

**Morristown Board of Zoning Appeals**  
**August 9, 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 Sabrina Seamon

**Staff Present**

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

**Others Present**

Eric & Brenda Day  
Doug Hart  
Dave Ramsey  
Adam Hatton  
Don Miller  
Shane Abraham  
David Henderson  
Gary Douthat  
Aloph Guerrero  
Jill Guerrero  
Mack Gallo  
Chris Raines  
Brandon Edmonds  
Glenna Howington/Tribune  
Deane Spielman  
Lance Gatlin  
Jason Patterson  
Trent Naurn  
Debra Williams  
Will Ballson  
Matt Sexton  
Todd A Frommeyer

Chairman Ventrus Norfolk called the meeting to order.

**I. Approval of March 8<sup>th</sup>, 2022 minutes:**

Vice-Chairman Bill Thompson made a motion for approval of the March 8<sup>th</sup>, 2022 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion Carries.

**II. Old Business:**

None

### **III. New Business:**

#### **UORV-2664: Use on Review Request Mini Storage in Light Industrial**

Senior Planner Lori Matthews brought forth a request from applicant Will Morrison to allow the construction and use of a mini-storage warehouse within a Heavy Industrial (HI) zoned property. The proposed location will be along Pope Road, in front of King Collision and Repair, across from Jones Fiber Products. The Norfolk-Southern Railway runs behind these properties, all of which are zoned Heavy Industrial. Access to the  $\frac{3}{4}$  acre lot will be from Pope Road and be shared with King Collision. The concept plan shows a 9,600 square foot building with sidewalks and landscaping along the west and south sides of the building. To the north and east of the building, the applicant shows a gravel drive. Ample parking has been provided for the site which will include handicapped parking on the final site plan. As this use will not impact any of the surrounding properties, Staff would ask that the Board of Zoning Appeals approve this use.

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

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

#### **UORV-2671: Use on Review Request Human Care Clinic and/or Hospital in OMP 850 W 3<sup>rd</sup> North**

Senior Planner Josh Cole brought forth a request from applicants Mark Gallo and Aaron Chad Lowe representing "Kingdom Recovery," a recovery ministry, for a "Use on Review" to operate a "Human Care Clinic and/or Hospital" use at 803 W. 3<sup>rd</sup> North Street which is zoned Office, Medical, and Professional District (OMP). Prior to operating under this use, the Board of Zoning appeals must approve the request. Based off the tax card, this property is 0.87 acres in size with a 2-story office building that has 10,600 square feet. Per the business plan that was provided by the applicants and is attached to this memo, this organization provides rehabilitation and recovery for individuals dealing with drug and alcohol addictions as they seek to facilitate and oversee a proper detoxification process while educating clients on sober living. Additionally, this organization will provide a bed, counseling, clinical therapy, medication if needed, and education for those detoxing off drugs and alcohol. There will be up to 30 patients admitted at any given time that will stay at this facility for a period of 30 days and there will be 10-15 medical and clinical staff members. It should be noted that prior to any occupancy, this building will have to meet all applicable building and fire codes. Staff recommends approval of the proposed rehabilitation/medical office in the OMP district.

Resident Jill Guerrero voiced concerns about having a recovery facility nearby her home.

Owner of Kingdom Recovery, Mark Gallo, addressed concerns from resident, speaking in favor of the recovery facility

Resident Mark Gallo voiced concerns about having a recovery facility nearby his home.

Owner Mark Gallo and representatives from Kingdom Recovery spoke in favor of the recovery facility.

Board Member Jack Kennerly made a motion to approve the use on review seconded by Board Member Sabrina Seamon

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

No further business, meeting is adjourned.

Respectfully submitted,



---

Bob Garrett, Secretary

BG/hr