

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
MARCH 26, 2018

PRESENT

STACEY MAX
JAMES ADKINS
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 5:01 P.M.

David Copeland made the motion and James Adkins/Arzell Teamer seconded said motion to approve the January 26, 2018 minutes as submitted. Vote: Motion Carried

SOPHENIA PARTLOW – REQUESTING VARIANCE SETBACK FROM EASEMENT- MAP 140 PARCEL 23.21 – 19.27 ACRES 1210 WITHERINGTON ROAD – ZONED FAR

The purpose of this 8.46 foot variance is to allow an easement to access a proposed 2.07-acre lot. The regulation in Section 3.030.C requires “a setback of 15 feet from the easement is required, unless it is anticipated that the easement will be later developed into a county road, in which case the setback shall be 35 feet.” The location of the existing driveway starts within the easement, but quickly travels south of the proposed easement. It does not appear that the variance will have any negative impact on the existing structure as the driveway travels around the south side of the residence, while the easement is on the north side of the structure. There were no public comments opposed to this request. James Adkins made the motion and Arzell Teamer seconded said motion to grant the 8.46-foot variance from the proposed easement due to the variance only affects the interior portion of the properties and there being no negative effects. Vote: Motion Carried

NORMAN HENDREN (MOUNT CARMEL MANOR) – REQUESTING SPECIAL EXCEPTION TO OPERATE A PRIVATE RECREATIONAL FACILITY – MAP 69 – PARCEL 30.00 - 3904 MT CARMEL RD, COVINGTON, TN 38019 – 22 ACRES – ZONED FAR

Norman Hendren has submitted a request for a Special Exception in the FAR Zoning district (property was Re-Zoned by the Tipton County Legislative Body on 1/6/2018 from R-1 to FAR) to construct and operate a Private Recreational Facility, in all 9,800 square feet in size. There will be a 6,300 square foot building with a 3,500 square foot pavilion attached to the building located to the north of the house. The floor area for the building is 4,500 square feet. There is a total of 45 parking spaces required for this project. The site plan shows a total of 54 parking spaces with 3 handicapped spaces. There exists a 6-inch water main belonging to Poplar Grove Utility District on the west side of Mt. Carmel Rd. There exists a 6-inch water main belonging to Poplar Grove Utility District on the west side of Mt. Carmel Rd., there exists a fire hydrant approximately 222 feet south of the driveway along Mt. Carmel Rd. There were no public comments opposed to the request. David Copeland made the motion and James Adkins seconded said motion to grant the request for a Special Exception to operate a Private Recreational Facility, due to the size of the property and location of structures on property. Vote: Motion Carried

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MARCH 26, 2018
CONTINUED

BRINGLE ROAD SAND & GRAVEL (VAN BRINGLE) – REQUESTING SPECIAL EXCEPTION TO OPERATE NATURAL RESOURCE EXTRACTION FACILITY – MAP 26 – PARCEL 22.00 – 31 ACRES – BRINGLE ROAD, COVINGTON, TN 38019 – ZONED FAR

Van Bringle has submitted a request for approval of a Special Exception in the FAR Zoning District to operate a natural resource extraction facility (gravel pit). There are a total of four parcels involved with this facility and in three phases. Under one-third of Phase 1 is in the County Jurisdiction and encompasses 31 acres with a total of 18.25 acres within the permit area for extraction purposes. There is a permit area of 41.75 acres on a 73-acre tract for Phase 1 that is within the City of Covington's Planning Region. The additional two parcels are completely within the City of Covington's Planning Region as well, totaling approximately 135 acres. The total area for the entire project is 238.3 acres. Only a total of 31 acres falls within the county jurisdiction. Based on the site plan, the office, scales and wash plant are all within the City of Covington's Planning Region, meaning that all building permits go through the City's permitting process. The site plan shows the 100 foot setback with the additional 100 foot 3:1 slope setback. Access is onto Bringle Road. A concern is the condition of the road due to heavy truck usage and mud on the roadway. Applicants stated that a different type of gravel is used on site that helps knock off mud and dirt. Only part of Phase 1 is within the county jurisdiction, meaning once that area is completed, reclamation will take place and the remainder of the property to be dug is well off the road, subject to the City of Covington granting the special Exception for the same use. James Adkins made the motion and Arzell Teamer seconded said motion to grant the request for a Special Exception to operate a Natural Resource Extraction Facility (Gravel Pit) on 31 acres on Bringle Road in the County's Jurisdiction, due to the property already being under a Construction General Permit through TDEC, no housing adjacent to the property in the county jurisdiction and by meeting all requirements the Zoning has set forth. Vote: Motion Carried

Ruth Davis located at 883 Bringle Rd. across the road from the proposed Bringle Gravel Pit spoke in opposition to the project due to her health concerns. She stated that she has lung and back problems and is currently on oxygen. She felt that she would not be able to go outside and would have to move because of the dust and pollution from trucks.

PROPOSED AMENDMENT TO THE BZA BY-LAWS

David Copeland made the motion and James Adkins seconded said motion to approve the amendment to the BZA BY-LAWS. Vote: Motion Carried

APPROVAL ON THE TNAFPM ANNUAL CONFERENCE IN CHATTANOOGA ON JULY 25-27, 2018 AS A CONTINUING EDUCATION CLASS.

James Adkins made the motion and David Copeland seconded said motion to Approve the TNAFPM West Regional Training at a location TBD on December 7, 2018 as a Continuing Education Class. Vote: Motion Carried

APPROVAL OF THE TNGIC ANNUAL CONFERENCE AT MONTGOMERY BELL STATE PARK ON APRIL 24-26, 2018 AS A CONTINUING EDUCATION CLASS.

Arzell Teamer made the motion and David Copeland seconded said motion to Approve the TNGIC Annual Conference at Montgomery Bell Stat Park on April 24-24, 2018 as a Continuing Education Class. Vote: Motion Carried

ADJOURNMENT 5:29 P.M.