

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**APRIL 24, 2023**

**PRESENT**

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

**OTHERS PRESENT**

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

**THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER AT 6:30**

Agenda was approved as printed by Common Consent.

The March 27, 2023 minutes were approved as printed by Common Consent.

**UNFINISHED BUISNESS**

**PATRICIA CROMWELL / REZONING REQUEST/ TAX MAP 38, PARCELS 107.07 (0.84 ACRES) 2737 HAZEL GROVE RD. FROM C-2 TO R-1 AND 107.01 (4.16 ACRES) 407 CANDY LN FROM C-2 TO R-1 AND FAR RESPECTIVELY.**

The request is for the rezoning of 4.16 acres on Map 38, Parcel 107.01 from C-2 to FAR and 0.84 acres on Map 38, Parcel 107.07 from C-2 to R-1 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 and the request is for R-1 (Single-Family Residential). Ms. Cromwell has requested FAR for Parcel 107.01 of 4.16 acres to place a single-wide on the property. Parcel 107.07 has an existing residence (house) on the property. All surrounding property is zoned R-1. Tommy Smith made the motion and Carl Lewis seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to Rezone the property located at 2737 Hazel Grove Rd from C-2 to R-1 and 407 Candy Ln from C-2 to FAR to keep the 0.84-acre parcel in compliance. Vote: 6 For, 1 Abstained; Motion Carried

**ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 4.090 (DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS) IN ARTICLE IV.**

Mike Brewer made the motion and Glenn Lazure seconded motion for a Positive Recommendation to the Tipton County Legislative Commission to Approve Amending Subsection 4.090 (Development Standards for Mobile Home Parks). Vote: Motion Carried. None Opposed

**ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 2.020 (DEFINITIONS) IN ARTICLE II AND ADDING SUBSECTION 4.300 (DEVELOPMENT STANDARDS FOR CAMPING GROUNDS) IN ARTICLE IV.**

Debbie Otts made the motion and Carl Lewis seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to approve amending Subsection 2.020 (Definitions) in Article II and Adding Subsection 4.300 (Development Standards for Camping Grounds) in Article IV as amended. Vote: Motion Carried. None Opposed

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION****APRIL 24, 2023****CONTINUED****ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 3.120.B AND SUBSECTION 3.120.G.11 (SITE PLAN REQUIREMENTS) IN ARTICLE III.**

Debbie Otts made the motion and Mike Brewer seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to approve Amending Subsection 3.120.B and Subsection 3.120.G.11 (Site Plan Requirements) in Article III (Camping/Porta Potty). Vote: Motion Carried. None Opposed

**ZONING RESOLUTION AMENDMENT FOR ZONING USES FOR TRAVEL TRAILER PARKS AND CAMPING GROUNDS TO AMEND SUBSECTION 5.051.C.3 (USES PERMITTED AS SPECIAL EXCEPTIONS) IN THE FAR ZONING DISTRICT; SUBSECTION 5.055.C.2 (USES PERMITTED AS SPECIAL EXCEPTION) IN THE C-1 ZONING DISTRICT; SUBSECTION 5.056.C.2 IN THE C-2 ZONING DISTRICT; AND 5.057.C.2 (USES PERMITTED AS SPECIAL EXCEPTIONS) AND C-3 ZONING DISTRICT**

Mike Brewer made the motion and Glenn Lazure seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to Approve Amending Subsection 5.051.C.3 (Uses Permitted As Special Exceptions) in the FAR Zoning District; Subsections 5.055.C.2 (Uses Permitted as Special Exception) In the C-1 Zoning district; Subsection 5.056.C.2 in the C-2 Zoning District; and 5.057.C.2 (Uses Permitted as Special Exceptions) in the C-3 Zoning Districts. Vote: Motion Carried. None Opposed

**ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 3.030.D (LOT MUST ABUT A PUBLIC ROAD OR PERMANENT EASEMENT) IN ARTICLE III.**

Carl Lewis made the motion and Tommy Smith seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission by Adding Subsection 3.030.D (Lot Must Abut a Public Road or Permanent Easement) in Article III. Vote: Motion Carried. None Opposed

**ADJOURNMENT 7:50 P.M. WITHOUT OBJECTION**