

OAK RIDGE BOARD OF ZONING APPEALS
MINUTES

Meeting Date: April 5, 2016

Call to Order: A Special Called Meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on April 5, 2016. The meeting convened at 5:30 p.m. with Ms. Mason presiding.

Members in Attendance: Judy Mason, Syd Ball, Keith Craft, David Gengozian, and staff representative Sherith Colverson.

Members not in Attendance: Susan Donnelly

Visitors/Others: See attached Visitor Attendance Record

Approval of Minutes: No minutes were approved due to the nature of the Special Called Meeting.

The following cases were reviewed:

Case No. 16-02 – Mark Harvey, Cowperwood Company, 1000 Clearview Court, Block 29CD, Lot 1, in an IND-2 zoning district is requesting a special exception to allow for a temporary, base stone lay down lot.

Staff provided a review of the case to the Board. There was a brief discussion about the temporary nature of the lot and the length of time the lot would be allowed to be used as a parking lot. Terry Mullins from Oak Ridge Tool and Engineering spoke on behalf of his property, stating he wants to be able to use the lot for storage as a laydown lot after the parking lot is no longer needed. Mark Harvey stated that CNS is looking to use this temporary lot for approximately 30 months. Mr. Ball asked the applicant why they are choosing to use base stone instead of asphalt. Mr. Harvey stated that it's the economics of the construction – if they use asphalt it would cost millions as opposed to the current plan of base stone. Mr. Craft asked if City Engineering staff would be looking at their grading and permit for the lot. Mr. Harvey stated that they have had preliminary conversations with City Staff and will continue to work with staff to ensure compliance.

There was additional conversation about the timeframe attached to the temporary nature of the lot and how long the timeframe needed to be. Mr. Ball asked how far the lot was from the building. Mr. Harvey stated it's about half a mile, and CNS will provide a shuttle service to and from the building. Will Robinson spoke to the Board and stated that there will be a paved area to the parking lot for the shuttle to pick up passengers, and there will also be a covered waiting area for CNS employees to wait for the shuttle. Mr. Robinson also stated that drainage on the lot will be addressed, but the site will need to be graded throughout its use to ensure continued proper drainage. CNS will be responsible for the maintenance of the lot during the lot's use.

Mr. Gengozian made a formal motion to approve the special exception, waiving the zoning requirements in Section 11.02 (c) Convenient Location & 11.03 (f) 3. Design Criteria, Materials Specification until the Uranium Processing Facility (UPF) design process is completed, and Consolidated Nuclear Safety (CNS) no longer has a need for a temporary parking lot. Mark Harvey noted that he will inform staff when the design process has been completed. Mr. Craft seconded the motion, and the motion was unanimously approved.

Old Business

None

New Business

None

Adjournment: Mr. Ball moved to adjourn the meeting and was seconded by Mr. Craft. All were in favor. The meeting was adjourned at 5:55 p.m.


BZA Secretary

4/12/16
Date of Approval