

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

**October 25, 2010
New Justice Complex
5:00 PM**

- I. Establishment of a Quorum and Call to Order
- II. Approval of Minutes
- III. Old Business
- IV. New Business
 - A. Variance Request by James Taylor to Minimum Lot Size and Minimum Lot Width for Property Located at 558 and 538 Kelly's Chapel Road Respectively.
 - B. Approval of 13 Continuing Education Hours for William Veazey for Attending the TAPA Annual Conference in Knoxville on 9/29 – 10/1, 2010.
 - C. Approval of the 2011 Meeting Schedule
- V. Other Business
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
OCTOBER 25, 2010

PRESENT

ROGER WARMATH
ARZELL TEAMER
ARNOLD MCINTYRE

OTHERS PRESENT

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

THE TIPTON COUNTY BOARD OF ZONING APPEAL MEETING WAS CALLED TO ORDER AT 5:04 P.M.

Arnold McIntyre made the motion and Arzell Teamer seconded said motion to approve the June 28, 2010 minutes. Vote: For-Unanimous

APPROVAL OF 13 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TAPA ANNUAL CONFERENCE IN KNOXVILLE ON 9/29-10/1, 2010.

Arzell Teamer made the motion and Arnold McIntyre seconded said motion to approve 13 Continuing Education Hours for William Veazey for attending the TAPA Annual Conference in Knoxville on 9/29-10/1, 2010. Vote: For-Unanimous

APPROVAL OF THE 2011 MEETING SCHEDULE

Arnold McIntyre made the motion and Arzell Teamer seconded said motion to approve the 2011 Meeting Schedule. Vote: For-Unanimous

There was a ten minute recess called at 5:07 p.m. by Roger Warmath and seconded by Arnold McIntyre. Vote: For-Unanimous. The meeting was called back to order at 5:17 p.m.

JAMES TAYLOR-VARIANCE REQUEST-MINIMUM LOT SIZE AND MINIMUM LOT WIDTH/MAP 27, PARCEL 66.13 & 66.15 at 558 & 538 KELLY'S CHAPEL ROAD/ZONED FAR.

James Taylor is requesting a variance for properties located at 558 & 538 Kelly's Chapel Road. Tax records show that there are two parcels approximately one acre each in size. The deed only describes a 2.10 acre parcel. The purpose of this request is to subdivide/re-subdivide this property. Lot 1 is shown with 0.97 acres requiring a 0.03-acre variance to this lot. The second variance involves the minimum lot width at the building setback line. To configure Lot 1 to meet this requirement causes Lot 2 to be short the required 100 feet. The request is to a 10 foot variance to 6.080 minimum of 100 feet. Further to the rear of the property that width increases to 94 feet in width, but the property starts to drop off about halfway back, to the rear half of the property is not easily buildable. Lot 2 meets all other requirements. Arnold McIntyre made the motion and Arzell Teamer seconded said motion to approve the variance of 0.03 acres to Lot 1 and a 10 foot lot width variance to Lot 2 due to both residences existing prior to 1997 and 0.13 acres being dedicated to right-of-way. Vote: For-Unanimous

OTHER BUSINESS- NONE

ADJOURNMENT: 5:25 P.M.