

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

**PRESENT**

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

**OTHERS PRESENT**

WILLIAM VEAZEY, TIPTON COUNTY PLANNING  
 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 June 26, 2023 minutes were approved as printed by Common Consent.

**UNFINISHED BUSINESS****NEW BUSINESS**

**RESUBDIVIDE FINAL PLAT / CHICKASAW TOKLO BLUFF LOTS 8, 9 & 10 / TAX MAP 64, PARCELS –20.08, 20.09 & 20.10 / DOLAN RD / ZONED FAR.**

The purpose of this plat is to subdivide Lot 9 and split it with Lots 8 and 10. The proposal creates Lot 8A located at 429 Dolan Rd as 8.626- acres with 551.6 feet of road frontage and has a residence and shop. Lot 10A located at 337 Dolan Rd is 9.113-acres with 281.82 feet of road frontage and has a residence and shop. There exists a 4” water line along the west side of Dolan Rd operated by Poplar Grove utility District. Mike Brewer made the motion and Glenn Lazure seconded said motion to approve plat as submitted. Due to meeting all Zoning and Subdivision Requirements. Vote: Motion Carried. None Opposed

**JONATHAN DALTON / SITE PLAN / MAJOR HOME OCCUPATION / CABINET & FURNITURE SHOP / TAX MAP 39, PARCEL 24.02 / 5431 HIGHWAY 59 W, 38019 / 3.18 ACRES / ZONED R-1.**

The request is to operate a Cabinet & Furniture Shop on the property. Mr. Dalton lives at the address, but the property is in his parent’s names, and they have provided a letter granting permission for Jonathan to apply for approval. The shop is proposed to be in the existing 30’x50’ building. A 10’x16’ spray booth is proposed to be added to the front of the existing storage building. There is also proposed a lean-to in the size of 14’x30’ attached to the east side of the existing building. This addition meets the minimum of 10 feet side setback for an accessory building. The business will have two additional 10’x20’ parking spaces (although they are unlikely to be used due to the nature of the business and the proposal. The hours of operation will be no earlier the 7am and no later than 8pm. Sawdust and paint filtration will be collected. There will be no signage at the property to avoid potential customers from dropping by unexpectedly. Mr. Dalton is the only employee, but may in the future have one apprentice. There is an existing 8” water main operated by first Utility District and there is an existing fire hydrant approximately 345 feet to the west at the intersection of Highway 59W and J.E. Roberts Road. The property is not in a flood hazard area nor are there any potential wetlands located on this property. Tommy Smith made the motion and Carl Lewis seconded said motion to approve the Sie Plan for a Cabinet & Furniture Shop as submitted, due to meeting all Zoning and Subdivision Requirements and BZA approval of the Special Exception. Vote: Motion Carried. None Opposed

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION****CONTINUED****JULY 24, 2023****LOGAN TATE (TATE BROTHERS OFF-ROAD) / SITE PLAN / TAX MAP 63, PARCEL 21.01 / 1.64 ACRES / 17986 HWY 59 W / ZONED C-1**

Site Plan Withdrawn by Logan Tate to correct parking, to show pond, and drainage approval from Public Works.

**ROAD BOND EXTENSION FOR WILSON MANOR, SECTION C FOR CALVIN BEASLEY – (17<sup>TH</sup> YEAR)**

Calvin Beasley is requesting an extension of the road bond for Wilson Manor, Section C. The plat was approved on 10/22/2007 with 32 lots in the R-1 Zoning District, however, three lots have been combined with an adjacent lot making the total currently at 29 lots. This extension extends the road bond to a seventeenth year. The roads are built and paved, but have not had a final surfacing due to the subdivision being under the 85% completion stage (currently at 75.9%) with 22 of 29 lots being completed. The bond expires 8/27/2023, and proposed to be extended until 8/27/2024. The bond amount remained at \$84,236.25 per Tipton County Public Works Director. This letter is in hand at the office. Debbie Otts made the motion and Carl Lewis seconded said motion to approve the extension of the new bond until 8/27/2024. Vote: Motion Carried. None Opposed

**DUSTIN GOULDER / REZONING REQUEST / TAX MAP 68, PARCEL 30 / 10.43 ACRES / 3084 OLD MEMPHIS ROAD / FROM R-1 TO R-2.**

The request is for the rezoning of a 10.43-acre portion of the 144+ acre tract on Tax Map 68, Parcel 30.00 from R-1 to R-2. The differences in the two zoning districts is minimal outside of Multifamily. The R-2 district does not allow for Agricultural uses (if there were 15 acres in R-2 an agricultural use is allowed by state law), but does allow for a duplex, apartments and condominiums. The R-2 districts allows for the same special exceptions as R-1 except R-2 does not allow for private airstrips, bed & breakfasts, family and group day care homes, nor individual wind devices. The only dimensional requirements that are difference is that each “additional” dwelling unit is an additional 15,000 square feet per unit to the minimum lot size and the lot coverage changes from a maximum of 40% coverage to 50% coverage in R-2 district. The location of this property is approximately 2,000 linear feet from the Covington Planning Region. There exists an 8-inch water main on the south side of Smith grove Road and a 2-inch gas main on the north side of Smith Grove Road that is operated by Poplar Grove Utility District. There also appears to be another gas main on the south side of the road operated by the City of Covington. It appears that approximately 1.5 acres in the wooded area falls in a flood hazard area-Zone A. Mike Brewer made the motion and Jason Hughey seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to Rezone the property located at 3084 Old Memphis Road from R-1 to R-2 due to adequate utilities, unfulfilled need in the county due to the type of use and construction quality, and is not considered a spot zone. Vote: Motion Carried. None Opposed

**ADJOURNMENT 7:14 P.M. WITHOUT OBJECTION**