

**Morristown Board of Zoning Appeals
January 11, 2022**

Members Present

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

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Jake Greear
Michael D. Price

Chairman Ventrus Norfolk called the meeting to order.

I. Approval of October 12th, 2021 minutes:

Board Member Frank McGuffin made a motion for approval of the October 12th, 2021 minutes seconded by Board Member Jack Kennerly.

Upon voice votes, all Ayes. Motion Carries.

II. Old Business:

None

III. New Business:

UORV-2580: Use on Review Request

**Automobile Repair in Intermediate Business District
South Cumberland Street**

Senior Planner Lori Matthews discussed an application from Mr. William Williams seeking use for approval an automobile repair business to be located at 1625 S. Cumberland, between Hayter and Highland Drives. The property, zoned Intermediate Business, consists of two parcels totaling roughly three-fourths of an acre.

Pursuant to the City's zoning ordinance, automobile repair falls under those uses which require approval by the Board of Zoning Appeals. Conditions of site plan approval and screening the with a fence is required and has been shown on the site plan.

The subject site is located along a commercial corridor and is surrounded by commercial zoning. A single-family residence is located behind the site but will be buffered against any possible odors from the business.

As the site plan complies with zoning requirements, Staff asked that the Board of Zoning Appeals approve both the use and site plan.

Board Member Jack Kennerly made a motion to approve the Use on Review for automobile repairs seconded by Board Member Frank McGuffin.

Voting Results: 7 yes, 0 no. Motion passed.

UORV-2580: Use on Review Request
Automobile Sales in Intermediate Business District
East Morris Boulevard

Senior Planner Lori Matthews discussed an application from Terry Costner for approval for an automobile sales lots to be located at 3710 East Morris Boulevard just past Carroll Road. The property is zoned Intermediate Business and is approximately one acre in size; however, the applicant will be dedicating only roughly 25,000 square feet of the lot to the car sales lot. The remainder of the lot will remain vacant. The site is located between a clothing boutique and Onin Staffing on East Morris Boulevard. Industrial Zoning and uses face the site on across East Morris Boulevard.

Per the City's zoning ordinance, automobile sales within Intermediate Business Districts must have both a site plan and the use approved by the Board of Zoning Appeals. Design plans show the applicant has met all Use on Review requirements therefore Staff asked that both the use of automobile car sales and the site plan be approved.

Board Member Frank McGuffin made a motion to approve the Use on Review for automobile sales seconded by Mayor Gary Chesney.

Voting Results: 7 yes, 0 no. Motion passed.

No further business, meeting is adjourned.

Respectfully submitted,



Bob Garrett, Secretary

BG/ta