

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
JUNE 26, 2017

PRESENT

STACEY MAX
JAMES ADKINS
DAVID COPELAND

OTHERS PRESENT

WILLIAM VEAZEY, TC PLANNER
PAT HIBDON, ADMINISTRATIVE ASSISTANT

THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING WAS CALED TO ORDER AT 5:05 P.M.

James Adkins made the motion and David Copeland seconded said motion to approve the April 24, 2017 minutes as submitted. Vote: For - Unanimous

EDIE AND TODD WEBB – REQUESTING USE PERMITTED - SPECIAL EXCEPTION – HOME OCCUPATION – POWDER COATING- TAX MAP 83 – PARCELS 39.03 & 39.06 – 5.69 ACRES – ZONED FAR – 2471 GLEN SPRINGS ROAD.

The request is for a Special Exception to operate a Powder Coating Home Occupation. The location of the business is in a 40' x 60' shop located on parcel 39.06 (5 acres), while the residence is located next door on the adjacent property on parcel 39.03 on 0.69 acres. The Webb's are currently working on combining these two lots into one parcel of 5.69 acres. The operation takes place solely inside the building. It appears as all other home occupation requirements are being met as well, including employees, sound, storage, signage and parking. Public in attendance were Kendall Willis and Justin Webb, and both spoke in favor for approving the home occupation. James Adkins made the motion and David Copeland seconded said motion to approve the request for the Special Exception to operate a Powder Coating (only) Home Occupation due to meeting all home occupation requirements, including support from the neighbors. Vote: For – Unanimous

JACKIE DIXON – REQUESTING USE PERMITTED - SPECIAL EXCEPTION - HOME OCCUPATION – SINGLE-CHAIR SALON – TAX MAP 98 – PARCEL 29.16 - 3.35 ACRES – ZONED R-1 – 4201 BRIGHTON CLOPTON ROAD.

The request is for a Special Exception to operate a Single-Chair Salon Home Occupation. The location of the business is in a 40'x30' shop located behind the house. The salon would only take up 400 square feet of the shop. Walls are going to be constructed and plumbing installed for a half bath and sink as required the State Licensing. The operation takes place solely inside the building. The salon is by appointment only, so there would be minimal traffic to and from the residence other than normal activities. It appears as all other home occupation requirements are being met as well, including employees, sound, storage, signage and a grave parking are. Public in attendance was Edie Webb, who spoke in favor for approving the home occupation. James Adkins made the motion and David Copeland seconded said motion to approve the request for the Special Exception to operate a Single-Chair Salon due to meeting all home occupation requirements and location of the proposed business with respect to surrounding properties and amount of acreage on the lot. Vote: For - Unanimous

JOSEPH GARDNER – REQUEST USE PERMITTED – SPECIAL EXCEPTION – HOME OCCUPATION – AUTO REPAIR – TAX MAP 124C – GROUP A – PRCEL 9.00 – 1.33 ACRES – ZONED R-1 1247 RAY BLUFF ROAD

The request if for a Special Exception to operate an Auto Repair Home Occupation. The location of the business is in a 600 square foot attached garage. The repair area would take place in the garage. Mr. Gardner's letter states that he is requesting to be allowed to repair one or two vehicles at a time and that it is general repairs, but does not include repairs that use hazardous materials, such as oil changes nor engine or transmission swaps or rebuilds. Public in attendance were Bill Mansel, Jimmy Williams, Tina McNeer and Peggy Lujan all speaking against approval, and Nicholas Lovette speaking for approval. David Copeland made the motion and James Adkins seconded said motion to deny the request for a Home Occupation for Auto Repair due to the number of vehicles/congestion at the intersection and being unable to meet the home occupation requirement of activity, materials, equipment being visible from the road. Vote: Deny - Unanimous

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
JUNE 26, 2017
CONTINUED

APPROVAL OF THE TNAFPM ANNUAL CONFERENCE AT FALL CREEK FALLS STATE PARK ON AUGUST 23-25, 2017 AS A CONTINUING EDUCATION CLASS.

David Copeland made the motion and James Adkins seconded said motion to approve The TNAFPM Annual Conference at Fall Creek Falls State Park on August 23-25, 2017 as a Continuing education Class. Vote: For – Unanimous

APPROVAL OF THE MAGIC CONFERENCE IN MEMPHIS ON NOVEMBER 16-17, 2017 AS A CONTINUING EDUCATION CLASS.

David Copeland made the motion and James Adkins seconded said motion to approve the MAFIC Conference in Memphis on November 16-17, 2017 as a Continuing Education Class. Vote: For – Unanimous

ADJOURNMENT: 5:40 P.M.