

# MORRISTOWN BOARD OF ZONING APPEALS

**Agenda**  
**October 13<sup>th</sup>, 2020**



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## **Call to Order**

**I.** Approval of September 8<sup>th</sup>, 2020 Minutes

**II.** Old Business: none

**III.** New Business:

Off-Site Parking Request

## **Adjournment**

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for November 10<sup>th</sup>, 2020 at 4:00 pm.  
The deadline to submit applications for this meeting is October 19<sup>th</sup>, 2020.*

**Morristown Board of Zoning Appeals  
September 8, 2020**

**Members Present**

Chairman Jack Kennerly  
Secretary Robert (Bob) Garrett  
Mayor Gary Chesney  
Board Member Wanda Neal  
Board Member Ventrus Norfolk  
Board Member Frank McGuffin

**Others Present**

Steve Neilson, Community Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Tina Allison, Admin. Asst. Planning  
Richard DesGroseillers, MPTO Coordinator  
Larry Clark, Asst. City Administrator

**Members Absent**

Bill Thompson

Chairman Jack Kennerly called the meeting to order.

**I. Annual Meeting: Election of Officer: Chairman, Vice-Chairman, Secretary  
Review of 2021 Meeting Dates and Deadlines**

The Board called for annual election of Officers. All of the offices of the Morristown Board of Zoning Appeals and are vacated.

Board Member Wanda Neal nominated Ventrus Norfolk as Chairman of the Morristown Board of Zoning Appeals. Ventrus Norfolk accepted by acclamation.

Board voted all Ayes.

Mayor Gary Chesney nominated Bill Thompson as Vice-Chairman of the Morristown Board of Zoning Appeals.

Board voted all Ayes.

Board Member Wanda Neal nominated Bob Garrett as Secretary of the Morristown Board of Zoning Appeals. Bob Garrett accepted by acclamation.

Board voted all Ayes.

Officers Elected.

**II. Approval of March 10<sup>th</sup>, 2020 minutes:**

Newly elected Chairman Ventrus Norfolk asked if there was a motion to approve the minutes from the March 10<sup>th</sup>, 2020 meeting. Board Member Jack Kennerly made a motion to approve the minutes as submitted; this was seconded by Board Member Frank McGuffin.

Voting Results upon voice vote all Ayes.

**III. Old Business:**

None

**IV. New Business:**

None

No further business, meeting is adjourned.

Respectfully submitted,

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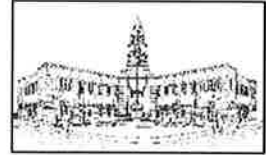
Bob Garrett, Secretary

BG/ta

# City of Morristown

*Incorporated 1855*

**DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING**



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TO: Morristown Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: October 13<sup>th</sup> 2020  
SUBJECT: Off Site Parking Requested by Outreach/Church Organization

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## **SUBMITTAL:**

A request for off-site parking has been made by the New Creation Community Outreach center, who are locating to 1056 South Cumberland Street, which is the former Exact-Tax office. The property will be owned by Brad and Tina Hall. Mr. Jeff Davis is assisting with this program.

The intent of this organization for the time being, will be to provide food and help services to the homeless. Religious services will also be provided for those that wish to listen. For now, they will occupy the ground floor only along Freshour Street. Future plans include transitioning the entire building into a Church which will continue with the homeless services.

Current parking regulations require 1 parking space for every 100 square feet of building space devoted to that use. For now, as the ground floor only will be used, 25 parking spaces will be needed. All tenants inside the "Radio City" building have dedicated parking along South Cumberland Street, with three spaces dedicated to this address. The remaining 22 spaces are to be provided by an off-site parking area owned by Mrs. Carolyn Ward, who has given New Creation permission to use her lot. The parking lot is located across Freshour Street, and generally used Mondays – Fridays for the adjoin retail and medical office.

Of the 25 spaces, one space must be ADA compliant. If the BZA should approve the off-site parking request, no Certificate of Occupancy will be given until a handicapped space has been added and inspected.

The City's Zoning Ordinance, Section 14216.13 states off-site parking must be permitted by the Board of Zoning Appeals.

## **RECOMMENDATION:**

Staff would recommend the Board of Zoning Appeals approve this request to allow off-site parking for New Creation Community Outreach, provided there is a handicapped parking space that complies with ADA. This approval is for a total of 22 spaces only, for use of first floor only activities. Should the group expand, using both floors of the building, the total number of spaces required could be up to 50, and the off-site parking will then be brought back before the Board.

