

MORRISTOWN BOARD OF ZONING APPEALS

Agenda

February 9th, 2021



Call to Order

I. Approval of October 13th, 2020 Minutes

II. Old Business: none

III. New Business:

UORV-2466: Tow Yard in LI District
Sunrise Avenue/W. Charles Street

UORV-2467: Substance Abuse Treatment Facility in IB District
2307 W. Andrew Johnson Highway

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for March 9th, 2021 at 4:00 pm.
The deadline to submit applications for this meeting is February 15th, 2021.*

**Morristown Board of Zoning Appeals
October 13, 2020**

Members Present

Chairman Ventrus Norfolk
Mayor Gary Chesney
Vice Chairman 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
Bob Moore, Media Representative

Chairman Ventrus Norfolk called the meeting to order.

I. Approval of September 8th, 2020 minutes:

Mayor Gary Chesney made a motion for approval of the September 8th, 2020 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

Off-Site Parking Request

Senior Planner Lori Matthews discussed a request for off-site parking by the New Creation Community Outreach Center who are locating to 1056 South Cumberland Street in the former Exact-Tax office. The property will be owned by Brad and Tina Hall. Mr. Jeff Davis is assisting with the program.

Ms. Matthews stated the intent of this organization or 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.

The City's current parking regulations require one parking space for 100 square feet of building space devoted to a specific use. For now, as the ground floor will only be used, 25 parking spaces will be needed. All tenants inside this building have dedicated parking along South Cumberland Street. Two or three spaces are currently dedicated to the 1056 South Cumberland address. The remaining 22 spaces will be provided by off-site parking in an area owned by Mrs. Carolyn Ward. Mrs. Ward has given New Creation permission to use her lot. The parking lot is located across Freshour Street from the subject building and is generally used Monday through Friday for the adjoining retail and medical office.

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

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

Staff recommended the BZA should approve this request for off-site parking for New Creation Community Outreach, provided that the handicapped parking is compliant with ADA at their opening.

Mayor Gary Chesney made a motion to approve use the off-site parking request seconded by Board Member Frank McGuffin.

Discussion followed.

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

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/ta

City of Morristown

Incorporated 1855

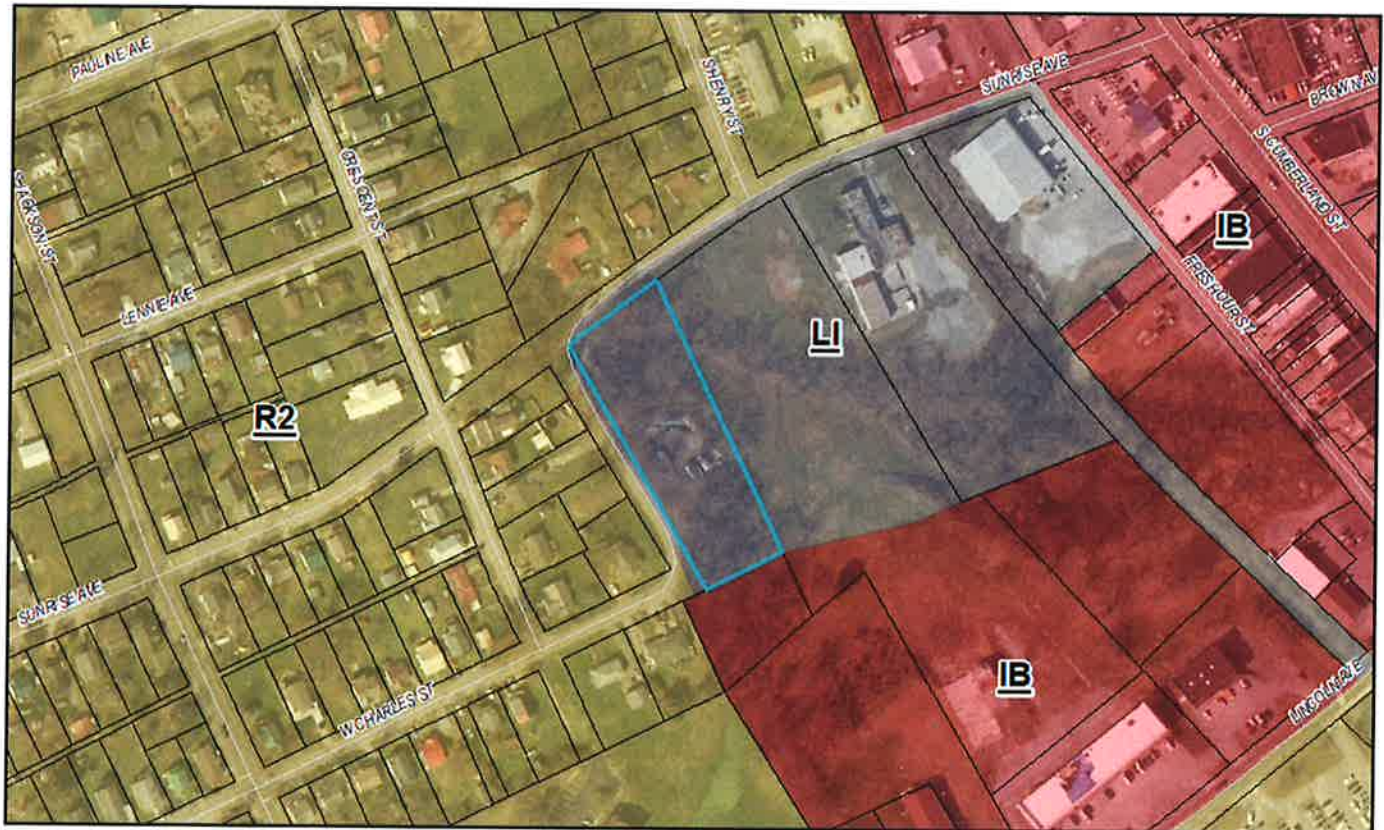
DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner
DATE: February 9th 2021
REQUEST: Use on Review Request

BACKGROUND:

Tim Goins has requested a use review for his proposed wrecker service to be located off of Sunrise Avenue. Property owner is Maria Gonzalez. The property is zoned Light Industrial (LI) which allows wrecker services only by use approval through the Board of Zoning Appeals. A 6 foot tall opaque fence must be erected to shield the vehicles from the general public. To date, the fence has not been installed.



RECOMMENDATION:

Staff would ask that the Board of Zoning Appeals approve this use request.

City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews, Senior Planner
DATE: February 9th 2021
REQUEST: Use on Review Request

BACKGROUND:

Innovative Care Solutions, a substance abuse clinic, has requested the Board of Zoning Appeals approve their use, to be located at 2307 West Andrew Johnson Highway. They will share a building with The Nail Shoppe which is located behind Linkous Family Dentistry and Moyers Veterinary Clinic. The property is zoned Intermediate Business.

Pursuant to the City's Zoning Ordinance, substance abuse clinics must receive approval from the Board of Zoning Appeals before locating within an IB district. Other criteria which must be met include:

- a. No facility shall allow outdoor seating areas, queues, or customer waiting areas. All activities shall be conducted within the building and adequate indoor waiting areas shall be provided for all patients and business invitees.
- b. The indoor waiting/seating area shall be open to all patients thirty (30) minutes prior to patients being seen;
- c. The facility shall post a conspicuous sign stating that no loitering is allowed on the property. A sign shall also be posted stating that no drugs/medications are stored or distributed on property; and
- d. Provide name and phone number of the community relations contact who will respond to complaints.

Staff performed a site visit to the business and found that it was in compliance with all of the above listed criteria.

RECOMMENDATION:

Staff would ask that the Board of Zoning Appeals approve this use request.

