

**MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING**  
**FEBRUARY 24, 2020**

**PRESENT**

**STACEY MAX**  
**ZACK WALKER**  
**JAMES ADKINS**  
**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 Zack Walker seconded said motion to approve the January 27, 2020 minutes as printed. Vote: Motion Carried

**CHRISTOPHER SARTAIN – REUESTING 7.6 FOOT VARIANCE TO THE MINIMUM FRONT YARD SETBACK – TAX MAP 135, PARCEL 3.02 – 124 SARTAIN ROAD- 38069 – 1.00 ACRE - ZONING DISTRICT FAR.**

Mr. Sartain is requesting a Variance of 7.6-feet to the front yard setback de to the location of the septic system, driveway and an existing large tree. The 10.4-foot wide road in front of the property curves and the provided survey shows the front corner of the home approximately 7.6 feet too close to the front setback line. Sartain road only has 124 additional feet until the road ends at Johnny Sartains residence (Christopher’s father). Johnny Sartain owns the property on both side of Sartain road at that point. The cause for the variance is the upgrade from the old singlewide to a doublewide, due to the location of the septic system, driveway, power poles and trees. Zack Walker made the motion and David Copeland seconded said motion to approve the 7.6- foot variance due to the above-mentioned reasons. Vote: Motion Carried

**ANGELA BOWDEN - REQUESTING 16 FOOT VARIANCE MINIMUM FRONT YARD SETBACK – TAX MAP 1240, GROUP “A”, PARCEL 11.00 – 201 NANCY DRIVE- 38053 – 3.29 ACRES – ZONING DISTRICT R-1.**

Ms. Bowden is requesting a Variance of 16-feet to the Minimum Front Yard Setback due to the location of the septic system and steep slopes, including a State of Tennessee Fire Marshal Rule that requires manufactured and mobile home to be located at least 10 feet from steep slopes. The cause for the variance is the upgrade from the old singlewide to a doublewide. There is a 31% slope to a ravine toward the rear of the property and then a steeper slope back up at the rear of the property. Currently the system is located directly behind the singlewide, the location of the residence will be to the other side of the lot since there is more room. This property lies at the dead end on the cul-de-sac on Nancy Drive. James Adkins made the motion and Zack Walker seconded said motion to approve the 16- foot variance due to steep slopes and State Fire Marshal Office requirements. Vote: Motion Carried

**KAREN ARMOUR – REGUESTING 17-FOOT VARIANCE MINIMUM FRONT YARD SETBACK – TAX MAP 99, PARCEL 25.00 – 7421 MT, CARMEL ROAD 38011 – 1.25 ACRES – ZONING DISTRICT R-1.**

Karen Armour is requesting a variance of 17-feet to the front yard setback due to the location of the existing septic system at the rear of the residence that wraps around the north side and around to the front of the residence. In addition, the water meter and service run along the north side of the driveway t. This property is a corner lot and therefore has two front yard setbacks. One along Mt. Carmel and the other along Huffman Road. The variance request is to the south side of the residence along Huffman road. The rear of the house is already 40 feet to the property line (30- foot setback). David Copeland made the motion and James Adkins seconded said motion to approve the 17-foot variance due to the above-mentioned reasons and due to

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**FEBRUARY 24, 2020**  
**CONTINUED**

Munford covered the inspection improperly (approved incorrect setbacks) while both county inspectors were out. Vote: Motion Carried

**DONALD & BILLIE DAVIS – REQUESTING SPECIAL EXCEPTION – MAJOR HOME OCCUPATION 9SINGLE-CHAIR NAIL SALON- TAX MAP 109. PARCEL 10.00 – 34 MCLENNAN ROAD -38011 – 4.5 ACRES – ZOING DISTRICT R-1.**

The request is for a Special Exception to operate a single-chair nail salon as a Major Home Occupation. The location of the business is in a proposed 1,440 square foot shop (36'x40'). It appears as all other home occupation requirements are being met as well, including employees (herself), sound storage, signage (maximum 6 square foot sign at the end of the driveway) and 2 parking spaces. The existing house on the property is going to be demolished and a new residence (4,100 square feet) built, including the 1,440 square foot shop of which 800 square feet will be used for the single chair nail salon. Zack Walker made the motion and David Copeland seconded said motion to approve the special exception for Billie's Salon. Vote: Motion Carried

**APPROVAL OF THE TAUD UTILITY COMMISSIONER TRAINING AT POPLAR GROVE UTILITY DISTRICT ON JANUARY 7, 2020 AS A CONTINUING EDUCATION CLASS.**

David Copeland made the motion and Zack Walker seconded said motion to Approve the TAUD Utility Commissioner Training at Poplar Grove Utility District on January 7, 2020 as a Continuing Education Class. Vote: Motion Carried

**APPROVAL OF CONTINUING EDUCATION HOURS FOR JAMES ADKINS FOR ATTENDING THE TAUD UTILITY COMMISSIONER TRAINING ON JANUARY 7, 2020 AT POPLAR GROVE UTILITY DISTRICT.**

David Copeland made the motion and Zack Walker seconded said motion to Approve 6 Continuing Education Hours for James Adkins for attending the TAUD Utility Commissioner Training on January 7, 2020 at Poplar Grove Utility District. Vote: Motion Carried

**ADJOURNMENT 5:32 PM**