

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MAY 22, 2023

PRESENT

BOB TAYLOR
 CARL LEWIS
 TOMMY SMITH
 MIKE BREWER

OTHERS PRESENT

WILLIAM VEAZEY, TIPTON COUNTY PLANNING

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

Agenda was approved as printed by Common Consent.

The April 24, 2023 minutes were approved as printed by Common Consent.

NEW BUSINESS

SUBDIVISION REGULATIONS VARIANCE FOR A FIRE HYDRANT FOR PROPERTY LOCATED ON TAX MAP 28, PARCEL 10.01.

The request is for a variance for the placement of a fire hydrant on Map 28, Parcel 10.01, 560 Walnut Grove Road and is Zoned FAR. The owner wishes to subdivide two lots from an existing 17-acre tract, which requires a fire hydrant since Walnut Grove Road has a 6-inch water line running down the west side of the road. First Utility provided a letter stating the hydrant “would not benefit the district nor the fire department in any way due to pressure and volume design criteria.” Tommy Smith made the motion and Mike Brewer seconded said motion to deny the variance request due to First Utility’s letter did not provide detailed engineering information as to why a hydrant could not be installed at this location. The letter just stated it “would not benefit the district nor the fire department” but that does not mean the fire hydrant could not be installed at this location. Vote: Motion Carried. None Opposed

ZONING RESOLUTION AMENDMENT TO AMEND BUFFER STRIP IN SUBSECTION 2.020 (DEFINITIONS) IN ARTICLE II.

Carl Lewis made the motion and Mike Brewer seconded motion for a Positive Recommendation to the Tipton County Legislative Commission to Approve Amending Subsection 2.020 (Definitions) in Article II. Vote: Motion Carried. None Opposed

DISCUSSION CONCERNING BED & BREAKFAST ESTABLISHMENTS.

Members discussed the Bed & Breakfast regulations in Subsection 4.210. After discussion, it was determined that changes were not needed, however there were three corrections/clarifications that needed to be made. Those corrections will be brought back in the form of a resolution next month.

DISCUSSION CONCERNING SOLAR AND WIND FARMS.

Members discussed the Solar and Wind Farms regulations in Subsection 3.130. After discussion, it was determined that two minor references needed to be added. In addition, it was requested to determine building code requirements for roof-mounted solar panels.

ADJOURNMENT 7:50 P.M. WITHOUT OBJECTION