

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

PRESENT

STACEY MAX
 ZACK WALKER
 TOM SEMMES
 LAWSON DYSON

OTHERS PRESENT

WILLIAM VEAZEY, TC PLANNER

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

Zack Walker made the motion and Lawson Dyson seconded said motion to approve the February 26, 2024 minutes as submitted. Vote: Motion Carried. None Opposed

OLD BUSINESS - NONE**NEW BUSINESS**

REBECCA MARTIN / REQUESTING A VARIANCE FOR LOCATING ACCESSORY STRUCTURE CLOSER TO ROAD THAN RESIDENCE / TAX MAP 940, GROUP A, PARCEL 57.00 / 274 SUSAN'S CIRCLE, 38023 / 2.00 ACRES / ZONED R-1.

Ms. Martin is requesting a Variance to place an accessory structure closer to the road than the front of the residence on the property. Ms. Martin wishes to construct a 30'x40' hobby shop for her husband. The reason for the request is that the residence was required to be located to the rear of the property due to septic design. The area behind the residence and to the east side of the pool is the location of the septic lines for the residence. The remainder of the property is significantly sloped causing the remaining area as an unbuildable spot. There is an area approximately 110 feet from the road where a flat open area exists to fit this structure. There are not structures across the road and none adjacent to the east. This property was also combined two lots into one lot and this structure is located on the lot without the residence. Zack Walker made a motion and Tom Semmes seconded said motion to approve the variance request to allow the construction of an accessory structure closer to the road than the residence, due to location of the residence and required septic system to the rear property line and east of the pool, slopes of the property, location of accessory structure on the vacant combined lot. Vote: Motion Carried. None Opposed

SIGNAL SOURCE, LLC / REQUESTING A USE PERMITTED AS A SPECIAL EXCEPTION TO LOCATE A 175' TOWER / TAX MAP 147, PARCEL 3.08 / HILLTOP LANE, 38053 / 7.57 ACRES / ZONED R-1.

Signal Source, LLC is requesting a Use Permitted as a Special Exception to locate a 175' tower with a 10' lightning arrestor on this 7.57 acres. The tower is designed to be a guyed wire structure that can host additional carriers by sharing the equipment shelter. The tower is designed at 175 feet in height (with an additional 10-foot lightning arrestor). The compound is to be located approximately 210 feet north of the front property line and 152 feet from the east property line. There are no structures located within the required fall zone and the fall zone is located entirely on the primary parcel. The landscaping buffer is shown and all other requirements for the Zoning Resolution have been met as required in Section 3.120 and 4.150. It was stated that it would take approximately two months to construct. Robert Keel of 661 Hilltop Lane spoke against the construction of the tower due to the road being too narrow, that the property has gullies and moved out to the country for the peace and quiet, but acknowledged that there was no signal out there. William Lake of multiple lots across the road was against the tower due to the road being only 10 feet wide, and that cranes are going to tear up the road during construction. Justin Carver spoke against the

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tower stating that road is only 10 feet wide and was concerned that the infrastructure is not sufficient, the health effects of the tower on the residents of the area and brought up the what if's about during construction an emergency happens and an ambulance cannot make it down the road. During discussion, it was addressed by the residents that the county is going to pave this road soon. Lawson Dyson made a motion and Tom Semmes seconded said motion to approve the Use Permitted as a Special Exception due to meeting all the zoning requirements for cell towers in Section 4.150 of the Tipton County Zoning Resolution.

ADJOURNMENT: 5:43 PM