

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
JULY 24, 2023

PRESENT

STACEY MAX
JAMES ADKINS
ZACK WALKER
DAVID COPELAND

OTHERS PRESENT

WILLIAM VEAZEY, TC PLANNER
PAT HIBDON, ADMINISTRATIVE ASSIST.

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

David Copeland made the motion and Zack Walker seconded said motion to approve the February 27, 2023 minutes as submitted. Vote: Motion Carried. None Opposed

JONATHAN DALTON - REQUESTING SPECIAL EXCEPTION – MAJOR HOME OCCUPATION – CABINET & FURNITURE SHOP AT 5431 HIGHWAY 59 W, COVINGTON, TN 38019 – TAX MAP 39, PARCEL 24.02 ON 3.18 ACRES – ZONED R-1.

The request is for a special exception to permit a major home occupation of a Cabinet & Furniture Shop. The shop is proposed to be in the existing 30'x50' building. A 14'x16' spray booth is proposed to be added to the front of the existing storage building. There is also proposed a lean-to in the size of 14'x30' attached to the east side of the existing building. This addition meets the minimum of 10 feet side setback for an accessory building. The business will have two additional 10'x20' parking spaces (although they are unlikely to be used due to the nature of the business and the proposal). The hours of operation will be no earlier than 7am and no later than 8pm. Sawdust and paint filtration will be collected. There will be no signage at the property to avoid potential customers from dropping by unexpectedly. Mr. Dalton is the only employee, but may in the future have one apprentice. James Adkins made the motion and David Copeland seconded said motion to approve the Special Exception for a Cabinet & Furniture Shop as submitted. All the minimum Zoning Requirements for major home occupations have been met. Vote: Motion Carried. None Opposed

CAROLYN MORRISON (PROMED CONCEPTS) – REQUESTING A VARIANCE OF TWENTY (20) FEET REAR SETBACK AND A PARKING VARIANCE TO 15 SPACES AT 7203 HIGHWAY 14 S, COVINGTON, TN. 38011 – TAX MAP 130, PARCEL 48.00 ON 4.98 ACRES – ZONED C-2,

The request is for a variance to the rear setback variance of 20 feet and a parking variance to 15 spaces. After discussion, the BZA determined that the property line should be considered as a side property line and thus the setback is only 15 feet instead of 30 feet. This means the variance is only 5 feet on the side setback. The reason the variance is being requested is that the original site plan shows that rear/side line as only a 5-foot setback when plans and design were made for the new building. These setbacks were changed on 2/10/14 with the re-adopted Zoning Resolution. Zack Walker made the motion and David Copeland seconded said motion to approve the 5-foot variance to the side setback due to old regulations and previous approvals. Vote: Motion Carried. None Opposed.

The parking requirements on the original site plan were based on Office Space requiring 38 spaces which were shown on the original site plan. Ms. Morrison has requested to only have 15 spaces since the septic only allows them to have a maximum amount of 15 employees. The BZA determined that based on the type of use of the building is manufacturing and thus should use that parking determination, which requires in item H in Section 4.010 that not less than one space for each two employees anticipated during maximum production, with a minimum of five spaces provided for any establishment. This application of parking only requires 8 spaces with one handicapped space, which is less than the requested 15 spaces with one handicapped. Therefore, the requested 15 parking spaces exceeds the minimum parking requirements and

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no variance is needed. James Adkins made the motion and Zack Walker seconded said motion that the parking requirements are to follow Item H for manufacturing parking and that no variance is needed due to 15 spaces exceeding the minimum required for this use due to septic requirements and zoning parking requirements. Vote: Motion Carried. None Opposed.

JAMES JORDAN – REQUESTING A FRONT YARD SETBACK VARIANCE OF TWENTY-TWO (22) FEET ON MONASCO ROAD – MILLINGTON, TN. 38053 TAX MAP 147, PARCEL 10.00 ON 3.00 ACRES – ZONED R-1.

The request for a variance is to locate a doublewide residence on this property. There are steep slopes and gullies all over the property. There is only one place to set a residence on this property with its septic system. There is a need for a 22-foot setback variance to this property to safely locate this structure. The property is zoned R-1 which does not allow singlewides, which is what used to be on the property (18 feet into the front setback), but was removed from the property more than 90 days ago and cannot be replaced. Zack Walker made the motion and James Adkins seconded said motion to approve the 22-foot front yard setback due to steep slopes and gullies over most of the 3 acres. Vote: Motion Carried. None Opposed.

ADJOURNMENT: 5:30 PM