

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
SEPTEMBER 24, 2018

PRESENT

STACEY MAX
ZACK WALKER
DAVID COPELAND
ARZELL TEAMER

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.

David Copeland made the motion and Arzell Teamer seconded said motion to approve the July 23, 2018 minutes as submitted. Vote: Motion Carried

RICARDO ESCANDON – REQUESTING SPECIAL EXCEPTION – MEDICAL HARDSHIP - MAP
145D – GROUP D - PARCEL 20 – 8.17 ACRES – 121 REED CIRCLE - DRUMMONDS ROAD -38053
- REED S/D – LOT 56 - ZONED R-1

Ricardo Escandon is requesting to convert a detached garage into living quarters for a medical hardship. The garage is located across the driveway from the main residence. The conversion will have to meet current residential building codes (2012 IRC). Once the hardship resolves, then the converted garage is not to be used as living quarters per the Tipton County Zoning Resolution. The residence is located 220 feet from the middle of Reed Circle. Arzell Teamer made the motion and Zack Walker seconded said motion to approve the Special Exception for a Medical Hardship. Vote: Motion Carried

GARY KUYKENDALL – REQUESTING SPECIAL EXCEPTION – MAJOR HOME
OCCUPATION – GK AUTO – MAP 43 – PARCEL 47.08 – 5.00 ACRES – 4203 HIGHWAY 54 E –
38019 – ZONED FAR.

Gary Kuykendall is requesting a Use Permitted Special Exception to operate a Major Home Occupation of Auto repair. The location of the business is in a 2,400 square foot shop located behind the residence. It appears as all other home occupation requirements are being met as well, including two employees, sound, storage, signage and parking. The new specific requirements for home occupations involving auto repair state that it has to be on parcels of 5 acres or greater, no more than 3 vehicles to be repaired on the property at any given time, and that the operation take place in an enclosed detached building. All Zoning Resolution Requirements have been met. David Copeland made the motion and Arzell Teamer seconded said motion to approve the Use Permitted Special Exception for a Major Home Occupation due to meeting all requirements. Vote: Motion Carried

DOLLAR GENERAL - SARAH COX DEVELOPMENT – REQUESTING VARIANCE TO
BUFFERING REQUIREMENTS – MAP 65 – PARCEL 45.09 – 1.97 ACRES – 5306 MUNFORD
GILTEDGE RD – 38011 – ZONED C-2

Dollar General is requesting a Variance to the buffering requirement. The request is to place the trees and shrubs along the side property lines from the street to just past the front of the building. From that point, the topography starts to slope significantly to the rear of the property. Where the next set of trees are to be located, would be 10 feet below finished grade of the store, the next set of trees 15 feet below finished grade. Then on the north side the rip-rap for erosion control start to come into play (at a 2:1 slope and 15 feet below finished grade). On the south side, finished grade is about 15 feet above the planting area. The rear of the property is similar in the planting area being 8-10 feet below finished grade, plus the location of the detention is behind the north half of the building and the septic system is located behind the south side of the building.

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CONTINUED

David Copeland made the motion and Arzell Teamer seconded said motion to approve the Variance to eliminate buffering to the sides and rear of the property, including the 2:1 slope on the north side of the building due to the steep topography and site layout as shown on the site plan. Vote: Motion Carried

APPROVAL OF 12 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TNAFPM CONFERENCE IN CHATTANOOGA ON JULY 25-27, 2018

Arzell Teamer made the motion and Zack Walker seconded said motion to approve 12 Continuing Education Hours for William Veazey for attending the TNAFPM Conference in Chattanooga on July 25-27, 2018. Vote: Motion Carried

ADJOURNMENT 5:30 PM