

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
OCTOBER 23, 2023

PRESENT

STACEY MAX
JAMES ADKINS
DAVID COPELAND
LAWSON DYSON

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 James Adkins seconded said motion to approve the July 24, 2023 minutes as submitted. Vote: Motion Carried. None Opposed

NEIDA GOMEZ / REQUESTING A SPECIAL EXCEPTION – MAJOR HOME OCCUPATION / DOG KENNEL AND BOARDING /4827 MUNFORD GILTEDGE ROAD / BRIGHTON, TN 38011 / TAX MAP 65, PARCEL 62 ON 5.16 ACRES / ZONED FAR.

The request is for a special exception to permit a Major Home Occupation of a Dog Kennel and Boarding. The property is in both Rafael Ortiz and Neida Gomez names. The request is for a special exception to permit a major home occupation of a dog kennel and boarding. The shop is proposed to be in a 30'x30' building. Ms. Gomez is the primary employee, and only residents of the property will work there. Mr. Ortiz stated that in the event of an emergency, the animals will be transported to a vet. James Adkins made the motion and Lawson Dyson seconded said motion to approve the Special Exception for a Dog Kennel and Boarding as submitted, based on meeting minimum or exceeding Zoning Requirements for Major Home Occupations. A site plan will need to be approved by the Planning Commission to complete the approval process. Vote: Motion Carried. None Opposed

KATHY CRISWELL / REQUESTING A VARIANCE / SINGLE-WIDE MOBILE HOME IN R-1 ZONING / QUITO DRUMMONDS ROAD / MILLINGTON, TN. 38053 / TAX MAP 146, PARCEL 11.00 ON 2.23 ACRES / ZONED R-1

The request is for a Variance is to permit a single-wide mobile home on R-1 zoned property. Currently, the property is vacant. Ms. Criswell wishes to place a single-wide mobile home since the double-wide is too large for her to maintain due to being handicapped and other medical concerns. Ms. Criswell has to sell the house at 5355 Quito Drummonds Road, where she currently lives due to a divorce. All adjoining properties are also zoned R-1. The BZA has approved this type of request twice and denied one another time. The two that were approved were due to handicapped issues and the other was due to lot width. The one that was denied, found a doublewide that worked for the family, thereby the request not being needed, but was still denied. Tim McNeley appeared and spoke against the variance due to potential sightline driveway issues. Lawson Dyson made the motion and David Copeland seconded said motion to approve the variance to permit a single-wide in R-1 Zoning, due to health concerns. Vote: Motion Carried. None Opposed.

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
OCTOBER 23, 2023
CONTINUED

APPROVAL OF MIDDLE TENNESSEE SECTION PLANNING COMMISSIONER TRAINING FROM 11/18/22 AS A CONTINUING EDUCATION CLASS

David Copeland made the motion and James Adkins seconded said motion to approve the Middle Tennessee Section Planning Commissioner Training from 11/18/22 as a Continuing Education Class. Vote: Motion Carried. None Opposed

APPROVAL OF THE STATE OF FRANKLIN PLANNING COMMISSIONER TRAINING FROM 6/13/22 AS A CONTINUING EDUCATION CLASS

James Adkins made the motion and Lawson Dyson seconded said motion to approve the State of Franklin Planning Commissioner Training from 6/13/22 as a Continuing Education Class. Vote: Motion Carried. None Opposed

APPROVAL OF TWELVE (12) CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TNAFPM CONFERENCE IN FRANKLIN ON AUGUST 14-16, 2023.

James Adkins made the motion and Lawson Dyson seconded said motion to approve Twelve (12) Continuing Education Hours for William Veazey for attending the TNAFPM Conference in Franklin on August 14-16, 2023. Vote: Motion Carried. None Opposed

APPROVAL OF THE 2024 MEETING SCHEDULE FOR THE TIPTON COUNTY BOARD OF ZONING APPEALS

Lawson Dyson made the motion and David Copeland seconded said motion to approve the 2024 Meeting Schedule for The Tipton County Board of Zoning Appeals. Vote: Motion Carried. None Opposed

ADJOURNMENT: 5:40 PM