

**Morristown Regional Planning Commission
Minutes
March 10, 2020**

Members Present

Chairman Frank McGuffin
Vice-Chairman Jack Kennerly
Secretary Roni Snyder
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
John Ricker
Jason Buel
Debra Williams
Pete Barile

Chairman Frank McGuffin called the meeting to order.

I. Approval of February 11th, 2020 minutes:

Commissioner Secretary Roni Snyder made a motion for approval of the February 11th, 2020 minutes seconded by Commissioner Bill Thompson.

Voting Results upon voice vote all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

Rezoning Request: 3451 Virgie Road from A-1 to C-1 in UGB

Director Steve Neilson discussed a rezoning request for 3451 Virgie Road. This property is located in the County but is within the Urban Growth Boundary. This request is by Guzman Construction to rezone a parcel from A-1 to C-1. The parcel is approximately 3.20 acres. It currently has a 7,500 square foot metal building situated on the property. The building historically has been used for commercial purposes and identified on tax card as commercial. The area is in transition with a concrete plant next door, a welding shop and a heat and air business. The property behind the subject property was used a recycling center.

Staff recommended approval of this rezoning being consistent with the land uses in the area and previous uses of the property.

Vice-Chairman Jack Kennerly made a motion to approve the rezoning request seconded by Commissioner Sylvia Hinsley.

Voting Results 9 yes, 0 no. Motion Carries.

Text Amendment: Subdivision Regulations

Director Steve Neilson discussed a proposed change to the subdivision regulations. The proposed revision is intended to provide clarification to the existing definition. With large acreage tracts, the ordinance is written, a boundary description is required of the subdivision. State law only defines a subdivision as being under five (5) acres. Anything above that can be divided by meets and bounds. No plat is needed. When creating a lot out of a larger parcel, the remaining land does not to be need surveyed; however, the parent parcel needs to be identified.

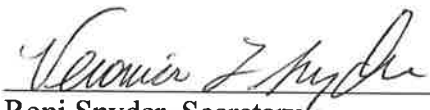
Staff recommended the Planning Commission approve the amendment to be added to the Subdivision Regulations.

Commissioner Bill Thompson made a motion to approve the text amendment seconded by Councilmember Bob Garrett.

Voting Results 9 yes, 0 no. Motion Carries.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Roni Snyder, Secretary

RS/ta