

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**SEPTEMBER 25, 2023**

**PRESENT**

BOB TAYLOR  
 CARL LEWIS  
 TOMMY SMITH  
 DEBBIE OTTS  
 GLENN LAZURE  
 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 P.M.**

Agenda was approved as printed by Common Consent.

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

**NEW BUISNESS**

**REVISED SITE PLAN / PROMED CONCEPTS / TAX MAP 130 / PARCEL 48.00 / 7203 HIGHWAY 14S / 5.14 ACRES / ZONED C-2**

The request is to construct a 60'x80' metal storage building to the rear of the property. There will be a 10' lean-to on the north and south side of the building. Ms. Morrison appeared before the Board of Zoning Appeals concerning two items. First, when the original site plan was approved the side and rear setbacks were only five feet adjacent to commercial and 30 feet adjacent to residential. Today, the rear setbacks are 30 feet and side setbacks are 15 feet. But on the orientation of the lot, it was unclear if the west property line was considered as a side or rear setback since those setback distances were the same on the original site plan. The BZA on July 24, 2023 meeting determined the west property line is to be considered as a side property line, therefore only granting a five-foot side setback variance. The second part of the BZA meeting was to determine the parking requirement category for this use. Originally, the primary building parking was based on even split for office space and manufacturing requiring 38 parking spaces. According to the septic permit, this facility is limited to only 15 employees at this location. Currently, the primary function of this building is manufacturing with a couple office rooms in the building. The BZA determined that the parking use should follow the manufacturing requirements for parking of 1 space for each two employees during maximum shift, requiring 8 spaces. There are shown a total of 18 spaces, including a handicapped spot and two addition parking spaces by the entrance of the building for visitors. There is an existing 8" water main operated by Poplar Grove Utility District and there is an existing fire hydrant approximately 220 feet to the west of the main entrance to the facility. The property is not in a flood hazard area nor are there any potential wetlands located on this property. Locations of the water meter, valves, gas service and electrical service are shown. Public Works Director issued a letter of approval for the storm-water drainage. Tommy Smith made the motion and Debbie Otts seconded said motion to approve the Site Plan for Pro Med Concepts as submitted, due to meeting all the minimum Zoning Requirements and BZA approval of the side setback variance and parking requirements. Vote: Motion Carried. None Opposed

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**CONTINUED**  
**SEPTEMBER 25, 2023**

**LOGAN TATE (TATE BROTHERS OFF-ROAD) / SITE PLAN / TAX MAP 63, PARCEL 21.01 / 17986 HWY 59 W / 1.64 ACRES / ZONED C-1**

The purpose of this site plan is to construct and operate Tate Brother Off-Road. This is a repair and customization business for regular and off-road vehicles. The proposal is for a 4-bay 40'x60' metal building on a slab. There are shown 11 parking spaces including one handicapped space adjacent to or behind the building that are to be paved parking. There are an additional 10 parking spaces shown to the southeast of the building that are to be in a graveled area of the lot. According to Section 4.010, Item L, parking requirements are based on at least 5 parking spaces per bay, therefore, 20 parking spaces are required and 21 are shown. A greenbelt buffer is shown to the rear of the lot and both sides of the lot. There is an existing 6" water main and 2" gas operated by Poplar Grove Utility District. Mike Brewer made the motion and Glenn Lazure seconded said motion to approve the Site Plan for Tate Brothers Off- Road as submitted, due to meeting the site plan requirements of the Tipton County Zoning Resolution, subject to Public Work's approval of the stormwater drainage. Vote: Motion Carried. None Opposed

**APPROVAL OF TWELVE (12) CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TNAFPM CONFERENCE IN FRANKLIN ON AUGUST 14-16, 2023.**

Glenn Lazure made the motion and Carl Lewis seconded said motion to approve Twelve (12) Continuing Education Hours for William Veazey for attending the TNAFPM Conference in Franklin on august 14-16, 2023. Vote: Motion Carried. None Opposed

**ADJOURNMENT 7:00 P.M. WITHOUT OBJECTION**