

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JANUARY 23, 2023

PRESENT

DEBBIE OTTS
BOB TAYLOR
DEBBIE OTTS
CARL LEWIS
TOMMY SMITH
GLENN LAZURE
JASON HUGHEY

OTHERS PRESENT

WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMINISTRATIVE ASSIST.

THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER (ELECTION OF OFFICERS) AT 6:30 P.M.

Bob Taylor, Chairman called the meeting to order and turned the meeting over to William Veazey to act as Chair Pro-Tem during the election process.

Glenn Lazure made the motion to nominate Bob Taylor for Chairperson. There were no more nominations. Vote: Motion Carried. None Opposed

Glenn Lazure made the motion to nominate Tommy Smith for Vice Chairperson and Mike Brewer seconded said motion. Vote: Motion Carried. None Opposed

Glenn Lazure made the motion to nominate Debbie Otts for Secretary and Mike Brewer seconded said motion. Vote: Motion Carried. None Opposed

The January 23, 2023 Agenda was approved as printed by Common Consent.

The Minutes for December 19, 2022 was approved as printed by Common Consent.

NEW BUSINESS

PATRICIA CROMWELL / REZONING REQUEST/ TAX MAP 38, PARCEL 107.7 (0.84 ACRES) 2737 HAZEL GROVE RD. AND TAX MAP 38, PARCEL 107.01 (4.16 ACRES) 407 CANDY LN FROM C-2 TO FAR,

One time deferral until Feb 27, 2023 meeting due to no representation.

ANTHONY JONES / SITE PLAN APPROVAL / D&A AUTO SALES & DETAIL / TAX MAP 125, PARCEL 2.01 1.01 ACRES / RAY BLUFF ROAD / ZONED C-2

Mr. Jones wishes to operate a detail and used car sales lot. The two storage buildings will be moved inside the setbacks to meet regulations. The smaller building will be partially used as an office. The size of the proposed main building is 576 square feet (24'x 24'). The site plan shows 15 parking spaces, plus one handicapped space for customers, employees and vehicles for sale. No septic is proposed at this site. The owner proposes to use a port-a-john (serviced weekly – Note 13) since the operation is by appointment only and not readily open to the public. The property has electricity, water and outside lighting.

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CONTINUED

Tommy Smith made the motion and Glenn Lazure seconded said motion to approve the site plan subject to the following conditions. 1. Since this use is not open to the public and is by appointment only, using a port-a-john will be allowed with the condition that there will not be a sign at the road advertising the business. 2. The natural buffer on the north, west and east be maintained and if removed, a new buffer shall be installed on the property since the existing buffer is not on this property. 3. Storm water runoff letter from TC Public Works Director. A checklist has been provided. Approval as presented due to meeting all the Zoning Resolution Site Plan requirements. Vote: Motion Carried. None Opposed

AMEND THE SUBDIVISION REGULATION AMENDMENTS FOR GILT EDGE (SAME AS COUNTY).

Tommy Smith made the motion and Debbie Otts seconded said motion schedule a public hearing to Amend the Subdivision Regulations for Gilt Edge (Same As County) as follows: **1.** Amend Surety Instrument in Article III, Section 3-101.2 and Maintenance Of Improvements in Article III, Section 3-103. - **2.** Amend Article I, Section 1-102 in Authority. - **3.** Amend Right-Of-Way Width Dedication On Existing Roads in Article IV, Section 4-103.3. - **4.** Amend Road Improvements On Existing Roads in Article IV, Section 4-103.5. - **5.** Amend Features in Article V, Section 5-103.2.21 and Final Plat Checklist in Appendix A, Form Number 2, Item 21. - **6.** Amend Plat Certificates in Article V, Section 5-103.3.1. - **7.** Delete Certificate Of Approval Of Availability Of Water (Minor Plat Only, If Applicable) in Plat Certificates in Article V, Section 5-103.3.3. Vote: Motion Carried. None Opposed

APPROVAL OF THE TAPA SPRING RETREAT AT MONTGOMERY BELL STATE PARK ON MARCH 2-3, 2023 AS A CONTINUING EDUCATION CLASS

Debbie Otts made the motion and Mike Brewer seconded said motion to approve the TAPA Spring Retreat at Montgomery Bell State Park on March 2-3, 2023 as a Continuing Education Class. Vote: Motion Carried. None Opposed

APPROVAL OF THE TNAFPM ANNUAL CONFERENCE IN FRANKLIN ON AUGUST 14-16, 2023 AS A CONTINUING EDUCATION CLASS

Carl Lewis made the motion and Mike Brewer seconded said motion to approve the TNAFPM Annual Conference in Franklin on August 14-16, 2023 as a Continuing Education Class. Vote: Motion Carried. None Opposed

APPROVAL OF THE TAPA ANNUAL CONFERENCE IN MEMPHIS ON OCTOBER 25-27, 2023 AS A CONTINUING EDUCATION CLASS

Debbie Otts made the motion and Glenn Lazure seconded said motion to approve the TAPA Annual Conference in Memphis on October 25-27, 2023 as a Continuing Education Class. Vote: Motion Carried. None Opposed

APPROVAL OF THE MAGIC ANNUAL CONFERENCE IN MEMPHIS ON NOVEMBER 16-17, 2023 AS A CONTINUING EDUCATION CLASS

Glenn Lazure made the motion and Debbie Otts seconded said motion to approve the MAGIC Annual Conference in Memphis on November 16-17, 2023 as a Continuing Education Class. Vote: Motion Carried. None Opposed

ADJOURNMENT 7:30 P.M. WITHOUT OBJECTION