

**MORRISTOWN REGIONAL PLANNING COMMISSION**  
**AGENDA**  
**January 10, 2017**



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**Call to Order**

- I.** Approval of December 13th, 2016 Minutes
- II.** Old Business: none
- III.** New Business:
  - A. Annexations:
  - B. Subdivisions/Site Plans:
    - 1a.) RES-2007-2016: 685 Central Church Rd. – Site Plan Approval (PUD) for Parke Villas
    - 1b.) RES-2007-2016:685 Central Church Rd. – Residential Signage Approval for Parke Villas
  - C. Zoning Issues:
  - D. Bond Reviews:
  - E. Right-of –Ways:
  - F. Ordinance Reviews:
- IV.** Departmental Reports:
  - Minor Subdivisions Approved:

**Adjournment**

*The next meeting of the Morristown Regional Planning Commission is scheduled for February 14th, 2017 at 4:00 pm.  
The deadline to submit applications for this meeting is January 19th, 2017.*

**Morristown Regional Planning Commission**

**Minutes**

**December 13, 2016**

**Members Present**

Chairman Jim Beelaert  
Vice Chairman Bill Thompson  
Commissioner Wanda Neal  
Commissioner Jack Kennerly  
Commissioner Bob Garrett  
Mayor Gary Chesney  
Secretary Rose Parella

**Members Absent**

Commissioner Doug Beier  
Commissioner Sylvia Hinsley

**Others Present**

Lori Matthews, Senior Planner  
Logan Engle, Planner  
Ralph “Buddy” Fielder, Asst. City Administrator  
Steve Neilson, Planning Director  
Kat Morilak, Development Services  
Eual Noah, Fire Marshall  
Jeff Ward

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

**I. Vice Chairman Thompson called for the approval of the November 8, 2016 minutes.**

Mayor Chesney made a motion for approval of the November 8, 2016 minutes; seconded by Commissioner Kennerly. Upon voice votes, all Ayes.

**II. Old Business: None**

**III. New Business:**

**A. Annexations: None**

**B. Subdivisions/Site Plans:**

SIGN-8342-2016: Approval of Walters Ridge Planned Residential Development Complex Sign

Planner Logan Engle discussed the sign permit application received from Huff and Associates Construction for the installation of a Permanent Planned Residential Development Sign for Walters Ridge Apartments.

The sign will be constructed of brick and will be six feet tall. The total sign face area will comprise of 17.5 square feet. The location of the sign will be internal to the property and will sit alongside a private drive into the complex. It will not pose any issue to the public right-of-way.

As the sign permit application indicates, the sign installation will meet all of the sign requirements and regulations contained within the ordinance. Staff would recommend that the Planning Commission approve the sign for Walters Ridge Apartments so that staff may permit the sign for the applicant.

Chairman Beelaert called for a motion. Commissioner Kennerly made a motion to approve the application of the Walters Ridge Apartment Complex Sign and it was seconded by Vice Chairman Thompson.

Voting Results: 7 yes; 0 no. Motion carries.

**C. Zoning Issues: None**

**D. Bond Reviews: None**

**E. Right-Of-Ways: None**

**F. Ordinance Reviews:**

Zoning Text Amendment for Building Material Yards

Planning Director Steve Neilson discussed a staff initiated request to amend the (IB) Intermediate Business District to allow "Building Material Yards" as a Use Permitted Under Review. Currently, building material yards are only permitted in the (LI) Light Industrial District and (HI) Heavy Industrial District as a permitted use.

Staff recently received a request from an owner of an existing building material yard who asked to expand his business onto an adjacent vacant parcel zoned (IB) Intermediate Business District.

Staff has proposed that building material yards be permitted in the (IB) Intermediate Business District as a Use on Review, provided they are properly screened from the street and adjoining residential land uses. In addition, staff is proposing that they should be located on a collector or

arterial street to reduce or eliminate heavy truck traffic on local streets. The revised zoning amendment states the following:

Section 14-1003- Building Material Yards: (a.) The storage yard shall be screened from the street and all residential uses with a fence a minimum of six (6) feet tall. The fencing may be wood, brick, or other material that is at least 75 percent opaque. (b.) The property shall have access from a collector or arterial street.

In addition, staff is proposing to amend Section 14-203 to include a definition of “building material yard”. This would help distinguish those uses which are truly building material yards from those which only sell a small amount of building materials and is more of a minor or accessory use. The Definition states the following:

Section 14-203- Definitions: Building Material Yard means businesses primarily engaged in retail or wholesale sales of building supplies and materials where greater than 25 percent of the material inventory is stored, displayed, or sold outdoors.

Chairman Beelaert wanted to verify that this would be a use-on-review and not automatically allowed. Planning Director Neilson told him that was correct.

Chairman Beelaert called for a motion. Mayor Chesney made a motion to forward the zoning text amendment change onto City Council for approval and it was seconded by Commissioner Thompson.

Voting Results: 7 yes; 0 no. Motion carries.

The meeting was adjourned.

Respectfully submitted,

Rose Parella

Secretary

RP/jc

# City of Morristown

Incorporated 1855

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING



TO: Morristown Regional Planning Commission  
FROM: Lori Matthews, Senior Planner  
DATE: January 10th, 2017  
SUBJECT: Planned Unit Development Site Plan Approval Request  
Residential Sign Placement

## REQUEST -

A request for site plan approval by Planning Commission has been received from Mr. Phillip Carlyle for his proposed residential development to be located on the west side of Central Church Road. Per Section 14-222 of the Morristown Zoning Ordinance (Planned Unit Development), multiple buildings on one lot for multifamily and/or commercial uses must receive site plan approval from the Regional Planning Commission. (see below)

### "... 4-222. PLANNED UNIT DEVELOPMENT

Approval of a site plan by the Planning Commission shall be required for any proposed planned unit development. The key test in evaluating a planned unit development proposal shall be equivalency with the provisions of the Zoning Ordinance. A proposed development should be approved if it complies with the intent of the Zoning Ordinance in meeting such goals as adequate open space, provision of needed public facilities, beneficial segregation of land uses, and protection of the environment. The area covered by a planned unit development may include either a single parcel or multiple parcels, but in no instance shall the planned unit development provisions apply to structures which are unrelated in function. ..."

The applicant is currently going through the administrative site plan review process for a multi-family residential planned unit development to consist of 63, two-story townhouse style units on one 6-acre parcel. Zoned R-2 (Medium Density Residential), the proposed site will have an approximate density of 10.5 units per acre which meets that threshold specified in Section 14-609 of the R-2 physical building requirements. (i.e. a minimum 235,000 sq. ft. needed for 63 units). Of the 63 total units, 27 will be three bedroom units with the remaining 36 being two bedroom. A private driveway incorporates both one and two way traffic through the site to a single ingress/egress point along Central Church Road. A 5 foot wide sidewalk will front all units though connectivity of the total sidewalk system is staggered. Plans show a walking trail along the south side of the property along with a playground and covered pavilion. Adequate parking will be provided for the total number of units proposed though no handicapped parking will be provided.

Walden Place Subdivision, a mixed residential development containing 4 condominium units and 11 single family residential lots adjoins the subject site to the south with Westside Mobile Home Park (100 +/- homes) bordering the site to the north. There is a large vacant tract across Central Church Road which is just north of Westview Subdivision (single family lots). Echo Hills Subdivision, also single family residential lots abuts this parcel to the west.

## RECOMMENDATION -

Staff would recommend the Planning Commission approve the concept plan as summarized and shown on the accompanying attachments.

Along with the required site plan (PUD plan) approval, the Planning Commission is being asked to approve the proposed signage for this development, as stated in Section 14-2906 shown below:

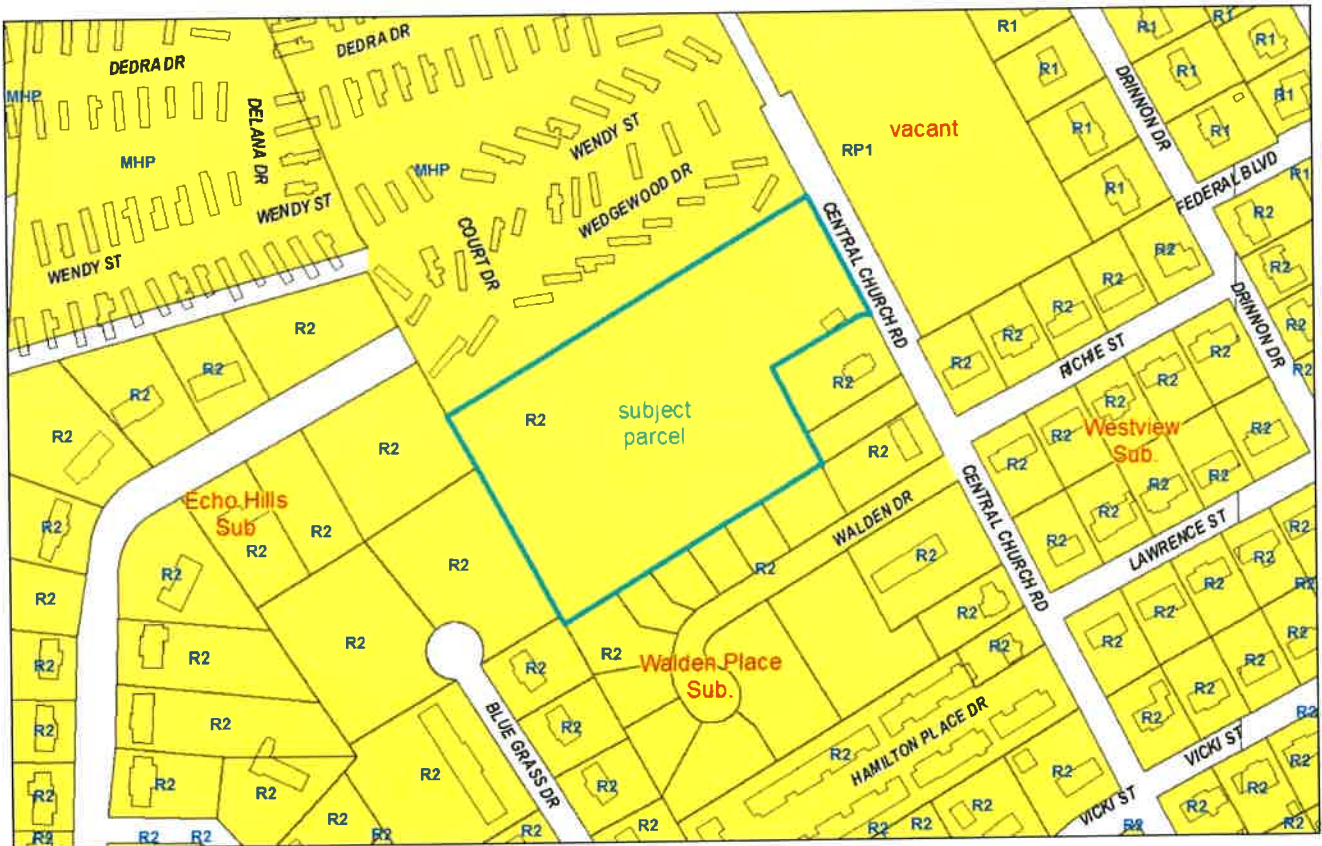
"... **b. Signs permitted in residential districts (R-1, RP-1, RD-1, R-2, R-3 and MHP):**

1. Signs listed in Section 14-2906(a) herein.
2. **Permanent Multi-Family or Planned Residential Development Signs.** Such signs shall be located at the primary entrance(s) to a development as identified on a final site development plan approved by the planning commission. The signs shall be located on private property and may be within any platted sign and/or landscape easement or within the common open space and approved by the planning commission. Such signs shall be maintained by an established property owners' association. *Specifications :* Sign area - 80 square feet per sign maximum per entrance, which may be divided among not more than two freestanding sign faces (no single sign face shall exceed 40 square feet); with a maximum placement at three entrances per development; sign height - six (6) feet, maximum; setback - ten (10) feet, minimum. ..."

**PLANNING COMMISSION:**

- 1.) Approve site plan and residential sign as submitted;
- 2.) Approve site plan and/or residential sign with changes;
- 3.) Deny site plan and or residential sign approval;
- 4.) Table site plan and/or signage approval.







A NEW RESIDENTIAL DEVELOPMENT BY:  
T. PHILLIP CARLYLE

PARKE VILLAS







