

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
FEBRUARY 27, 2023

PRESENT

DEBBIE OTTS
 BOB TAYLOR
 CARL LEWIS
 TOMMY SMITH
 JASON HUGHEY
 MIKE BREWER

OTHERS PRESENT

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

THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER AT 6:30 P.M.

The February 27, 2023 Agenda was approved as printed by Common Consent.

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

NEW BUSINESS

PATRICIA CROMWELL / REZONING REQUEST/ TAX MAP 38, PARCELS 107.07 (0.84 ACRES) 2737 HAZEL GROVE RD. AND 107.01 (4.16 ACRES) 407 CANDY LN / FROM C-2 TO FAR,

The request is for the rezoning of 5.00 acres on Map 38, Parcel 107.07 and 107.01 from C-2 to FAR. Parcel 107.07 was subdivided and recorded in Plat Cabinet H, Slide 378 and titled Bishop and Sally Glass Subdivision. This lot was created back on 11/21/06 as a .84-acre lot under the C-2 zoning district. The request is for FAR (Forestry, Agriculture and Residential). Ms. Cromwell has requested FAR as she wants to subdivide an acre lot off of Parcel 107.01 to place a single-wide on the property. Rezoning this property to FAR would cause Parcel 107.07 to become non-conforming in the FAR zoning district due to lot size being under 1 acre. Parcel 107.07 has an existing residence (house) on the property. All surrounding property is zoned R-1 while the area north of Burlison Municipal Limits is all zoned FAR. Tommy Smith made the motion and Mike Brewer seconded said motion for a Negative Recommendation to the Tipton County Legislative Commission to Rezone the property located at 2737 Hazel Grove Rd & 407 Candy Ln from C-2 to FAR, due to being incompatible land uses with adjoining properties. Vote: Motion Carried. None Opposed

CLAYTON ALLEN / SITE PLAN /ALLEN WEDDING FACILITY / TAX MAP 82, PARCE 41 / CAMPGROUND RD / ZONED FAR / 297.28 ACRES

Mr. Allen wishes to operate a Wedding Facility. Currently there are two farm buildings that exist on the property. The size of Building 1 is 7,000 square feet (70'x100') and proposed as an open-air pole-barn structure with canopy and concrete floor. The site plan shows 94 graveled parking spaces, including four handicapped spaces for attendees. A minimum of 70 parking spaces are required for this size building and use of property based on assembly at 1 space per every 100 square feet. There is no permanent sign shown to be located on the property and would need to be shown on the plan if one were placed. Access to the property will only be from Campground Road, the same drive used for the residence at 9310 Campground Rd. There is approximately 1,000 feet of road frontage along Campground Road in several locations and an unknown amount of footage along Bowers Road (it is unclear where the county road ends). Since the proposed structure (Building 1) is open on all sides, the State Fire Marshal said that no sprinkler system will be required due to all sides being open, but required placement for extinguishers within the structure. Building 2 is proposed for storage of tables and chairs, bathrooms and a serving kitchen (not a cooking kitchen). Building 3 is existing

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and to be utilized for the groom's dressing room. Debbie Otts made the motion and Carl Lewis seconded said motion to approve the site plan as presented, subject to septic and outside lighting being addressed on the site plan. Tommy Smith made a motion to amend the primary motion and Carl Lewis seconded said motion to include entertainment activities to close at 11:00P.M. and stated on the site plan. Vote on amendment: Motion Carried. None Opposed. Vote on amended motion: Motion Carried. None Opposed.

ZONING RESOLUTION AMENDMENT CONCERNING MOBILE HOME PARKS/TRAVEL TRAILER PARKS/ SUBSECTION 2.020 (DEFINITION) IN ARTICLE II AND SUBSECTION 4.090 (DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS) IN ARTICLE IV

Tommy Smith made the motion and Debbie Otts seconded said motion to table this amendment until March 27, 2023 meeting. Vote: Motion Carried. None Opposed

RESOLUTION TO AMEND THE ZONING RESOLUTION OF TIPTON COUNTY, TENNESSEE BY AMENDING SUBSECTION 2.020 (DEFINITIONS) IN ARTICLE II AND ADDING SUBSECTION 4.300 (DEVELOPMENT STANDARDS FOR CAMPING GROUNDS) IN ARTICLE IV

Mike Brewer made the motion and Jason Hughey seconded motion for a Positive Recommendation to the Tipton County Legislative Commission to Amend Subsection 2.020 (Definitions) in Article II and Adding Subsection 4.300 (Development Standards for Camping Grounds) in Article IV as corrected. Vote: Motion Carried. None Opposed

RESOLUTION TO AMEND THE ZONING RESOLUTION OF TIPTON COUNTY, TENNESSEE BY AMENDING SUBSECTION 3.120 (SITE PLAN REQUIREMENT) IN ARTICLE III.

Mike Brewer made the motion and Carl Lewis seconded motion for a Positive Recommendation to the Tipton County Legislative Commission to Amend Subsection 3.120 (Site Plan Requirement) in Article III. Vote: Motion Carried. None Opposed

RESOLUTION TO AMEND THE ZONING RESOLUTION OF TIPTON COUNTY, TENNESSEE BY AMENDING SUBSECTION 5.051.B (USES PERMITTED AS SPECIAL EXCEPTIONS) IN THE FAR ZONING DISTRICT, SUBSECTION 5.054.B (USES PERMITTED) IN THE R-3 ZONING DISTRICT, SUBSECTION 5.056.C (USES PERMITTED AS SPECIAL EXCEPTIONS) IN THE C-2 ZONING DISTRICT AND SUBSECTION 5.057.C (USES PERMITTED AS SPECIAL EXCEPTIONS) IN THE C-3 ZONING DISTRICT.

Debbie Otts made the motion and Tommy Smith seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to Amend Subsections 5.051.B, 5.054.B, 5.056.C and 5.057.C in the FAR, R-3, C-2 and C-3 Zoning Districts respectively. Vote: Motion Carried. None Opposed

RESOLUTION TO AMEND THE ZONING RESOLUTION OF TIPTON COUNTY, TENNESSEE BY AMENDING SUBSECTION 3.120.G.11 (SITE PLAN REQUIREMENT) IN ARTICLE III

Tommy Smith made the motion and Debbie Otts seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to Amend Subsection 3.120.G.11 (Site Plan Requirement) in Article III. Vote: Motion Carried. None Opposed

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RESOLUTION TO AMEND THE ZONING RESOLUTION OF TIPTON COUNTY, TENNESSEE
BY AMENDING SUBSECTION 3.030.C (LOT MUST ABUT A PUBLIC ROAD OR A
PERMANENT EASEMENT) IN ARTICLE III.

Mike Brewer made the motion and Jason Hughey seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to Amend Subsection 3.030.C (Lot Must Abut A Public Road For Permanent Easement) in Article III. Vote: 5 FOR, 1 Opposed, so the Motion Carried

ADJOURNMENT 7:40 P.M. WITHOUT OBJECTION