

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
JANUARY 22, 2024

PRESENT

STACEY MAX
DAVID COPELAND
ZACK WALKER
TOM SEMMES
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 (ELECTION OF OFFICERS) AT 5:00 P.M.

Stacey Max called the meeting to order and turned the meeting over to William Veazey to act as Chair Pro Tem during the Election Process.

Zack Walker made the motion to nominate Stacey Max for Chairperson. Lawson Dyson seconded said motion, with no other nominations. Vote: Motion Carried. None Opposed

David Copeland made the motion to nominate Zack Walker for Vice Chairperson. Tom Semmes seconded said motion, with no other nominations. Vote: Motion Carried. None Opposed

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

OLD BUSINESS - NONE

NEW BUSINESS

MELTON HENNINGS & IRIS HINES / REQUESTING A SPECIAL EXCEPTION FOR CAMPING GROUND/ TAX MAP 106, PARCELS 033.00 & 33.05 / 3949 CHARLESTON MASON ROAD, 38049 / 6.17 ACRES / ZONED FAR.

Mr. Hennings is requesting to operate a camping ground of 3 campers on his property. The location where he wishes to operate the camping ground is on the 1-acre parcel where an old singlewide has been removed to be able to use the existing septic system. Due to septic limitation, that is why the request is for only 3 camper spots for this operation. The parcel where the singlewide was located is a part of an existing subdivision plat. If the BZA were to approve this use at this location, one of the requirements is that the existing plat will have to be vacated to combine the 1-acre lot with the other 5.17 acres since the minimum requirement of a camping ground is 5.0 acres, as required in Section 4.300 of the Zoning Resolution. Mr. William Martin spoke during the public hearing asking multiple questions about expansion of the camping grounds. Ms. Karen Martin spoke against the request due to concerns about traffic, water supply infrastructure isn't there to support this type of use, speeding down the road, creates high density population, more crime due to transient people being in the area and that the use does not support the F.A.R. zoning district in general. David Copeland made a motion and Lawson Dyson seconded said motion to approve the special exception request for a camping ground on 6.17 acres located at 3749 Mason Charleston Road subject to vacating the 1-acre plat, combining parcels 33.00 & 33.05 to form one 6.17-acre trace, an allowance for a maximum of three (3) camping sites, and based on meeting the minimum Zoning Requirements for Camping Grounds in Section 4.300 and Site Plan approval through the Planning Commission. Vote: Motion Carried. None Opposed

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JANUARY 22, 2024
CONTINUED

MARK KOBECK / REQUESTING VARIANCE / FRONT (12 FOOT) AND BACK (20 FOOT) SETBACKS / TAX MAP 65, PARCEL 51.01 / 9697 HOLLY GROVE ROAD, 38019 / 0.50 ACRES / ZONED R-1.

Mr. Kobeck is requesting a Variance of 12 feet to the front setback of 35 feet and a Variance of 20 feet to the rear setback of 30 feet. This property is considered as a Lot of Record as described in Section 6.040.A. Historically, the county has always allowed a person to build back directly on the same spot, regardless of setbacks. In this case, Mr. Kobeck is trying to improve the property to relocate the residence more centrally on the property and improve front and rear setbacks from the old residence to the location of the new proposed residence. The existing lot is extremely narrow in that from the centerline of Holly Grove Road to the rear of the property is only 93 feet. The front 30 feet is in the right-of-way of the road, leaving only 63 feet in depth for the lot, leaving a (-2) foot setback. The old residence sat approximately 6 feet from the rear property line, 13 feet from the front property line and was approximately 44 feet in depth. The new construction shifts the structure over about 70 feet to the west from center of structure to center of structure. The new construction also shrinks the depth of the building from 44 feet to 30 feet in depth, freeing up an additional 14 feet, which is displayed as 4 additional feet to the rear and the other 10 additional feet to the front, making the rear 10 feet and front 23 feet. The reason a 10-foot setback for the rear was chosen is due to a ditch/creek behind the Kobeck property creating a natural additional buffer. The R-1 District setbacks are found in Section 5.052.E.2. Mr. JD Hambick appeared and spoke against the variance due to not wanting Mr. Kobeck to be able to build anything on that property. Zack Walker made the motion and Lawson Dyson seconded said motion for the approval of both Variances due to the property being a Lot of Record and the owner is attempting to comply with the setbacks as closely as possible by reducing the depth of the proposed structure to thirty feet and moving the structure to the middle of the lot. Vote: Motion Carried. None Opposed

AMENDMENT TO THE BY LAWS OF THE TIPTON COUNTY BOARD OF ZONING APPEALS.
David Copeland made the motion and Tom Semmes seconded said motion to approve the By Laws Of The Tipton County Board Of Zoning Appeals. Vote: Motion Carried. None Opposed

ADJOURNMENT: 6:20 PM