

**MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING**  
**MAY 20, 2024**

**PRESENT**

**STACEY MAX  
ZACK WALKER  
TOM SEMMES**

**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.**

Zack Walker made the motion and Tom Semmes seconded said motion to approve the April 22, 2024 minutes as submitted. Vote: Motion Carried. None Opposed

**OLD BUSINESS - NONE**

**NEW BUSINESS**

**SHELLI SEWELL / REQUESTING A USE PERMITTED AS A SPECIAL EXCEPTION FOR MAJOR HOME OCCUPATION OF A BOUTIQUE OUTDOOR SHOPPING EXPERIENCE/ TAX MAP 108, PARCEL 21.00 / 689 KELLY CORNER ROAD, 38019 / 24.89 ACRES / ZONED R-1.**

Shelli Sewell is requesting a Use Permitted as a Special Exception to operate a Boutique Outdoor Shopping Experience on property. The proposed use would essentially fall under the Flea Market (Open Air Market) part of the Zoning Resolution found in Section 4.260 on page 4-34. The request states that it is only for one Saturday a month, with anticipated hours of 9 A.M. until 2 P.M. with vendors arriving and leaving approximately an hour before and after the event. Port-a-Potties will be available and removed after each event. There will be no live music or Alcohol on property. The Sewell's anticipate on having the event on the rear 10 acres that has not yet been purchased, and to use the hanger at the rear of the property to house vendors. Frances Gannon spoke against the proposal stating they had not bought the rear 10-acre property yet, had not fully designed the lay out, there are blind corners exiting the property, stop site distance problems, said a turn lane is needed, trees along the road block view of drivers and requested a traffic study be done. James Walker, Jr. spoke against the proposal saying that it sounded great, but just not here because if one person wants to do it, then others will. Once door is open, may not be able to close it. Lou Duquette asked if they were to violate the conditions, can the request be revoked? Also wanted to know the anticipated customer foot traffic. Danny Hendrix spoke against the proposal stating the road is too congested already. Rachel Dunlap spoke against the proposal stating safety issues with Highway 14 and Mt. Carmel Road and this will make it worse. Zack Walker made the motion and Tom Semmes seconded said motion to approve this request subject to limiting the operation to a maximum of 100 vendors, a maximum of one day each month, including meeting the minimum Zoning Requirements for Major Home Occupations and all applicable Flea Markets (Open air Markets) requirements in section 4.260, and subject to Site Plan approval through the Planning Commission. Vote: Motion Carried. None Opposed

**MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING**  
**MAY 20, 2024**  
**CONTINUED**

**ADAM GILLILAND / REQUESTING A VARIANCE FOR LOCATING ACCESSORY STRUCTURE CLOSER TO ROAD THAN RESIDENCE / TAX MAP 139, PARCEL 10.07 / 4499 GAINSVILLE ROAD, 38049 / 5.50 ACRES / ZONED FAR**

Adam Gilliland is requesting a Variance to place an accessory structure closer to the road than the front of the residence on the property. Mr. Gilliland wishes to build a garage to house the tractor and truck with a space for woodworking and a gym. The rear of the residence is the location for the septic system with a “permanent” garden located behind the septic field lines. There is only 55 feet to the residence from the west property line. The area to the east is a low-lying area that remains wet for several days after a rain. The location of the proposed structure would be approximately 50 feet from the residence. Mike Ryland spoke and after learning the location of the proposed structure was happy with it and stated that the property drains poorly and was tough to build there. Tom Semmes made a motion and Zack Walker seconded said motion to approve the variance request to allow the construction of an accessory structure closer to the road than the residence, with the restriction that the nearest corner of the structure be located no further than 75 feet from the residence, and due to location of the residence, septic system and reserve area, topographic drainage issues with standing water to the rear and east of the residence. Vote: Motion Carried. None Opposed

**ADJOURNMENT: 6:00 PM**