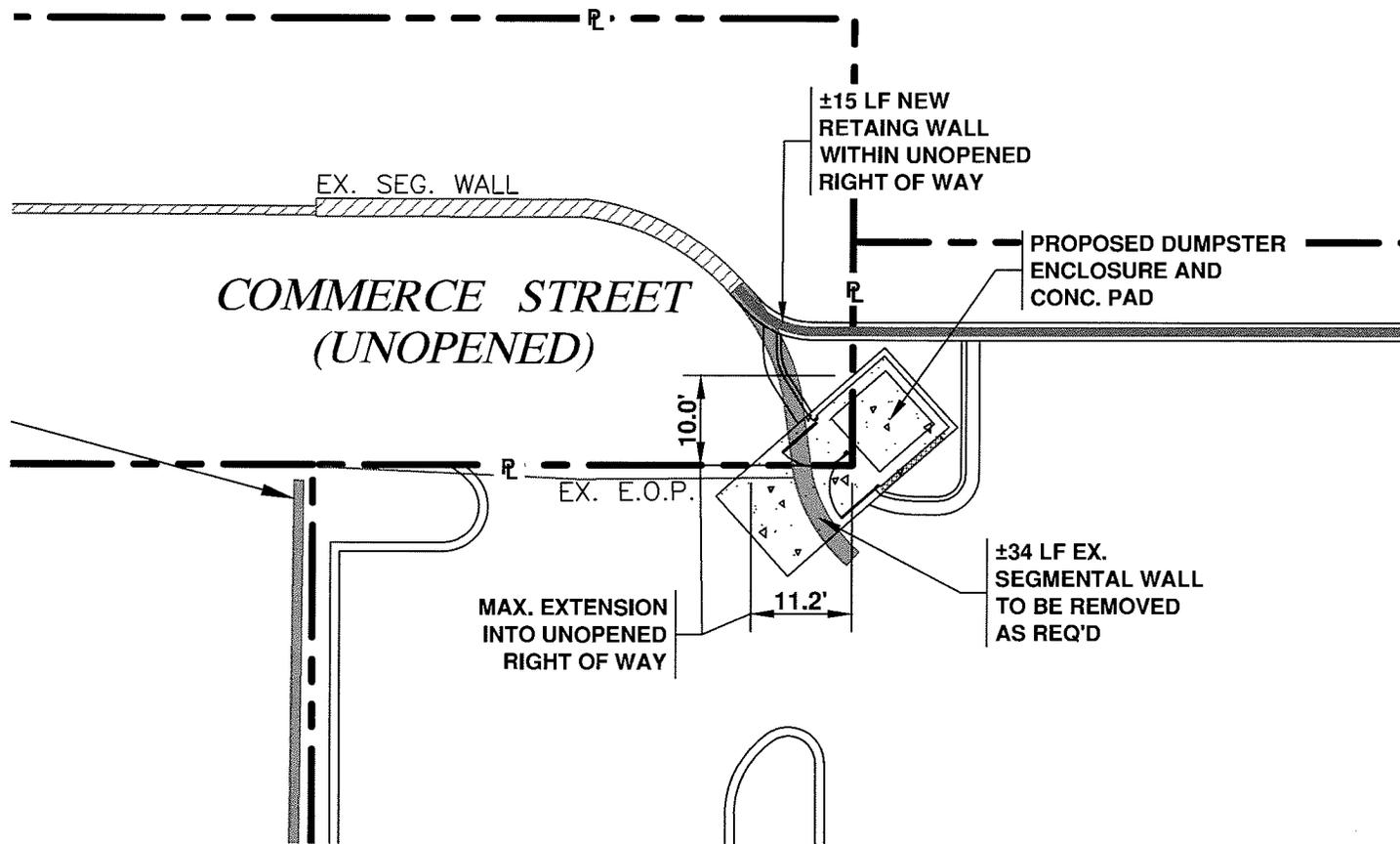
Pratt Family Partners
(Print) Property Owner Name

[Signature]
(Sign) Property Owner Name

1-4-19
Date

This application must include property owner's signature, if different than applicant, and a site map of the referenced location.

(Non-Refundable Processing Fee of \$50.00 payable to: City of Red Bank)





Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 2/13/2019
Subject: Draft Sign Ordinance

SUMMARY

The City Commission has requested that the Planning Commission review the attached draft Sign Ordinance. The draft sign ordinance was previously reviewed by the Planning Commission in 2018. Since that time revisions have been made to requirements for billboards and electronic signs.

COMMENTS

The City Commission has proposed several limited revisions to the draft sign ordinance. The majority of these revisions restrict or prohibit the use of digital signs. These revisions are summarized below. New text is shown in red. Errors in the ordinance identified by staff are highlighted in yellow. Page numbers in the draft ordinance are shown in blue. The full draft sign ordinance has been included in your packet as a separate document.

9-802 Definitions (pages 2-9)

(1) **“Abandoned sign”** Any sign that contains or exhibits broken panels, visible rust, visible rot, damaged support structures, or missing letters or which is otherwise dilapidated, unsightly, or unkempt, and for which no person accepts maintenance responsibility.

(2) **“Animated illumination or effects”** Illumination or effects with action, motion, moving characters or flashing lights. This may require electrical energy, but shall also include wind-actuated devices. This definition includes light emitting diode (LED) and/or electronic variable message center (EVMC) signs and digital signs and digital message centers. Specifically included is any motion picture or video mechanism used in conjunction with any sign structure in such a manner as to permit or allow the images to be visible from any public right-of-way.

(8) **“Billboards”** Are considered off-premise signs Section 9-822 through 9-825 also Section 14-403 of the Red Bank Zoning Ordinance limits the number of billboards permitted within the City. Digital Billboards are prohibited in the City of Red Bank, section [REDACTED].

(12) **“Changeable copy sign”** Any sign that incorporates changing lights, lettering, or images to form a sign message or messages, whether such changes are accomplished electronically or manually. Digital signs are included in the description of changeable copy sign.

(15) **“Digital Billboard”** A Digital Billboard is an “off-premise” billboard sign that is digital in nature and uses LCD, LED, or similar electronic technology for providing changeable content to the billboard with a single message or any number of messages in sequence. Digital billboards are not permitted within the City of Red Bank.

(16) **“Digital Message Center”** Any on premise electronic sign that conveys information using electronic technology. Also known as a digital changeable copy sign, which may be no larger than 16 square feet in sign area.

(17) **“Digital Signs”** A digital sign is a sign that is capable of using Liquid Crystal Display (LCD) or Light Emitting Diode (LED) or any light emitting technology for graphically moving changeable context or display. Digital Signs are synonymous with animated illumination or effects, changeable copy signs, electronic signs, digital billboard, digital message center.

(18) **“Electronic sign”** A sign whose message may be changed at intervals by electronic process or by remote control, including the device known as a commercial electronic variable message sign. Digital signs, changeable copy signs and animated illumination signs are included within this definition of electronic signs.

(19) **“Electronic sign, stationary”** A sign, kept constant in intensity when in use, which does not exhibit sudden or marked changes in lighting effects, and which does not exhibit any other changes of any nature within any continuous one-minute time interval.

(23) **“Flashing”** Includes illumination which is not kept constant in intensity at all times when in use and which exhibits sudden or marked changes in lighting effects, content or display.

(24) **“Footcandle”** A quantitative unit measuring the amount of light cast onto a given point, measured as one (1) lumen per square foot.

(28) **“Illuminated sign, external”** A sign illuminated by an external light source. Such source cannot be a device that changes color, flashes or alternates in content or intensity.

(38) **“Message center”** Message center shall mean an on premise sign that changes messages automatically on a lamp bank or through digital technology or a mechanical means also known as a commercial electronic variable message sign and which shall have with a sign area of no greater than 16 square feet.

(40) "Monument Sign that has no more than two (2) Occupants" An on premise sign that is **or not Digital in nature** ground mounted **with** no larger than 32 square feet in sign area and 6 feet in height and **as to which** ~~that~~ there is **either** no space or no more than 24" inches (2 feet) between the ground and the bottom of the sign **structure that is on-premise only**. Section 9-832 through 9-835.

(41) "Monument Sign that has more than two (2) Occupants" An on premise sign that is **or not Digital in nature**, ground mounted **with** no larger than 100 square feet in sign area and **no greater than** 8 feet in height and **as to which** there is no more than 24" inches (2 feet) of space between the ground and the bottom of the sign **structure. that is on-premise only**. Section 9-832 through 9-835.

(44) "Off-premise sign" Off-premise sign shall mean a freestanding sign not in excess of 288 square feet of sign area that **is not digital** in nature or a portion thereof which directs attention to a business, profession, commodity or entertainment which is not primarily conducted, sold or offered upon the same premises on which the sign is located and shall include any sign which is not an "on premise sign. Digital Signs are prohibited. Sections 9-821 through 9-825.

(45) "On-premise sign" On-premise sign shall mean any sign that is not in excess of 32 square feet of sign area ~~or~~ **and that is not digital in nature** whose content relates to the premises on which it is located, referring exclusively to the name, location, products, persons, accommodations, services, entertainment or activities conducted on or offered from or on those premises, or the sale, lease, or construction of those premises. Section 9-836 through 9-940. **Except for Reader Boards, Message Centers and Monument Signs.**

(48) "Pole Signs" Are Freestanding On-Premise signs or Off-Premise signs. See definitions for freestanding signs, Off-Premise signs Section 9-821 through 9-825 and On-Premise signs Section 9-836 through 9-840. **Digital signs that are pole mounted are prohibited. Except See Reader Boards Message Centers.**

(49) "Portable sign" Portable sign shall mean any on-premise sign which is not affixed to real property in accordance with the city's then applicable building codes which is intended to be or can be removed at the pleasure of the owner, including, without limitation, single or multi-faced sandwich boards, wheel-mounted mobile signs, sidewalk and curb signs, ground signs, wind aided, and balloon signs. Section 9-827 through 9-828. **Digital signs in nature prohibited Portable signs that utilize digital technology are not permitted in the City of Red Bank.**

(51) "Projecting sign" Projecting sign **not Digital in nature** shall mean an on-premise sign attached to a building, canopy, awning or marquee and projecting outward therefrom in any direction a distance or more than eighteen (18) inches, provided, however, that no projecting sign shall extend horizontally from the building more than eight (8) feet at the greatest distance. **Projecting signs that utilize digital technology are not permitted in the City of Red Bank.**

(54) "Reader board" Reader board shall mean any on-premise sign that is or is not digital in nature attached to or made a part of the support system of a Freestanding sign which either displays interchangeable messages or advertises some product or service offered separately from the name of

the premises where it is located such as "Deli Inside," "Tune-Ups Available", "Year-End Special" ~~and with~~ Reader board signs are limited to a sign area no larger than 16 square feet.

9-819. Signs distracting to motor vehicle operators prohibited (pages 23-24)

Where there are entrance and exit ramps to any controlled access facility, or a confluence of traffic, or anywhere else where operators of vehicles might be required to make sudden decisions in order to safely operate their vehicles, then no signs shall be permitted or allowed that will be or are or may reasonably be distracting to drivers and thereby hazardous and dangerous to the traveling public. Additionally, and regardless of location, no off-premise or on-premise sign shall have moving parts, picture tubes, lights or illumination, light emitting diode (LED) or electronic sign technology that vary in intensity, flash or change color or which utilize light emitting diode (LED), digital or other electronic sign technology as defined herein, except.:

- (1) That on -premise Monument signs with Message centers, changeable copy signs or reader boards shall be allowed provided a permit has been obtained pursuant to the provisions of this ordinance, and
- (2) For any signage which is permitted by the terms of this Ordinance to utilize digital technology, or which would otherwise be characterized as a Digital Sign, LED signage or LCD signage may display only through the use of digital display, LED lights, LCD lights or similar technology that vary in illumination or intensity not to exceed (0.3) foot candles over ambient light conditions provided further that each display shall remain constant for a minimum of not less than ten (10) seconds.
- (3) Signage which utilizes digital technology or which would otherwise be characterized as a digital sign, LED signage or LCD signage or which uses any similar technology is/are general prohibited in the City of Red Bank and are only permitted in certain limited contexts and sign categories and determination i.e., (here list only permitted classifications) all other classifications being hereby expressly prohibited.
- (4) No signs that resemble any regulatory or warning traffic control device or sign as found in the latest edition of the Manual of Uniform Traffic Control Devices for Streets and Highways as now existing or hereafter amended shall be permitted. No sign shall emit any sound or sounds, audible to the human ear without amplification or exceeding ten (10) decibels.

9-820. General off-premise sign regulations. Unless otherwise provided in this chapter, the following regulations shall govern the construction and maintenance of any off-premise sign within the city.

Section 9-823. Any off-premise sign which is (or would be) a digital sign, a changeable copy sign, an electronic sign or which utilizes flashing features is prohibited. (page 24)

9-821. Billboards whether structural or mobile are not allowed within the City of Red Bank unless all requirements of this ordinance are met in relation to number of billboards, distance separating billboards and zoning regulations. Digital billboards are not permitted within the City of Red Bank under any circumstance. (page 24)

9-825. Off-premise signs along Scenic corridors or within Scenic areas prohibited. No off-premise signs shall be permitted within the scenic corridors or within scenic areas established per the

provisions of 9-822 through 9-825. No free-standing or off-premise , no bill-board signs shall be permitted, nor electronic signs or digital signs shall be permitted within any scenic corridor. (page 27)

9-826. Prohibited on-premise signs and devices.

(1) Use of the following on-premise signs shall be prohibited:

(i) ~~That s~~ Signs displaying messages, through lights or digital technology that vary in illumination or intensity shall be allowed, only in the context of monument signs or reader boards, provided, that each display shall remain constant for a minimum of at least six (10) seconds and not exceed (0.3) foot candles over ambient light conditions and all other provisions of this Ordinance related to permitting, to location, spacing, chargeable content message intervals, total area and luminosity and met and adhered to.

(4) Any on premise freestanding electronic or digital sign, any sign using flashing lights epole sign digital in nature except for reader boards/message centers as may be otherwise permitted as provided herein. (page 29)

9-837. “Number and size of permitted Freestanding On-Premise Pole signs”. When Monument signs are not allowed due to site distance requirements and other conditions within this ordinance.

(1) Each premises shall be allowed no more than two (2) Freestanding pole signs. Digital signs and or Electronic signs are not permitted as a freestanding on premises pole sign. (page 34)



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: February 13, 2019
Subject: Zoning Map Amendment, C-1 Commercial to C-3 Neighborhood Commercial, properties fronting Dayton Blvd. from West Meadowbrook Drive to Glenron Street and from East Meadowbrook Drive to Barker Road, City of Red Bank

SUMMARY

Request: C-1 to C-3 Zoning Map Amendment, properties fronting Dayton Blvd. from W. Meadowbrook Dr. to Glenron St. and from E. Meadowbrook Dr. to Barker Rd.	
Tax Map #: multiple (see appendix)	Address: 4301 Dayton Blvd. to 4607 Dayton Blvd. ; 4300 Dayton Blvd. to 1 Paulmar Dr.
Owner: multiple (see appendix)	Applicant: City of Red Bank
Area: 24.8 acres	Access: Dayton Blvd
Existing Use: retail, restaurant, personal services, offices, business services, service station	Proposed Use: NA
Adjacent Uses: small-lot single-family, commercial properties	Adjacent Zoning: C-1, R-1

Background: An application has been submitted by the City of Red Bank for the rezoning from C-1 to C-3 of properties fronting Dayton Boulevard from West Meadowbrook Drive to Glenron Street and from East Meadowbrook Drive to Barker Road. The intent of the rezoning is to restrict certain commercial uses deemed incompatible with the surrounding neighborhood.

Recommendation: Approve

ANALYSIS

Existing Conditions

The proposed area for the C-3 Neighborhood Commercial Zone includes 70 parcels along Dayton Boulevard with a combined area of 24.8 acres. All of these parcels are currently zoned C-1 Commercial. The average lot size along this section of Dayton Boulevard is 0.35 acres.

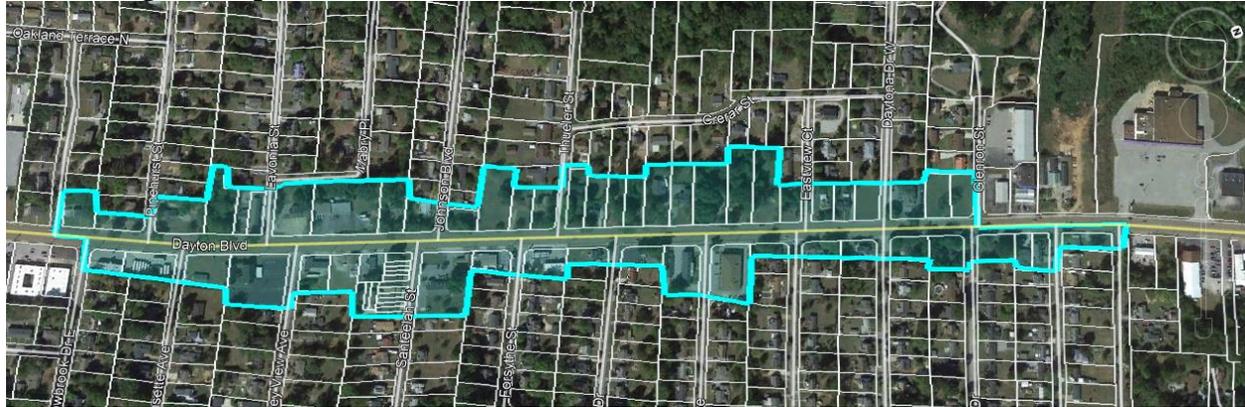
Existing land uses in the proposed C-3 zoning district are shown in the land use map and the table of subject properties in the appendix. Commercial land uses along this section of Dayton Boulevard include two restaurants, a gas station, a bakery, a small retail establishment, a beauty salon, a medical office, and a collection of other business or personal service businesses. Residential uses include small lot single-

family homes, a 12-unit townhouse development, a half-dozen duplexes, and several apartments buildings. Red Bank Presbyterian Church is also located on this section of Dayton Boulevard.

Abutting uses include small lot single-family homes in the R-1 zoning district that flanks the commercial corridor. The proposed C-3 zone also abuts commercial uses to the north and south.

Dayton Boulevard is classified as a minor arterial. In 2014 this section of Dayton Boulevard was estimated to have an average daily traffic count of approximately 10,500 vehicles per day.

Aerial Image of Proposed C-3 Zone



Zoning Ordinance

Permitted, Prohibited and Special Exception Uses

The C-3 Neighborhood Commercial zoning would permit fewer commercial uses than currently allowed under the C-1 Commercial zoning. A comparison of permitted uses between the two zoning districts is shown in the table of uses in the appendix. Permitted uses in the C-1 zone that are prohibited in the C-3 zone include alternative financial services, auto-oriented uses such as gas stations and car wash stations, hotels and motels, outdoor sales and storage uses, mobile home parks, halfway homes, outdoor entertainment uses, grocery stores, hardware stores and other commercial establishments over 5,000 square feet.

The rezoning to C-3 would affect the status of several existing uses that are currently permitted under the existing C-1 zoning. The Mapco gas station would become a non-conforming use. The existing apartments and duplexes may also become non-conforming uses depending on the interpretation of the Planning Commission and City Commission. These uses are not explicitly prohibited or permitted but would most likely not be permitted. Apartments are a special exception in the C-1 zoning district.

The existing retail and restaurant establishments would become special exceptions. Most of the existing service establishments would likely be deemed similar to permitted uses. However, services that require outdoor vehicle storage or parking may be prohibited if the vehicles are visible from Dayton Boulevard.

Dimensional Requirements

There are no significant changes in dimensional requirements between the existing C-1 zoning district and the proposed C-3 zoning district.

Screening

There will be no change in applicable screening requirements.

Design Review Standards

There will be no change in applicable design review standards.

Compatibility with Surrounding Uses

Abutting uses include small lot single-family homes and commercial properties on Dayton Boulevard. The proposed C-3 rezoning is expected to have little to no impact on neighboring properties in terms of traffic, noise or other nuisance concerns. The rezoning would likely prevent certain commercial uses that could become a nuisance for neighboring properties.

Land Use Plan

The rezoning from C-1 to C-3 could be interpreted to support Goal F in the Land Use Plan by restricting uses deemed incompatible with the surrounding residential development in this area. The new C-3 zoning district specifically prohibits a number of uses that are existing and or permitted in the subject area under the current C-1 zoning. Some of these prohibited uses include alternative financial services, auto-oriented uses such as gas stations, mobile home parks, hotels, and commercial establishments over 5,000 square feet.

***F-GOAL:** Assure that certain areas of Dayton Boulevard are protected from incompatible and less desirable commercial uses and encourage new and diverse commercial development for all commercial areas.*

***ACTION:** A new Central Business District (C-2 Zone) that prohibits any commercial use not in keeping with the existing character of the District.*

***ACTION:** Regulations providing for mixed-use development in commercial areas.*

The C-3 district would also prohibit mixed-use development. Prohibiting mixed-use development in the proposed C-3 zone is in conflict with goal F of the Land Use Plan, which specifically calls for regulations that allow mixed-use development in commercial areas. There is no clear reason to believe that a mixed-use development is any less compatible with the surrounding area than other permitted uses such as retail, offices, and restaurants. A mixed-use development may combine permitted uses such as a condo with a downstairs office or store. There is nothing inherent in the combination of these uses that makes it less compatible with the surrounding development.

A blanket prohibition on apartments would also be in conflict with the land use plan, specifically as it relates to housing diversity goals. Higher density residential uses when appropriately scaled are best suited along commercial corridors. Smaller apartments with ~6 or fewer units could fit the existing and preferred development form for this area of Dayton Boulevard. Prohibiting large apartment complexes, while allowing smaller apartment developments with a limited number of units as a special exception, would be more consistent with the goals of the land use plan. The design review process could also be used to ensure that apartments are designed in a way that is compatible with a neighborhood commercial zone.

The Land Use Plan does not specify a preferred location for C-3 Neighborhood Commercial. If this area is deemed appropriate for the C-3 Neighborhood Commercial, the zoning map amendment should indicate what characteristics on this portion of Dayton Boulevard make the more restrictive C-3 zoning appropriate and why this rezoning consistent with the land use plan.

RECOMMENDATION

Staff recommends that the rezoning request be approved by the Planning Commission.

The proposed location of the C-3 zoning district is consistent with the goals of the land use plan. The zone appropriately restricts higher intensity commercial uses that are less compatible with the existing mix of neighborhood commercial uses and residential uses in and around this section of Dayton Boulevard. However, the C-3 rezoning does conflict with some goals of the land use plan by prohibiting mixed-use developments and apartments. Allowing small scale apartments and mixed-use buildings with a limited footprint as special exceptions would give the City the flexibility to promote mixed-use and housing diversity goals in the land use plan when proposals are compatible with the surrounding neighborhood. Addressing these issues would require a separate amendment to the permitted uses in the C-3 zoning district.

APPENDIX

- 1. Zoning and Land Use Map of Subject Properties in Proposed C-3 Zone**
- 2. Table of Subject Properties in Proposed C-3 Zone**
- 3. Table of Existing and Permitted Uses in Proposed C-3 Zone**

Rezoning Request: C-1 to C-3, City of Red Bank

Dayton Blvd, W Meadowbrook Dr to Glenron St, E Meadowbrook to Barker Rd



Subject Properties

C-1 to C-3 Rezoning, properties fronting Dayton Blvd. from W. Meadowbrook Dr. to Glenron St. and from E. Meadowbrook Dr. to Barker Rd.

Object ID	Owner	Address	Tax Map No.	Land Use	Sale Date	Deed Book	Deed Page	Subdiv. Name	Plat Book	Plat Page	Plat Lot	Lot Area (Sq. Ft.)	Lot Acres
13499	ROLLINS H RODNEY & DEBORAH L	DAYTON BLVD	109B D 013	Residence, Single-Fam.	8/4/2017	11121	0384	BROWN MELVIN A ESTAT	15	122	PT 31	15,308	0.351
13500	TAYLOR THADDEUS M	4603 DAYTON BLVD	109B D 014	Residence, Single-Fam.	7/8/2013	10007	0659	BROWN MELVIN A ESTAT	15	122	30	12,934	0.297
13501	KING MARIE ELAINE	4601 DAYTON BLVD	109B D 015	Residence, Single-Fam.	6/28/2017	11094	0533	BROWN MELVIN A ESTAT	15	122	29	12,843	0.295
13504	WILSON JAMES R	1 PAULMAR DR	109B L 001	Residence, Duplex	9/28/1978	2535	0398	WILBANKS	14	149	PT 1	13,560	0.311
13510	CLOPTON CASEY	1 E DAYTONA DR	109B N 017	Residence, Single-Fam.	7/31/2017	11122	0295	DAYTONA HILLS	14	38	1&PT 2	14,039	0.322
13511	PAINTER JASON RAY & COURTNEY P	2 E DAYTONA DR	109B P 001	Residence, Single-Fam.	12/22/2011	9543	0233	DAYTONA HILLS	14	38	1	9,730	0.223
13674	BODINE FRANK LYNN JR	4521 DAYTON BLVD	109G A 012	Undeveloped	7/22/2016	10808	0005	YARBROUGH EASTVIEW	765	573	PT1	13,548	0.311
13675	ROBINSON BETTY FAYE	4519 DAYTON BLVD	109G A 013	Residence, Single-Fam.	8/3/2006	8036	0754	YARBROUGH EASTVIEW	765	573	2	32,328	0.742
13676	BONNER RANDY A	4515 DAYTON BLVD	109G A 014	Residence, Single-Fam.	11/27/1991	3918	0221	YARBROUGH EASTVIEW	765	573	3	31,027	0.712
13682	SPAULDING R SCOTT	100 JOYCE AVE	109G E 001	Residence, Multi-Fam.	12/20/2005	7787	0470	AUSTIN & ROGERS	16	21	1&2	27,952	0.642
23573	RUFENER BRIAN WAYNE	100 PINEHURST AVE	109I C 009	Residence, Duplex	7/23/2004	7213	0864	PINEHURST	9	19	1	11,718	0.269
26749	COLEMAN CLEON II	4400 DAYTON BLVD	109G G 026	Restaurant	8/26/2016	10838	0363	VALLEY VIEW	9	15	3	16,430	0.377
26750	JOHNSON MARNA L	4406 DAYTON BLVD	109G G 027	Services, Personal	2/12/2003	6545	0217	VALLEY VIEW	9	15	4	17,645	0.405
26751	MILLER JORDAN	4408 DAYTON BLVD	109G G 028	Retail Eating and Drinking	10/12/2011	9493	0842	PATTERSON & GUESS	14	67	1	11,515	0.264

Subject Properties

C-1 to C-3 Rezoning, properties fronting Dayton Blvd. from W. Meadowbrook Dr. to Glenron St. and from E. Meadowbrook Dr. to Barker Rd.

Object ID	Owner	Address	Tax Map No.	Land Use	Sale Date	Deed Book	Deed Page	Subdiv. Name	Plat Book	Plat Page	Plat Lot	Lot Area (Sq. Ft.)	Lot Acres
35158	BOHANON VALERIE SPEED FOLTS	4505 DAYTON BLVD	109G A 019	Residence, Single-Fam.	1/1/1959	1370	0494					14,462	0.332
35159	BURTON TIMOTHY WILSON	4503 DAYTON BLVD	109G A 020	Residence, Single-Fam.	7/1/2004	7202	0496					17,124	0.393
35160	MAY JON T	4501 DAYTON BLVD	109G A 021	Residence, Single-Fam.	5/29/2009	8940	0732	THOMAS	30	373	1	16,806	0.386
35161	DYE JANNELL S & LESLEY D	2 ORLANDO DR	109G B 001	Residence, Single-Fam.	4/23/2004	7109	0292	DAYTONA HILLS	14	38	PT1	7,769	0.178
35172	MAPCO EXPRESS INC	4500 DAYTON BLVD	109G F 024	Retail Convenience Store	7/12/2006	8023	0041	HILLSDALE	14	39	26	18,052	0.414
35201	DAVIS C TERRY	4425 DAYTON BLVD	109H C 010	Residence, Single-Fam.	8/25/2006	8068	0426	THUELER	18	38	2	16,379	0.376
35202	MITTS VIRGINIA ANN	4423 DAYTON BLVD	109H C 011	Residence, Single-Fam.	8/9/2010	9236	0133	THUELER	18	38	1	14,597	0.335
45926	GARRISS BRIANNA M	4 ORMAND DR	109B N 001	Residence, Single-Fam.	5/24/2016	10753	0451	WILBANKS	14	123	1&2	19,048	0.437
46410	REYNOLDS DONALD ROLAND & SHIRLEY B	4513 DAYTON BLVD	109G A 015	Residence, Single-Fam.	11/26/1991	3921	0145	CRERAR WM	14	134		32,557	0.747
46411	REYNOLDS DONALD R &	4511 DAYTON BLVD	109G A 016	Residence, Duplex	1/1/1971	1942	0696	CRERAR WM	14	134		21,821	0.501
46412	ROCK TIMOTHY A	4509 DAYTON BLVD	109G A 017	Residence, Single-Fam.	11/14/2002	6446	0297					24,917	0.572
46413	BOHANON R W & VALERIE FOLTS	4507 DAYTON BLVD	109G A 018	Residence, Single-Fam.	1/1/1946	0912	0198					15,592	0.358
46450	ELSEA DAISY W	103 BRENTWOOD DR	109G E 015	Residence, Single-Fam.	11/9/2010	9288	0210	HILLSDALE NO 2	14	70	44	13,404	0.308

Subject Properties

C-1 to C-3 Rezoning, properties fronting Dayton Blvd. from W. Meadowbrook Dr. to Glenron St. and from E. Meadowbrook Dr. to Barker Rd.

Object ID	Owner	Address	Tax Map No.	Land Use	Sale Date	Deed Book	Deed Page	Subdiv. Name	Plat Book	Plat Page	Plat Lot	Lot Area (Sq. Ft.)	Lot Acres
46451	EBY CYNTHIA S	4512 DAYTON BLVD	109G E 016	Office, Medical	10/3/1999	5469	0640	HILLSDALE NO 2	14	70	45	11,700	0.269
46452	RAMSEY ANNELISA	100 BRENTWOOD DR	109G F 001	Residence, Single-Fam.	1/3/2019	11546	0612	HILLSDALE NO 2	14	70	28	9,366	0.215
46462	FLENGAS DEMETREOS & DANEAN	4422 DAYTON BLVD	109G G 001	Services, Personal	8/5/2011	9455	0113	HILLSDALE	14	39	PT 27	11,758	0.270
46474	GLASSCOCK J BRYAN & DEBBIE B	74 SANTEELAH ST	109G G 029	Residence, Condo	7/18/1985	3108	0286	SANTEELAH TOWNHOMES	39	215	1	3,451	0.079
46475	GLASSCOCK BARRY K & AUDREY B	76 SANTEELAH ST	109G G 029.01	Residence, Condo	1/30/2017	10971	0079	SANTEELAH TOWNHOMES	39	215	2	1,880	0.043
46476	SCOTT CHARLENE	78 SANTEELAH ST	109G G 029.02	Residence, Condo	5/11/2005	7551	0412	SANTEELAH TOWNHOMES	39	215	3	1,763	0.040
46477	GLASSCOCK DEVELOPMENT INC	80 SANTEELAH ST	109G G 029.03	Residence, Condo	9/18/1984	3025	0564	SANTEELAH TOWNHOMES	39	215	4	1,747	0.040
46478	WELCH MATTHEW TRAVIS	98 SANTEELAH ST	109G G 030.04	Residence, Condo	6/30/2017	11091	0256	SANTEELAH TOWNHOMES	39	215	13	8,092	0.186
46479	CASTLEBERRY JOE D	88 SANTEELAH ST	109G G 031	Residence, Condo	3/17/2014	10178	0432	SANTEELAH TOWNHOMES	39	215	8	2,085	0.048
46480	ODOM JOHN H & CONSTANCE B	90 SANTEELAH ST	109G G 031.01	Residence, Condo	6/21/2002	6282	0323	SANTEELAH TOWNHOMES	39	215	9	1,990	0.046
46481	BOYLE JOHN R TR	92 SANTEELAH ST	109G G 031.02	Residence, Condo	1/7/2000	5522	0543	SANTEELAH TOWNHOMES	39	215	10	2,300	0.053
46486	RED BANK PRESBYTERIAN CHURCH	4320 DAYTON BLVD	109G H 001	Church	1/1/1956	1239	0549	VALLEY VIEW	9	15	LTS 1,2	46,893	1.077

Subject Properties

C-1 to C-3 Rezoning, properties fronting Dayton Blvd. from W. Meadowbrook Dr. to Glenron St. and from E. Meadowbrook Dr. to Barker Rd.

Object ID	Owner	Address	Tax Map No.	Land Use	Sale Date	Deed Book	Deed Page	Subdiv. Name	Plat Book	Plat Page	Plat Lot	Lot Area (Sq. Ft.)	Lot Acres
46554	GLASSCOCK DEVELOPMENT S INC	4421 DAYTON BLVD	109H C 012	Residence, Single-Fam.	8/18/2017	11132	0918	THUELER	18	38		11,117	0.255
46555	TANNER BRIAN	1 JOHNSON BLVD	109H C 013	Residence, Single-Fam.	8/16/2017	11131	0927	JOHNSON J W GARDENS	14	139	PT 1	8,893	0.204
46566	MOORE JOYCELINE T	4405 DAYTON BLVD	109H D 016	Retail General	2/5/2004	7014	0407	MABRY G H	15	32	PT 8	52,608	1.208
46567	SERIES U OF APPLE TREE LLC	4401 DAYTON BLVD	109H D 018	Services, Personal	6/23/2016	10780	0148	MABRY G H	15	32	B	30,600	0.702
46582	RALPH MATHEWS CONSTRUCTION CO INC	4315 DAYTON BLVD	109H F 011	Services, FIRE	9/24/1996	4752	0542	CRESTVIEW	11	26	PT C	9,501	0.218
46583	WILSON ANDREW J & RACHEL J	88 LAVONIA AVE	109H F 012	Residence, Single-Fam.	9/28/2015	10576	0918	CRESTVIEW	11	26	PT C	9,837	0.226
46584	WILKEY THOMAS B & JANIS A	4311 DAYTON BLVD	109H F 013	Residence, Single-Fam.	10/24/1991	3904	0361	CRESTVIEW	11	26	1 & 2	26,179	0.601
46585	THOMAS PAUL H & TAMRA	101 PINEHURST AVE	109H F 014	Residence, Single-Fam.	5/10/2013	9950	0939	PINEHURST	9	19	32&33	25,378	0.583
46622	DODSON JACK K JR & TERESA A	4301 DAYTON BLVD	109I C 010	Residence, Multi-Fam.	3/3/2000	5551	0422	WHISPERING PINES	17	94	1	18,812	0.432
46655	JOHN CHAMPAGNE BUS SERVICE LLC	4304 DAYTON BLVD	109J A 001	Retail Convenience Store	10/15/2015	10589	0817	VALLEY VIEW ADDN NO	9	18	30	19,681	0.452
46667	CARLTON ANTHONY BYRON	4300 DAYTON BLVD	109J A 027	Services, Business	4/28/2015	10455	0180	HARTMANS M L	L29	504		11,519	0.264

Subject Properties

C-1 to C-3 Rezoning, properties fronting Dayton Blvd. from W. Meadowbrook Dr. to Glenron St. and from E. Meadowbrook Dr. to Barker Rd.

Object ID	Owner	Address	Tax Map No.	Land Use	Sale Date	Deed Book	Deed Page	Subdiv. Name	Plat Book	Plat Page	Plat Lot	Lot Area (Sq. Ft.)	Lot Acres
91417	RIDLEY LUCAS H	4614 DAYTON BLVD	109B M 001.01	Residence, Duplex	5/22/2017	11056	0889		66	49	1	9,996	0.229
101490	GLASSCOCK DEVELOPMENT S INC	4417 DAYTON BLVD	109H C 012.02	Residence, Single-Fam.	8/18/2017	11132	0918	THUELER	18	38		10,725	0.246
109913	MOORE-JONES ELIZABETH A	82 SANTEELAH ST	109G G 029.04	Residence, Condo	2/10/2014	10158	0838	SANTEELAH TOWNHOMES	39	215	5	2,396	0.055
109914	ALSOBROOK JEREMY & LINDSAY	84 SANTEELAH ST	109G G 030	Residence, Condo	3/30/2016	10706	0548	SANTEELAH TOWNHOMES	39	215	6	2,685	0.062
109915	DOWNER DIXIE E	86 SANTEELAH ST	109G G 030.01	Residence, Condo	2/27/1986	3176	0872	SANTEELAH TOWNHOMES	39	215	7	2,156	0.050
109916	WILLIE ROBERT JOHN & ROBBIN M	94 SANTEELAH ST	109G G 030.02	Residence, Condo	7/26/1991	3873	0873	SANTEELAH TOWNHOMES	39	215	11	3,066	0.070
109917	CLAYTON JOAN	96 SANTEELAH ST	109G G 030.03	Residence, Condo	1/27/2012	9567	0743	SANTEELAH TOWNHOMES	39	215	12	2,299	0.053
110227	SAC PROPERTIES	4418 DAYTON BLVD	109G G 045	Services, Professional	3/13/1996	4677	0556	PATTERSON & GUESS	14	67	PT19&20	49,519	1.137
110475	BLOCKLEY THOMAS E & KAREN A	DAYTON BLVD	109B D 004	Undeveloped	8/9/1993	4195	0525	JONES JAMES B	12	46	2	15,299	0.351
110476	BLOCKLEY THOMAS E & KAREN A	DAYTON BLVD	109B D 005	Undeveloped	8/9/1991	3877	0937	JONES JAMES B	12	46	1	17,920	0.411
110477	BLOCKLEY THOMAS E & KAREN A	4607 DAYTON BLVD	109B D 006	Office, Dental	4/26/1985	3085	0425	BROWN MELVIN A ESTAT	15	122	PT 1	19,925	0.457
110548	NOLL ERNEST C JR	101 JOYCE AVE	109G B 016	Residence, Multi-Fam.	5/13/2016	10744	0234	AUSTIN & ROGERS	16	21	27-29&	34,004	0.781
110743	RED BANK PRESBYTERIAN CHURCH	4320 DAYTON BLVD	109J E 045	Church	1/1/1959	1337	0220	VALLEY VIEW ADDN NO	9	18	1	20,090	0.461

Subject Properties

C-1 to C-3 Rezoning, properties fronting Dayton Blvd. from W. Meadowbrook Dr. to Glenron St. and from E. Meadowbrook Dr. to Barker Rd.

Object ID	Owner	Address	Tax Map No.	Land Use	Sale Date	Deed Book	Deed Page	Subdiv. Name	Plat Book	Plat Page	Plat Lot	Lot Area (Sq. Ft.)	Lot Acres
110992	BUTTRAM JAMIE	1 ORLANDO DR	109B P 019	Residence, Single-Fam.	9/19/2014	10305	0713	DAYTONA HILLS	14	38	12 &	9,587	0.220
111026	BUTTRAM ROBERT ANDREW &	4411 DAYTON BLVD	109H D 014	Residence, Single-Fam.	3/26/1998	5059	0561	JOHNSON J W GARDENS	14	130	PT15	15,896	0.365
111027	PAYNE JOYCELINE T	4409 DAYTON BLVD	109H D 015	Residence, Single-Fam.	1/25/1985	3058	0989	MABRY G H	15	32	PT B	20,636	0.474
111146	MILLIGAN- REYNOLDS GUAR TITLE AGY	2 PAULMAR DR	109B M 001	Residence, Duplex	4/15/2002	6215	0340	WILBANKS	14	149	1 & 2	10,173	0.234
111202	BEST RACHEL M	1 ORMAND DR	109B M 020	Residence, Single-Fam.	8/16/2018	11429	0762	WILBANKS	14	149	22 &	15,110	0.347
142548	GLASSCOCK DEVELOPMENT S INC	4415 DAYTON BLVD	109H C 013.01	Undeveloped	12/20/2017	11247	0508	JOHNSON J W GARDENS	14	139	PT 1	10,388	0.238
146827	GLASSCOCK DEVELOPMENT S INC	4419 DAYTON BLVD	109H C 012.01	Residence, Single-Fam.	8/18/2017	11132	0918	THUELER	18	38		9,861	0.226

Subject Properties
Existing Land Uses, C-1 and C-3 Table of Uses

Owner	Address	Tax Map No.	Land Use	C-1	C-3	Notes	Lot Area (Sq. Ft.)
MAPCO EXPRESS INC	4500 DAYTON BLVD	109G F 024	Gas Station / Convenience Store	P	X	Mapco Gas Station	18,052
MOORE JOYCELINE T	4405 DAYTON BLVD	109H D 016	Retail; Services, Personal	P; P	SE Unless Otherwise P; P	Kimmee's Cakes, Clip & Curl, This N That	52,608
COLEMAN CLEON II	4400 DAYTON BLVD	109G G 026	Restaurant	P	SE	Pizza Cortile	16,430
JOHN CHAMPAGNE BUS SERVICE LLC	4304 DAYTON BLVD	109J A 001	Services, Business	P	SE	Involves Vehicle Storage	19,681
MILLER JORDAN	4408 DAYTON BLVD	109G G 028	Restaurant	P	SE	Dub's Place	11,515
BLOCKLEY THOMAS E & KAREN A	4607 DAYTON BLVD	109B D 006	Office, Dental	P	P below 5000 SF		19,925
EBY CYNTHIA S	4512 DAYTON BLVD	109G E 016	Office, Medical	P	P below 5000 SF		11,700
CARLTON ANTHONY BYRON	4300 DAYTON BLVD	109J A 027	Services, Business	P	Similar to Permitted		11,519
RALPH MATHEWS CONSTRUCTION CO INC	4315 DAYTON BLVD	109H F 011	Services, FIRE	P	Similar to Permitted		9,501
JOHNSON MARNA L	4406 DAYTON BLVD	109G G 027	Services, Personal	P	Similar to Permitted		17,645
FLENGAS DEMETREOS & DANEAN	4422 DAYTON BLVD	109G G 001	Services, Personal	P	Similar to Permitted		11,758
SERIES U OF APPLE TREE LLC	4401 DAYTON BLVD	109H D 018	Services, Personal	P	Similar to Permitted		30,600
SAC PROPERTIES	4418 DAYTON BLVD	109G G 045	Services, Professional	P	Similar to Permitted		49,519
SPAULDING R SCOTT	100 JOYCE AVE	109G E 001	Residence, Multi-Fam.	SE	Not Listed		27,952
DODSON JACK K JR & TERESA A	4301 DAYTON BLVD	109I C 010	Residence, Multi-Fam.	SE	Not Listed		18,812
NOLL ERNEST C JR	101 JOYCE AVE	109G B 016	Residence, Multi-Fam.	SE	Not Listed		34,004
WILSON JAMES R	1 PAULMAR DR	109B L 001	Residence, Duplex	Not Listed	Not Listed		13,560
RUFENER BRIAN WAYNE	100 PINEHURST AVE	109I C 009	Residence, Duplex	Not Listed	Not Listed		11,718
REYNOLDS DONALD R &	4511 DAYTON BLVD	109G A 016	Residence, Duplex	Not Listed	Not Listed		21,821
RIDLEY LUCAS H	4614 DAYTON BLVD	109B M 001.01	Residence, Duplex	Not Listed	Not Listed		9,996
MILLIGAN-REYNOLDS GUAR TITLE AGY	2 PAULMAR DR	109B M 001	Residence, Duplex	Not Listed	Not Listed		10,173
RED BANK PRESBYTERIAN CHURCH	4320 DAYTON BLVD	109G H 001	Church	P	P		46,893

Subject Properties

Existing Land Uses, C-1 and C-3 Table of Uses

Owner	Address	Tax Map No.	Land Use	C-1	C-3	Notes	Lot Area (Sq. Ft.)
RED BANK PRESBYTERIAN CHURCH	4320 DAYTON BLVD	109J E 045	Church	P	P		20,090
GLASSCOCK J BRYAN & DEBBIE B	74 SANTEELAH ST	109G G 029	Residence, Condo	Not Listed	P		3,451
GLASSCOCK BARRY K & AUDREY B	76 SANTEELAH ST	109G G 029.01	Residence, Condo	Not Listed	P		1,880
SCOTT CHARLENE	78 SANTEELAH ST	109G G 029.02	Residence, Condo	Not Listed	P		1,763
GLASSCOCK DEVELOPMENT INC	80 SANTEELAH ST	109G G 029.03	Residence, Condo	Not Listed	P		1,747
WELCH MATTHEW TRAVIS	98 SANTEELAH ST	109G G 030.04	Residence, Condo	Not Listed	P		8,092
CASTLEBERRY JOE D	88 SANTEELAH ST	109G G 031	Residence, Condo	Not Listed	P		2,085
ODOM JOHN H & CONSTANCE B	90 SANTEELAH ST	109G G 031.01	Residence, Condo	Not Listed	P		1,990
BOYLE JOHN R TR	92 SANTEELAH ST	109G G 031.02	Residence, Condo	Not Listed	P		2,300
MOORE-JONES ELIZABETH A	82 SANTEELAH ST	109G G 029.04	Residence, Condo	Not Listed	P		2,396
ALSOBROOK JEREMY & LINDSAY	84 SANTEELAH ST	109G G 030	Residence, Condo	Not Listed	P		2,685
DOWNER DIXIE E	86 SANTEELAH ST	109G G 030.01	Residence, Condo	Not Listed	P		2,156
WILLIE ROBERT JOHN & ROBBIN M	94 SANTEELAH ST	109G G 030.02	Residence, Condo	Not Listed	P		3,066
CLAYTON JOAN	96 SANTEELAH ST	109G G 030.03	Residence, Condo	Not Listed	P		2,299
ROLLINS H RODNEY & DEBORAH L	DAYTON BLVD	109B D 013	Residence, Single-Fam.	P	P		15,308
TAYLOR THADDEUS M	4603 DAYTON BLVD	109B D 014	Residence, Single-Fam.	P	P		12,934
KING MARIE ELAINE	4601 DAYTON BLVD	109B D 015	Residence, Single-Fam.	P	P		12,843
CLOPTON CASEY	1 E DAYTONA DR	109B N 017	Residence, Single-Fam.	P	P		14,039
PAINTER JASON RAY & COURTNEY P	2 E DAYTONA DR	109B P 001	Residence, Single-Fam.	P	P		9,730
ROBINSON BETTY FAYE	4519 DAYTON BLVD	109G A 013	Residence, Single-Fam.	P	P		32,328
BONNER RANDY A	4515 DAYTON BLVD	109G A 014	Residence, Single-Fam.	P	P		31,027
BOHANON VALERIE SPEED FOLTS	4505 DAYTON BLVD	109G A 019	Residence, Single-Fam.	P	P		14,462
BURTON TIMOTHY WILSON	4503 DAYTON BLVD	109G A 020	Residence, Single-Fam.	P	P		17,124

Subject Properties
Existing Land Uses, C-1 and C-3 Table of Uses

Owner	Address	Tax Map No.	Land Use	C-1	C-3	Notes	Lot Area (Sq. Ft.)
MAY JON T	4501 DAYTON BLVD	109G A 021	Residence, Single-Fam.	P	P		16,806
DYE JANNELL S & LESLEY D	2 ORLANDO DR	109G B 001	Residence, Single-Fam.	P	P		7,769
DAVIS C TERRY	4425 DAYTON BLVD	109H C 010	Residence, Single-Fam.	P	P		16,379
MITTS VIRGINIA ANN	4423 DAYTON BLVD	109H C 011	Residence, Single-Fam.	P	P		14,597
GARRISS BRIANNA M	4 ORMAND DR	109B N 001	Residence, Single-Fam.	P	P		19,048
REYNOLDS DONALD ROLAND & SHIRLEY B	4513 DAYTON BLVD	109G A 015	Residence, Single-Fam.	P	P		32,557
ROCK TIMOTHY A	4509 DAYTON BLVD	109G A 017	Residence, Single-Fam.	P	P		24,917
BOHANON R W & VALERIE FOLTS	4507 DAYTON BLVD	109G A 018	Residence, Single-Fam.	P	P		15,592
ELSEA DAISY W	103 BRENTWOOD DR	109G E 015	Residence, Single-Fam.	P	P		13,404
RAMSEY ANNELISA	100 BRENTWOOD DR	109G F 001	Residence, Single-Fam.	P	P		9,366
GLASSCOCK DEVELOPMENTS INC	4421 DAYTON BLVD	109H C 012	Residence, Single-Fam.	P	P		11,117
TANNER BRIAN	1 JOHNSON BLVD	109H C 013	Residence, Single-Fam.	P	P		8,893
WILSON ANDREW J & RACHEL J	88 LAVONIA AVE	109H F 012	Residence, Single-Fam.	P	P		9,837
WILKEY THOMAS B & JANIS A	4311 DAYTON BLVD	109H F 013	Residence, Single-Fam.	P	P		26,179
THOMAS PAUL H & TAMRA	101 PINEHURST AVE	109H F 014	Residence, Single-Fam.	P	P		25,378
GLASSCOCK DEVELOPMENTS INC	4417 DAYTON BLVD	109H C 012.02	Residence, Single-Fam.	P	P		10,725
BUTTRAM JAMIE	1 ORLANDO DR	109B P 019	Residence, Single-Fam.	P	P		9,587
BUTTRAM ROBERT ANDREW &	4411 DAYTON BLVD	109H D 014	Residence, Single-Fam.	P	P		15,896
PAYNE JOYCELINE T	4409 DAYTON BLVD	109H D 015	Residence, Single-Fam.	P	P		20,636
BEST RACHEL M	1 ORMAND DR	109B M 020	Residence, Single-Fam.	P	P		15,110
GLASSCOCK DEVELOPMENTS INC	4419 DAYTON BLVD	109H C 012.01	Residence, Single-Fam.	P	P		9,861
BODINE FRANK LYNN JR	4521 DAYTON BLVD	109G A 012	Undeveloped				13,548
BLOCKLEY THOMAS E & KAREN A	DAYTON BLVD	109B D 004	Undeveloped				15,299

Subject Properties
Existing Land Uses, C-1 and C-3 Table of Uses

Owner	Address	Tax Map No.	Land Use	C-1	C-3	Notes	Lot Area (Sq. Ft.)
BLOCKLEY THOMAS E & KAREN A	DAYTON BLVD	109B D 005	Undeveloped				17,920
GLASSCOCK DEVELOPMENTS INC	4415 DAYTON BLVD	109H C 013.01	Undeveloped				10,388



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 2/13/2019
Subject: Telecommunications Structures Draft Ordinance

SUMMARY

The City Commission has requested that the Planning Commission review the attached draft ordinance that established new requirements for telecommunications structures in the City.

COMMENTS

This ordinance was drafted to update regulations regarding the siting of telecommunications facilities in response to the Competitive Wireless Broadband Investment Deployment and Safety Act of 2018 (Public Chapter 819, House Bill No. 2279). This draft ordinance will repeal and replace *Chapter 11 Sections 1101 et seq., Radio, Television, Telephone, Satellite and Microwave Communication Towers*.

The goals of this Ordinance are to:

1. Protect Residential Neighborhoods, corridors, and certain districts from adverse impacts of Telecommunications Facilities, including Towers; and
2. Encourage the location of Towers in non-residential areas; and
3. Minimize the total number of Towers in the city by encouraging Colocation strategies; and
4. Encourage creative and effective use of Stealth Technology for the concealment of new installations of Telecommunications Facilities; and
5. Provide standards for the siting, construction, installation, collocation, modification, operation, and removal of wireless communications facilities in the City's right of way and charges to be uniformly applied to all applicants.
6. Establish basic criteria for applications to site wireless communications facilities in the right of way and provide clear guidance to applicants.

7. Ensure that wireless communications facilities will conform to all applicable health and safety regulations and will blend into their environment to the greatest extent possible.

8. Enhance the ability of wireless communications carriers to deploy wireless infrastructure quickly, effectively, and efficiently so that residents, businesses, and visitors benefit from ubiquitous and robust wireless service availability.

9. Comply with, and not conflict with or preempt, all applicable state and federal laws.

The full draft sign ordinance has been included in your packet as a separate document.



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank City Manager
From: Brian Taylor, Regional Planner
Date: 2/13/2019
Subject: Gateway Commercial District

SUMMARY

The City Commission has requested that the Planning Commission begin work on a draft ordinance to establish a new gateway commercial zone along Dayton Boulevard.

ANALYSIS

The City Commission has proposed the creation of a new gateway commercial zone along Dayton Boulevard, beginning at the intersection of Signal Mountain Boulevard and extending as far north as the intersection of Memorial Drive. The intent of the City Commission is to promote quality commercial development within the southern gateway to the City of Red Bank and discourage less desirable uses that may be permitted in the C-1 Commercial zoning district.

The Planning Commission has proposed that the gateway district should begin at the tunnel and end somewhere near Hedgewood Drive. The Planning Commission also proposed allowing most uses that are permitted in the C-1 district with the exception of certain uses that would not be appropriate in a gateway district for the City, such as self-storage facilities and pawn shops.

The Planning Commission agreed upon a listed of permitted, prohibited and special exception uses at the January working meeting. The Planning Commission made plans to review the district intent and several special exception uses at the February working meeting.

COMMERCIAL DISTRICT INTENT STATEMENTS

Proposed:

SECTION 14-404. C-4 Commercial Gateway Zone

40X.01 Intent

It is the intent of the C-4 Commercial Zone to promote quality commercial development at the entrance to Red Bank that serves the demand for goods and services from Red Bank residents and visitors. High traffic uses with storefronts will be encouraged over lower traffic uses. The district will accommodate auto-oriented uses that are compatible with pedestrian oriented vision for the gateway to Red Bank.

Existing:

SECTION 14-402. C-1 Commercial Zone

402.01 Intent

It is the intent of the C-1 Commercial Zone to promote the clustering and development of business, offices and service facilities to serve the demand for goods and services generated by both area residents and transients traveling to and from other neighborhoods and places of employment.

SECTION 14-404. C-2 Commercial Zone (Central Business District)

404.01 Intent

It is the intent of the C-2 Commercial Zone to function as the Central Business District for the City of Red Bank. The District is bounded on the South end by Newberry Street and includes frontage properties on both the East and West sides of Dayton Boulevard. The District extends North on the East side of Dayton Boulevard to Woodrow Avenue and on the West side of Dayton Boulevard to a point that is the North property line of 4039 Dayton Boulevard/Tax Map # 1091 E 002 (situated somewhat across from Woodrow Avenue). The Central Business District shall also include all frontage properties on the South side of Morrison Springs Road extending West to U.S. 27 Highway. It will provide for and facilitate professional office and commercial uses that are consistent with the existing developed character of this area and prohibit all those uses that are not.

SECTION 14-405. C-3 Neighborhood Commercial Zone

405.01 Intent

It is the intent of the C-3 Neighborhood Commercial Zone to promote, protect and sustain the vitality of neighborhoods by allowing the development and maintenance of small commercial and service enterprises which are both compatible with and complimentary to residential properties within the immediate vicinity. Furthermore, it is the intent of this section that all businesses locate within a C-3 Neighborhood Commercial Zone shall be for retail sales, services or otherwise of such nature as to be a benefit or convenience to neighborhood residents.

405.02 Location

Neighborhood Commercial Zones shall be located so as to primarily serve traffic on arterial or collector streets. All businesses developed within such zones shall be situated on sites so as to offer convenient and safe ingress and egress to such streets.

Map of Proposed Gateway Zone

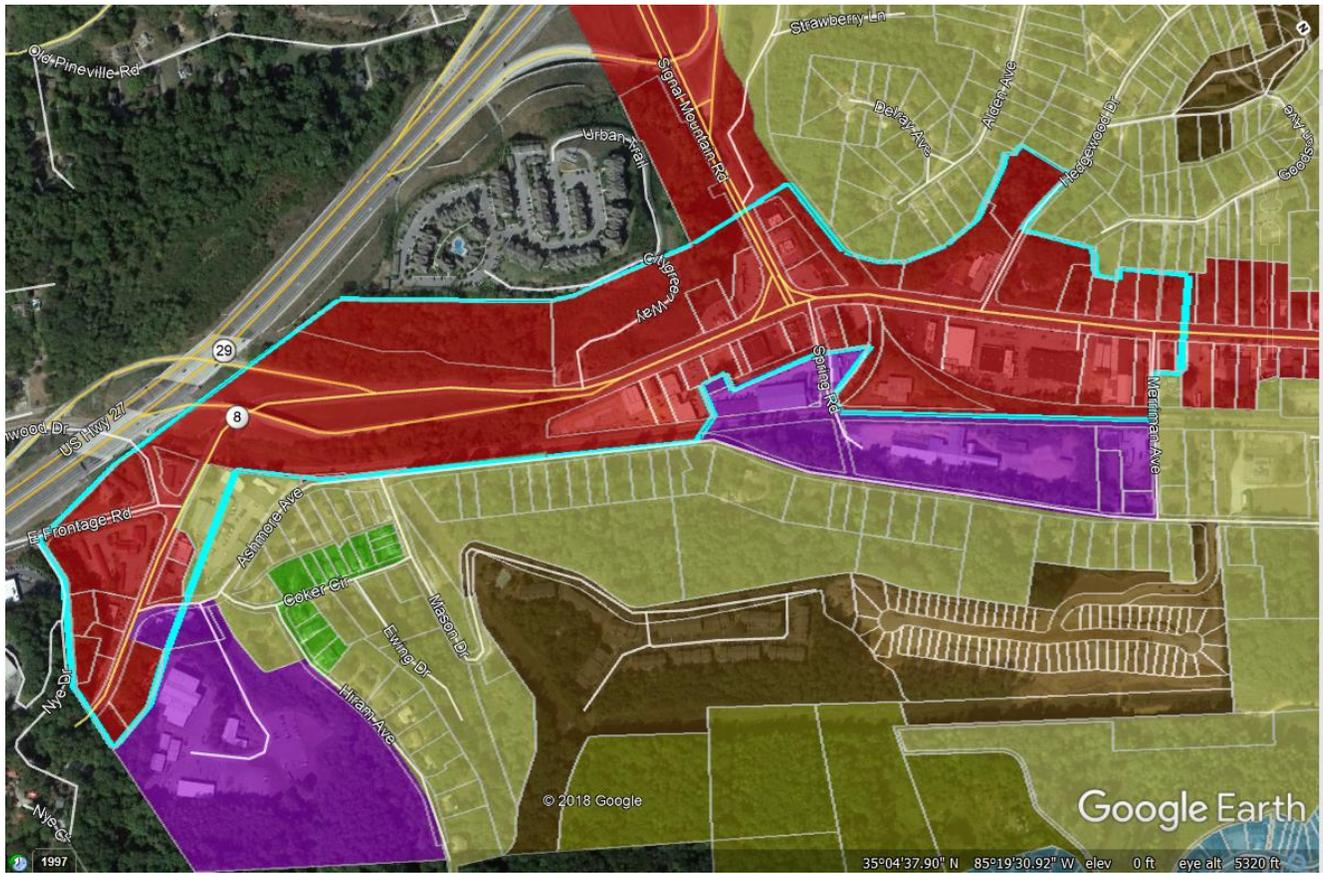


Table of Uses Comparison of C-4 Gateway to Existing Commercial Districts

Proposed uses for C-4 are compared with existing uses for C-1, CBD and C-3.

Similar uses reflect different descriptions across zoning districts.

Some C-4 uses are matched with the closest existing description.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3	
Commercial	Retail	Retail sales			P		
	Retail	Retail sales and service establishments	P	P			
	Retail	Retail sales unless otherwise permitted				SE	
	Retail	Commercial establishments up to 5,000 sq. ft.				SE	
	Retail	Bakeries, provided all goods are sold on premise	P	P	P	P	
	Retail	Drug stores				P	P
	Retail	Florists	P	P	P	P	P
	Retail	Grocery stores					X
	Retail	Grocery stores, provided that no gasoline pumps or car washes shall be permitted as either a principal or accessory use				P	
	Retail	Hardware stores				P	X
	Retail	Liquor stores	P	P		X	X
	Retail	Meat and fish markets				P	X
	Retail	Music stores				P	P
	Retail	Shoe stores				P	P
	Retail	Small printer shops, except that the gross floor area shall not exceed 2,000 square feet	P	P	P		SE
	Retail	Specialty shops and stores				P	P
	Retail	Stationary stores				P	P
	Dining	Restaurants and Delicatessens			P		
	Dining	Restaurants and other establishments serving food and beverages	P	P			SE
	Dining	Restaurants or Delicatessens with fewer than fifty (50) seats with no drive-thru or drive-in trade or curb service				SE	
	Dining	Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses	P		P		P
	Dining	Microbreweries and brew pubs where beer is manufactured and distributed wholesale or retail	P	P	P		P
	Dining	The sale or consumption of any alcoholic beverage on the premises				X	
	Entertainment	Bowling alleys, or other indoor amusement	SE	SE			X
	Entertainment	Entertainment or recreational facilities				X	X
	Entertainment	Miniature golf courses and similar outdoor amusement facilities	SE	SE			X
	Entertainment	Outdoor amusement facilities			X		X
	Entertainment	Studios / Galleries	P	P	P	P	P
	Entertainment	Theaters	P	P	P		SE
	Entertainment	Playing music or making announcements in a manner audible at any residential lot line.				X	X
	Lodging	Bed and Breakfast establishments / Short Term Rental Units	P	P	P		P
	Lodging	Hotels and motels	P	P			X

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Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3	
Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3	
Commercial	Service	Barber\Beauty shops	P	P	P	P	P
	Service	Cleaning and laundry establishments	SE	SE		P	P
	Service	Day care centers				SE	SE
	Service	Funeral homes and undertaking establishments	SE	SE	X		X
	Service	Plumbing, electrical, radio, TV workshops provided no more than five (5) persons are employed and that all related trucks and equipment are stored at the rear of the building, not visible from Dayton Blvd.			P		SE
	Service	Plumbing, workshops, electrical, radio and TV shops and other similar uses provided that not more than five (5) persons are employed therein.		P			
	Service	Repair shops for shoes, household articles or appliances	P	P	P	P	P
	Service	Tattoo parlors				X	X
	Service	Alternative Financial Services	X	SE			X
	Service	Title Pawn, check cashing and similar uses	X	P	X	X	X
	Auto-Oriented	Car Washes	SE	SE	X		X
	Auto-Oriented	New & used car, motorcycle, boat, farm equipment dealers	SE	P	X	X	X
	Auto-Oriented	New or used sales or repair facilities for autos, boats, motorcycles, farm equipment and similar uses				X	X
	Auto-Oriented	Gasoline service stations and auto repair;		P		X	X
	Auto-Oriented	Auto repair facilities and similar uses	X				
	Auto-Oriented	Limited Fuel Service Facility	SE		P		
	Auto-Oriented	Drive-thru or Drive-in uses					X
	Storage	Outdoor storage of goods for sale, provided that area is screened	SE	P			
	Storage	Outdoor sales, service, display or storage, except during lawful business hours and except for outdoor seating for restaurants			X		X
	Storage	Outdoor sales, service, display or storage, except during lawful business hours				X	
Storage	Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage facilities, climate controlled storage facilities, or any other sort of commercial storage or warehousing facility or usage	X		X	X	X	
Adult	Adult oriented establishments	X		X	X	X	
Office	Bank	Banks	P	P	P	P	
	Medical	Medical and dental offices and clinics	P		P	P	
	Medical	Medical and dental offices up to 5,000 sq. ft.				P	
	Office	Office buildings	P	P	P	P	

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Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3
Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3
Office	Office					P
	Office					SE
	Veterinarian		SE	P		
	Veterinarian	P		P		
Public / Institutional	Group Home	SE	SE			SE
	Group Home	X		X		
	Group Home	SE	SE			X
	Group Home	SE	SE			SE
	Hospital	SE	SE			SE
	School / Church	P	P	P		SE
Residential	Multi-Fam.		SE			
	Mobile Home	X	SE	X	X	X
	Mixed	P	P			
	Mixed				P	
	Mixed					X
	Townhome					P
	Single-Fam.		P	P		P
Other	Accessory Permitted	P	P	P		P
	Other					
	Signs				X	
	Signs					P
	Signs	P	P	P		
	Similar to Prohibited	X		X	X	X
	Similar to Permitted			P	P	P
Similar to Permitted	P	P				

Proposed Commercial Intent Statement Diagram

Intent	C-1 Commercial	C-2 CBD	C-3 Nbhd Comm
Primary Uses	(a) Promote a diverse mix of retail and service uses to serve both area residents and customers traveling to and from other neighborhoods and places of employment;	(b) Promote a mix of retail, service, civic and related uses that enhance the character of the Central Business District as a pedestrian-friendly town center where people come to shop, dine, work, and gather;	(a) Promote small-scale retail and service uses which are both compatible with and complimentary to nearby neighborhoods;
Pedestrians	(b) Balance the need to accommodate automobile-oriented commerce with the need to promote more pedestrian-oriented development in the commercial corridor;	(c) Create pedestrian-oriented development that connects businesses with the sidewalk and contributes to a continuous commercial frontage of a size and scale that is compatible with a small town; (f) Discourage uses that cater exclusively to automobile-oriented customers; and	(b) Create pedestrian-oriented development that connects businesses with adjacent neighborhoods;
Residential	(e) Promote quality residential development that enhances the character of the commercial corridor; and	(d) Encourage mixed-use development and residential development that enhances the character of the Central Business District;	(c) Promote quality residential development that enhances the character of the commercial corridor; and
Compatibility	(c) Minimize conflicts between uses in and around the district through landscape and buffering requirements;	(e) Ensure that uses are compatible with surrounding neighborhoods;	(a) Promote small-scale retail and service uses which are both compatible with and complimentary to nearby neighborhoods;
Design Standards	(f) Ensure that new development that meets the intent of the Red Bank Design Review Standards.	(g) Ensure that new development meets the intent of the Red Bank Design Review Standards.	(d) Ensure the new development meets the intent of the Red Bank Design Review Standards.
Other	(d) Emphasize access control to manage traffic generated by general commercial uses;	(a) Function as the Central Business District for the City of Red Bank;	