

**AGENDA FOR THE MEETING
OF THE
TIPTON COUNTY REGIONAL BOARD OF ZONING APPEALS**

**June 25, 2007
New Justice Complex
5:00 PM**

- I. Establishment of a Quorum and Call to Order
- II. Approval of Minutes
- III. Old Business
- IV. New Business
 - A. Paul Pickard Requesting a Special Exception to Construct a Road in the FAR Zoning District for a Potential Subdivision.
 - B. Patricia Meadors Requesting a Variance of 0.16 acres to the Minimum Lot Size in the FAR Zoning District for Property Located at 7169 Richardson Landing Road.
- V. Other Business
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
JUNE 25, 2007

PRESENT

ARNOLD MCINTYRE
ROGER WARMATH
ARZELL TEAMER
STACEY MAX

OTHERS PRESENT

WILLIAM VEAZEY, TC PLANNER
PAT HIBDON, ADMIN. ASSIST TC PLANNER

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

Arzell Teamer made the motion and Stacey Max seconded said motion to approve the May 21, 2007 minutes. Vote: For-Unanimous

PAUL PICKARD REQUESTING A SPECIAL EXCEPTION TO CONSTRUCT A ROAD IN THE FAR ZONING DISTRICT/MAP 83, PARCEL 10.02/ZONED FAR/106.97 ACRES/CAMPGROUND RD.

Paul Pickard submitted a request for a Special Exception to construct a road in the FAR Zoning District on 106.97 acres on Campground Rd. The purpose of this request is to be able to construct a road for a subdivision to be located within the FAR Zoning District. The FAR Zoning District, in Article V, Section 5.051.A, states "there shall be No New Roads built for the sole purpose of creating a division of land, unless otherwise approved as a Special Exception through the BZA under a minimum condition that the minimum lot size for the property shall be no less than two (2.0) acres." There was no representation present. Roger Warmath made the motion and Arzell Teamer seconded said motion to deny the Special Exception requested by Paul Pickard to construct a new road in the FAR District due to the size of the property having only one access point to a county road with only 300' of road frontage. Vote: For-Unanimous

PATRICIA MEADORS REQUESTING A VARIANCE /MAP 84, PARCEL 23.0/2.34 ACRES/ZONED FAR/7169 RICHARDSON LANDING RD.

Patricia Meadors has submitted a final plat to subdivide existing property located on Richardson Landing Rd. The purpose of this variance appearing before the Planning Commission is that Ms. Meadors was trying to subdivide 2.34 acres to place a second residence (one used to be at this site but has lost its "grandfather" since the residence has been gone for over a year). When the plat was presented, one had the minimum 1-acre, but the other lot had only 0.84 acres. There was a total of 0.5 acres that is required to be dedicated to the R.O.W. Therefore, the only way to approve this plat is with a variance to the minimum lot size from the BZA of a total of 0.16 acres. Stacey Max made the motion and Arzell Teamer seconded said motion to approve the variance of 0.16 acres due to 21% of the property being dedicated to R.O.W. as requested. Vote: For-Unanimous

Adjournment 5:15 P.M.