

**AGENDA FOR THE MEETING
OF THE
TIPTON COUNTY REGIONAL BOARD OF ZONING APPEALS**

**June 26, 2006
New Justice Complex
5:00 PM**

- I. Establishment of a Quorum and Call to Order (Election of Officers)
- II. Approval of Minutes
- III. Old Business
- IV. New Business
 - A. Variance Request by Dollar General for Relief from the Rear Setback Adjacent to Residential.
- V. Other Business
 - A. Approval of Continuing Education Course - Tipton County GIS Mapping Website Class on August 15, 2006.
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
June 26, 2006

PRESENT
ARNOLD MCINTYRE
ROGER WARMATH
STACEY MAX

OTHERS PRESENT
WILLIAM VEAZEY, TC PLANNER
PAT HIBDON, ADMIN. ASSIST TC PLANNER

THE TIPTON COUNTY BOARD OF ZONING APPEALS WAS CALL TO ORDER AT 5:00 P.M.

Roger Warmath made the motion and Stacey Max seconded said motion to approve the May 22, 2006 minutes.

Vote: For-Unanimous

SAM WARE/DOLLAR GENERAL-VARIANCE FOR RELIEF/TAX MAP 93, PARCEL 19.00/ZONED C-2/1.15 ACRES/5729 RICHARDSON LANDING RD.

Don Cole of Donald R. Cole & Assoc. submitted a site plan for Dollar General located on 1.15 acres. All requirements for a site plan have been met with the exception of one of the rear setbacks. The request is regarding a rear setback that is adjacent to residential. The location is directly behind the building. They are asking for relief from the requirement of the rear setback adjacent to residential due to the configuration of the lot and depth of the lot. The site plan shows a landscaped block retaining wall across the side and rear of the building. If the building were moved further forward to meet the rear setback, adjacent to residential, then the parking requirements would be 37 percent short of the required number of parking spaces (35 spaces). The septic field is required to be located in the back of the property. The request would only affect one property owner and was notified, but did not attend the meeting. Roger Warmath made the motion and Stacey Max seconded said motion to approve the relief of the commercial rear setback adjacent to residential property, due to the significant loss of parking if the building were moved forward and due to the length of the area being requested being only a 42-foot section of the entire rear of the property. Vote: For-Unanimous

APPROVAL OF CONTINUING EDUCATION COURSE - TIPTON COUNTY GIS MAPPING WEBSITE CLASS ON AUGUST 15, 2006, AT DYERSBURG STATE IN COVINGTON, TN.

Stacey Max made the motion and Roger Warmath seconded said motion to approve the Tipton County GIS Mapping Website Class on August 15, 2006. Vote: For-Unanimous

Adjournment 5:30 p.m.