

**JOHNSON CITY BOARD OF ZONING APPEALS  
MINUTES  
August 7, 2018**

**Members Present:** Dr. Stacey Wild, Chairman  
Dr. Mike Marchioni, Vice-Chairman  
Robert Thomas  
Jenny Lockmiller

**Members Absent:** Marcy Walker

**Staff Present:** Venard Asongayi - Development Coordinator, City of Johnson City  
Will Righter - Planner, City of Johnson City  
Nicole Lawrence - Administrative Coordinator, Development Services, acting secretary.

Chairman Wild called the meeting to order at 6:00 p.m. A quorum was present.

Approval of the Agenda for the August 7, 2018 meeting was put forth with a motion to approve by Vice-Chairman Marchioni with a second by Commissioner Thomas. The agenda was approved 3-0.

Approval of the minutes from the July 3, 2018 meeting was put forth with a motion to approve by Vice-Chairman Marchioni with a second by Commissioner Thomas. The minutes were approved 3-0.

*The Chairman of the BZA abstains from all voting, unless otherwise required.*

**New Business:**

Consideration of a special exception to allow the establishment of self-service storage buildings at 3010 Boones Creek Rd. The area proposed for the construction of the storage buildings is a vacant lot.

Conditions applicable to the establishment of self-service storage buildings in the B-4 District are provided in Section 6.17.3.4 of the Zoning Ordinance. They include: perpendicular orientation of the buildings towards the street, no external storage of goods, provision of a fence, Type one (1) buffer around the property and provision of parking spaces to accessory uses, which must be outside the setbacks.

The property is also in the Corridor Overlay. This requires that the project meet the Special Exception requirements provided in Section 6.23.5A of the Zoning Ordinance, namely: all buildings have to be perpendicular to Boones Creek Rd, ornamental fencing has to be provided on three sides, the building has to be constructed of earth tone colors, and all development standards of the Corridor Overlay District have to be met.

A fence is proposed on all four sides of the site. The applicant intends to plant shrubs on three (3) sides of the lot between the fence and the public streets that the property adjoins. The developer also proposes to plant trees along the property line on Boones Creek Rd. No exterior storage is proposed.

Staff recommends that the BZA grant the Special Exception permit.

Commissioner Thomas asked staff if the site plan, as presented, was binding. Staff affirmed that the site plan was binding with respect to all elements required for a conditional use permit.

Public hearing was opened:

Jo Meredith- 3030 Boones Creek Rd., Johnson City, TN spoke in favor of the proposed use for this vacant lot. She stated she was pleased to see something like a storage unit go on this property.

Gary Alexander – the developer, spoke in favor of the proposed use and assured the commission that he was going to build an attractive storage facility and abide by all requests made by the City. He was building this storage facility as an energy friendly facility and was sure this would be accommodating to the community. He also presented, for the record, a picture showing the façade material that will be used in conformity with the earth tone color requirement.

At this time Chairman Wild read a letter sent to the City of Johnson City's Planning Department from Mr. Darrell Ferrigno who owns property located at 3010 Boones Creek Rd. Johnson City, Tn. His property is adjacent to the property in question. Mr. Ferrigno was not able to attend this meeting and sent his concerns in writing. He is against the proposed storage facility. The letter from Mr. Ferrigno was placed in the record of this meeting.

Seeing no one else wished to speak, public hearing was closed.

**A motion for approval of the Special Exception request as presented was put forth by Vice- Chairman Marchioni with a second from Commissioner Lockmiller. Motion approved 3-0.**

The second item on the agenda was consideration of a special exception to allow the establishment of an outdoor storage lot at Tax Map 092 Parcel 057.02. The storage lot will be operated by Bright Ridge for the outdoor storage of electrical power materials such as power poles.

Section 6.17.3.2 of the Zoning Ordinance states that outdoor storage yards “are permitted by Special Exception provided they do not include junk yards and are buffered (Type 1 buffer) from public view from streets granting access”.

Staff recommended that the BZA grant the requested Special Exception permit with the planting of type one (1) buffer, aligned with the existing tree line between the existing 1580 ft. and 1590 ft. elevation lines.


Public hearing was opened;

Mark Eades - Chief engineer for Bright Ridge spoke in favor of the proposed storage yard. He stated that since Bright Ridge was expanding and soon offering Broadband services that there was a need for additional storage for equipment.

Seeing no one else wished to speak, the public hearing was closed.

**A motion to approve the Special Exception request was put forth by Vice-Chairman Marchioni with a second from Commissioner Lockmiller. Motion approved 2-0-1 (Thomas abstained).**

There being no further business the meeting was adjourned at 6:20 pm.



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Dr. Stacey Wild - Chairman