

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
September 8th, 2020



Call to Order

I. Annual Meeting:

Election of Officers: Chairman, Vice-Chairman, Secretary

Review of 2021 Meeting Dates and Deadlines

II. Approval of March 10th, 2020 Minutes

III. Old Business: none

IV. New Business: none

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for October 13th, 2020 at 4:00 pm.
The deadline to submit applications for this meeting is September 14th, 2020.*



MORRISTOWN REGIONAL PLANNING COMMISSION, BOARD OF ZONING APPEALS & UTILITY MEETING DATES

Application deadlines and scheduled meeting dates of the *Morristown Regional Planning Commission, Board of Zoning Appeals and Utility Meeting & Submission Dates for 2021:*

MEETING DATE *	APPLICATION DEADLINE **	Utility Meeting Date
12:00 PM Work Session; 4:00 PM Public Meeting	Due by 9:00 AM on the date below	8:30 A.M in the Training Room
January 12, 2021	December 14, 2020	January 21, 2021
February 9, 2021	January 18, 2021	February 18, 2021
March 9, 2021	February 15, 2021	March 18, 2021
April 13, 2021	March 15, 2021	April 15, 2021
May 11, 2021	April 19, 2021	May 20, 2021
June 8, 2021	May 17, 2021	June 17, 2021
July 13, 2021	June 14, 2021	July 15, 2021
August 10, 2021	July 19, 2021	August 19, 2021
September 14, 2021	August 16, 2021	September 16, 2021
October 12, 2021	September 20, 2021	October 21, 2021
November 9, 2021	October 18, 2021	November 18, 2021
December 14, 2021	November 15, 2021	December 16, 2021

* The Morristown Regional Planning Commission and Board of Zoning Appeals regularly meet on the second Tuesday of each month in the Council Chambers of the City Center. There is a work session at 12:00 p.m. on the scheduled meeting date to review items on the agenda. The public meeting begins at 4:00 p.m.

** Deadline dates for the next month's meeting are commonly on the first Monday following a regularly scheduled Regional Planning Commission and Board of Zoning Appeals meeting. It is expected that all information (application, drawings, etc.) be complete at the time of submittal. If, after staff review, minor corrections or revisions are required, a second deadline date will be provided by staff in order to remain on that month's agenda. Complex projects such as **major subdivisions** require additional review time. Therefore, it is highly recommended that such projects be submitted at least two months prior to the requested planning commission date. Deadline dates that fall on a holiday shall be extended to the next business day.

**Morristown Board of Zoning Appeals
March 10, 2020**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
John Ricker
Jason Buel
Debra Williams
Pete Barile

Chairman Jack Kennerly called the meeting to order and invited anyone who wished to join the Board in an Invocation and Pledge of Allegiance.

I. Approval of February 11th, 2020 minutes:

Mayor Gary Chesney made a motion for approval of the February 11th, 2020 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

**VARI-2382: Landscape Variance at 226 Industrial Drive
Daniel Paul Chairs**

Planner Josh Cole discussed a request by Mr. Pete Barile, representing Daniel Paul Chairs which is located in the East Tennessee Valley Industrial District off of Industrial Avenue, for a variance to Chapter 33 (LANDSCAPE, BUFFERS, AND SCREENING”) of the Zoning Ordinance. In particular, the applicant is wanting a variance to sections:

14-3304.C Front Yard Area Trees

1. Canopy trees shall be planted within the front yard (building) setback area at a minimum ratio of one tree per 50 linear feet of street (public right of way) frontage

14-3304.D. Vehicular Use Areas

2. Design Standards

- a. All vehicular use areas shall be designed to ensure that every parking space is within 50 feet of a tree location (excluding off-site street trees).

The project received full site plan approval which included it meeting the minimum landscape requirements last year. The property contains 625 feet of street frontage which requires a minimum of 13 canopy trees, however, since there are overhead powerlines, smaller understory trees were substituted for the canopy trees at a 2:1 ratio which is permitted in the Zoning Ordinance. The site plan provides 26 understory trees along Industrial Avenue and 3 canopy trees along the front of the building.

Staff recognizes that there are some topographical issues. The slope on the southern side of the property may require the location of some of the originally approved trees to be moved to other locations on the property. There appears to be adequate room on the property to plant the required and necessary trees, thus Staff does not recommend approval of the variance requests. However, if the variance requests are approved by the Board, it should be contingent upon approval from the Industrial Development Board also.

Mr. Pete Barile spoke on behalf of Danial Paul Chairs in favor of the variance requests.

Board member Bill Thompson made a motion to approve use on review seconded by Board Member Wanda Neal.

Voting results: 0 yes, 7 no. Motion Failed.

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/ta