

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
MARCH 28, 2016

PRESENT

STACEY MAX
JAMES ADKINS
ARZELL TEAMER
ROGER WARMATH
DAVID COPELAND

OTHERS PRESENT

WILLIAM VEAZEY, TC PLANNER
PAT HIBDON, ADMINISTRATIVE ASSISTANT

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

James Adkins made the motion and Arzell Teamer seconded said motion to approve the February 22, 2016 minutes as submitted. Vote: For - Unanimous

PRIME TOWER DEVELOPMENT - USE PERMITTED - SPECIAL EXCEPTION CELL TOWER- TAX MAP 99, PARCEL 13 – R1 – 668 HUFFMAN RD

John Behnke with PTD is requesting a Special Exception to construct a wireless communications tower. The tower is proposed at 195 feet in height without lights on top of the tower and is to be located 220 feet from any structure on the property, and the fall zone is located entirely on one property. The three nearest existing cell towers are one by Three-Star Fire Department being 3.09 miles in distance on Sadler School Road. Second is on Fayne Road near King Farms Loop being 3.81 miles in distance. Third, is the tower located just north of Highway 14 on Highway 59 South, which is 4.25 miles away. James Adkins made the motion and Stacey Max seconded to approve the Special Exception for the location of the cell tower due to the distance from other existing towers and meeting all the other zoning requirements for this property. Jeff Higgins spoke against the location of the tower on behalf of the residents in the area (had a signed petition) because it would lower property values and be an eyesore. Vote: (4) for and (1) against

STEVE COOK – REQUESTING VARIANCE FOR THE HOME OCCUPATION BUILDING SIZE – TAX MAP 98 – PARCEL 29.23 – ZONED R1 – 2.37 ACRES – 3868 BRIGHTON CLOPTON ROAD

Steve Cook is requesting a Variance to the building size to operate a Home Occupation. The home occupation consists of a home remodeling business and a cabinet shop. Mr. Cook purchased a building permit 3/4/2016 for a 3400 square foot storage building on his property. It appears as if the entire building is not being used for the business. There will be no traffic to and from the business. Mr. Cook appeared before the BZA in February of 2016 and was granted a Special Exception to operate the home occupation, subject to four conditions (Obtain a new permit for the correct size of the building, return for a variance to the size of the building, install sprinkler system, site plan showing buffer on 3 sides). James Adkins made the motion and David Copeland seconded said motion to grant the 400 square feet variance due to the structure is already existing. Vote: For – Unanimous

APPROVAL OF 2 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TNAFPM MIDDLE REGIONAL TRAINING ON FEBRUARY 24, 2016 AT MONTGOMERY BELL STATE PARK.

David Copeland made the motion and Stacey Max seconded said motion to approve 2 Continuing Education Hours for William Veazey for attending the TNAFPM Middle Regional Training on February 24, 2016 at Montgomery Bell State Park. Vote: For - Unanimous

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MARCH 28, 2016
CONTINUED

APPROVAL OF 7 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TAPA WINTER RETREAT ON FEBRYARY 25-26, 2016 AT MONTGOMERY BELL STATE PARK

Stacey Max made the motion and Arzell Teamer seconded said motion to approve 7 Continuing Education Hours for William Veazey for attending the TAPA Winter Retreat on February 25-26, 2016 at Montgomery Bell State Park.

Vote: For - Unanimous

ADJOURNMENT: 5:35 P.M.