

**Morristown Regional Planning Commission
Minutes
January 8, 2019**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Mayor Gary Chesney
Councilmember Robert (Bob) Garrett
Commissioner Wanda Neal
Commissioner Ventrus Norfolk
Commissioner Bill Thompson
Commissioner Sylvia Hinsley

Others Present

Steve Neilson, Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Adren Greene
Jamie Mitchell
Michael D. Price
Robert Moore

Members Absent

Secretary Roni Snyder

Chairman Frank McGuffin called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge of Allegiance.

I. Approval of December 11th, 2018 minutes:

Vice-Chairman Jack Kennerly made a motion for approval of the December 11th, 2018 minutes seconded by Commissioner Wanda Neal.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

**TEXT AMENDMENTS: Regional Gateway Commercial District
Tourist Accommodation District
Sign Regulations**

Planner Lori Matthews discussed text amendments to Chapter 16, Chapter 29, and Chapter 35 of the City Zoning Ordinance. Changes to the Exit 8 area prompted Staff to update and clarify these chapters. The Regional Gateway Commercial District was created in 2012 to insure future development around this interchange was held to higher standard. Some regulations are in conflict with underlying zoning criteria. Staff feels parameters of the boundaries should focus on properties closest to Interstate 81.

In the proposed change, the district will stop at Old Witt Road as opposed to Benton Hale Road. Other proposed changes include an allowance of taller signage, which would be 35 feet for the entirety of the Overlay District. Only properties south of Progress Parkway and Thoroughbred Run and east of Twin Spires to Old Witt Road will be allowed the option of an 85 foot sign. Minor changes to aesthetics and landscaping are also included.

Ms. Matthews stated the second change is to the Tourist Accommodation District. This district was created in 1995 as a means to provide services to those traveling along the interstate and exiting at Exit 8. Proposed changes include updating uses and omitting section pertaining to signs.

The third proposed set of changes is to Signage Regulations. Staff decided to completely omit the entire passage devoted to Tourist Accommodation signage. Many regulations in this passage were redundant of those found in the other commercial districts. By omitting the entire passage devoted to Tourist Accommodation signage alone, and simply adding the Tourist Accommodation district with the existing commercial signage regulations, then both the intent and language are clarified and all the conflicts resolved.

Vice-Chairman Jack Kennerly made a motion to approve the above text amendments seconded by Commissioner Sylvia Hinsley.

Voting Results 8 yes, 0 no. Motion carries. 1 absent.

IV. Departmental Reports:

Minor Subdivisions Approved:

MISD-2233: 5780 Buell St:

Blue Grass Acres S/D, Resubdivision of Lots 37, 38, 39 and 40

MISD-2246: 890 Panther Creek Rd:

Lot 1 "Tim W. Munsey Property" & Lot 20 "H. William Dick Farm"

There being no further business, the meeting was adjourned.

Respectfully submitted,



Roni Snyder, Secretary

RS/ta