

**Morristown Board of Zoning Appeals  
September 11, 2018**

**Members Present**

Chairman Jack Kennerly  
Vice-Chairman Bill Thompson  
Board Member Mayor Gary Chesney  
Board Member Wanda Neal  
Board Member Frank McGuffin  
Board Member Ventrus Norfolk

**Others Present**

Steve Neilson, Community Development Director  
Lori Matthews, Senior Planner  
Josh Cole, Planner  
Greg Ellison, Chief Building Inspector  
Tina Allison  
Debra Stamey  
Justin Cameron  
Dustin Cameron  
Gary Johnson

**Members Absent**

Secretary Robert (Bob) Garrett

The Board called for annual election of Officers. All of the offices of the Morristown Board of Zoning Appeals and are vacated. Board Member Bill Thompson nominated Jack Kennerly as Chairman of the Morristown Board of Zoning Appeals. Mayor Gary Chesney moved this nomination cease and Jack Kennerly be accepted by acclamation. Board voted all Ayes. Board Member Wanda Neal nominated Bill Thompson as Vice-Chairman. Mayor Gary Chesney moved this nomination cease and Bill Thompson be accepted by acclamation. Board voted all Ayes. Board Member Wanda Neal nominated Bob Garrett as Secretary. Mayor Gary Chesney moved this nomination cease and Bob Garrett be accepted by acclamation. Board voted all Ayes.

Newly elected Chairman Jack Kennerly called the meeting to order and asked if there was a motion to approve the minutes from the August 14<sup>th</sup>, 2018, meeting. Board Member Frank McGuffin made a motion to approve the minutes as submitted; this was seconded by Board Member Ventrus Norfolk.

Upon voice votes, all Ayes. Motion carries.

**I. UORV-2224-2018: Automobile Sales @ 1028 W. Main Street**

Senior Planner Lori Matthews discussed a request from Mr. Justin Cameron to operate an automobile sales center at 1028 West Main Street located just west of North High Street. The property is approximately ¼ acre in size and contains one 1,200 square foot building which has been vacant for a number of years.

Most properties to the north between the subject parcel and West First North Street are zoned Office Medical Professional and have been converted into small office and retail businesses. Properties to the west and south, which are zoned Light Industrial, contain a patchwork of uses to include a car dealership (Ford), a hair salon, tanning salon, and a veterinary office. Adjoining immediately east are a residence, a vacant lot and a florist at the corner of North High Street and Main. All these properties are zoned Intermediate Business.

Recent amendments to the Intermediate Business District include submittal of a site plan which will meet all applicable City requirements such as Zoning, Building and Fire Safety. Mr. Cameron has stated he intends to have no more than 15 vehicles on this lot at one time. He stated this is a secondary business for him and most of his customer base is from the internet as opposed to customers simply walking onto the lot. Pursuant to Tennessee State Motor Vehicle laws, all automobile dealers must provide a minimum of 15 spaces for vehicular storage and a minimum of 3 spaces to be dedicated for customer parking.

The submitted site plan meets all applicable regulations. Staff recommends approval of this use and site plan.

Board Member Frank McGuffin made a motion to allow the requested use on review. Vice-Chairman Bill Thompson seconded the motion.

Completion of voting was delayed as Mr. Gary Johnson discussed his parents owning the house next to 1028 West Main Street since the early 1970s. The lots are side by side with a driveway beside Mr. Johnson's house. His concern is cars blocking his driveway and additional traffic to the proposed automobile lot. Mr. Johnson and his siblings inherited the property and his sister currently resides there. Vice-Chairman Bill Thompson suggested a buffer yard as something to ease any kind of problem. Chairman Jack Kennerly is concerned a buffer might block access to Mr. Johnson's property. Mr. Cameron stated he does not intend to encroach on Mr. Johnson's driveway and will have security cameras on his property.

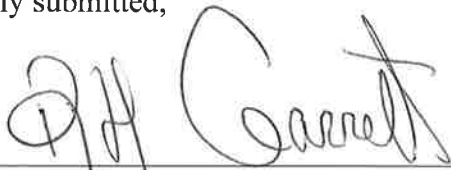
Senior Planner Lori Matthews addressed Mr. Johnson to show him the proposed site plan. The site plan shows Mr. Cameron will not park cars against Mr. Johnson's property line. Ms. Matthews reiterated that there will be very little traffic to this proposed automobile sales lot.

After much discussion about fences, buffers and zoning, voting was completed.

Voting results: 6 yes, 0 no. Motion Passes.

There being no further business to conduct, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bob Garrett", written over a horizontal line.

Bob Garrett, Secretary

BG/ta