

Morristown Board of Zoning Appeals

Minutes

February 13, 2018

Members Present

Chairman Bill Thompson

Board Member Jim Beelaert

Vice Chairman Jack Kennerly

Board Member Wanda Neal

Secretary Bob Garrett

Mayor Gary Chesney

Others Present

Josh Cole, Planner

Steve Neilson, Planning Director

T. Phillip Carlyle

Sandip Patel

Billy King

William Robinson

Randy Corlew

Chairman Bill Thompson called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge to do so.

I. Chairman Bill Thompson called for the approval of the January 9th, 2018 minutes.

Board Member Neal made a motion for approval of the January 9th, 2018 minutes and it was seconded by Mayor Chesney. Upon voice votes, all Ayes.

II. Old Business: None

III. New Business:

Multiple variances for the Fairfield Inn Project:

Planner Josh Cole discussed the site plan submittal to construct a Fairfield Inn hotel at 2961 Millers Point Drive. The applicants are Mr. Dennis Patel, Mr. Sandip Patel, Mrs. Erin Tharp, ASLA, and Mr. William Robinson, P.E.

Miller' Landing Subdivision was created in 1999 and it is currently comprised of 9 parcels containing both commercial and office uses.

The 2 acre site which sits on the east side of the Holiday Inn Express and west of the Allergy, Asthma, and Sinus Center is proposed to house a 3 story, 80 room hotel. While the lot has 450 feet of road frontage on Miller's Point, it is on average, only 200 feet wide. Topography to the rear of the site suffers from steep grades of 20% to 35% and contains several wide easements, all of which comprise over a half acre of real estate which is deemed unbuildable.

The four variances that are being requested are a five foot variance to the minimum front yard setback of 35 feet, a variance to the parking stall width of 9 feet instead of the required 9.5 feet size, a variance to the planting location of the canopy trees, and a 1 foot variance to the street yard requirement.

This project came before the Board last month with several additional deviations needed by the applicant. The engineer was able to rework the site which eliminated the need for several of them and the degree of deviations was greatly reduced in those variances still needed for construction. Staff felt confident that little more could be done than has been done to comply with our zoning regulations and asked that the Board grant the above variances based on the rationale that the site is severely limited because of topography.

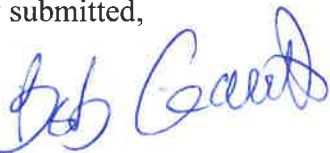
Vice Chairman Kennerly made a motion for approval of these four variance requests and it was seconded by Board Member McGuffin.

Voting Results: 6 yes; 0 no. Motion carries.

The meeting was adjourned.

Respectfully submitted,

Bob Garrett



Secretary

BG/jc