

MORRISTOWN BOARD OF ZONING APPEALS
Agenda
October 11th, 2022



Call to Order

- I.** Approval of September 13th, 2022 Minutes
- II.** Old Business: none
- III.** New Business:

UORV-2689: Use on Review Request for Automobile Sales Lot in IB
1300 S. Cumberland Street

Adjournment

*The next meeting of the Morristown Board of Zoning Appeals is scheduled for November 8th, 2022, at 4:00 pm.
The deadline to submit applications for this meeting is October 17th, 2022.*

**Morristown Board of Zoning Appeals
September 13, 2022**

Members Present

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

Staff Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Senior Planner
Hope Ross, Administrative Assistant

Others Present

Randy Corlew
Lisa Grooms
Jacob Grooms
Nancy Davis
Bob Donato
Mike Birnbrey
Matt Larkin
Debra Williams
Todd Frommeyer
Glenna Howington - Tribune

Members Absent

Vice-Chairman Bill Thompson
Board Member Jack Kennerly
Board Member Sabrina Seamon

Chairman Ventrus Norfolk called the meeting to order.

I. Election of Officers:

Board of Zoning Appeals discussed member rolls. Nominated Ventrus Norfolk to continue as Chairman, Jack Kennerly to take the position as Vice-Chairman, and Bob Garrett to continue as Secretary.

Voting Results upon voice vote all Ayes. Motion carries.

II. Approval of August 9th, 2022 minutes:

Board Member Frank McGuffin made a motion for approval of the August 9th, 2022, minutes seconded by Mayor Gary Chesney.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

UORV-2667: Use on Review Request Retail in HI

Senior Planner Lori Matthews brought forth a request from applicant Bob Donato seeking approval to allow the construction and operation of a retail store (Dollar General) on property zoned Heavy Industrial (HI). The proposed location will be located between Jaybird and Dover Roads on East Morris Boulevard. Currently, the City’s Heavy Industrial designated properties allow a mix of retail uses (restaurant, meat market, shoe store) but only after receiving approval from the Board of Zoning Appeals. The applicant has proposed a 10,600 square foot Dollar General store be located between El Azteca Mexican Grill and Bull Elephant Strength Training center. The one-acre property currently shares an ingress/egress access point to East Morris Boulevard with the fitness center. The rear property line adjoins the Norfolk Southern Railway. The conceptual site plan as submitted will require a few changes, the biggest will be the relocation of an electrical service pole currently positioned in the middle of the ingress/egress along Morris Boulevard. As the proposed use of this property is commensurate with those adjoining, Staff would ask the Planning Commission to approve this use.

Board Member Frank McGuffin made a motion to approve the use on review seconded by Secretary Robert (Bob) Garrett.

Voting Results: 4 yes, 0 no. Motion passed.

No further business, meeting is adjourned.

Respectfully submitted,

Bob Garrett, Secretary

BG/hr

The City of Morristown

Community Development & Planning



TO: Morristown Board of Zoning Appeals
FROM: Lori Matthews *LM*
DATE: October 11, 2022
REQUEST: Use Review – Automobile Car Sales in IB (Intermediate Business) District

Applicant Darren Green is seeking approval from the Board of Zoning Appeals to operate an automobile sales lot at 1300 South Cumberland Street, which is zoned Intermediate Business. Amendments made several years ago to automobile uses within the City's commercial districts required auto sales and repair to submit site plans and be approved by the Board of Zoning Appeals. The property owner is Jimmie Roberts.



The development site is just shy of 1 acre in size, with a portion along the rear located within a FEMA Special Flood Hazard Zone (AE). The applicant will include the required 10 foot grassed front yard along with one right in/right out entrance along South Cumberland Street. Parking for customers and vehicular storage will be provided totaling 18 parking stalls. There exist onsite currently two buildings, an 800 square foot office and 500 square foot garage; however, the use is for sales only. Any repair business will require another site plan be provided and submitted to the Board of Zoning Appeals for review.

RECOMMENDATION: Staff is satisfied with the site plan submitted by the applicant's engineer; therefore, we recommend the use be approved. Any changes to the site which differ from the approved site plan will require the applicant come before the Board of Zoning Appeals.

