

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JANUARY 22, 2024

PRESENT

BOB TAYLOR
CARL LEWIS
MIKE BREWER
GLENN LAZURE

OTHERS PRESENT

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

THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER
(ELECTION OF OFFICERS) AT 6:30 P.M.

Bob Taylor, Chairman called the meeting to order and turned the meeting over to William Veazey to act as Chair Pro-Tem during the election process.

Mike Brewer made the motion to nominate Bob Taylor for Chairperson Glenn Lazure seconded said motion.
Vote: Motion Carried. None Opposed

Glenn Lazure made the motion to nominate Tommy Smith for Vice Chairperson and Mike Brewer seconded said motion. Vote: Motion Carried. None Opposed

Glenn Lazure made the motion to nominate Debbie Otts for Secretary and Mike Brewer seconded said motion.
Vote: Motion Carried. None Opposed

The January 22, 2024 Agenda was approved as printed by Common Consent.

The Minutes for December 18, 2023 was approved as printed by Common Consent.

OLD BUSINESS-NONE

NEW BUISNESS

RAFAEL ORTIZ & NEIDA GOMEZ / SITE PLAN / MAJOR HOME OCCUPATION
BOARDING/KENNEL FACILITY / TAX MAP 65, PARCEL 62.00/ 4827 MUNFORD GILTEDGE
ROAD. 38011/ 5.16 ACRES / ZONED FAR

Mr. Ortiz & Ms. Gomez are requesting Site Plan approval to operate a Boarding/Kennel Facility. The property is owned by both parties. The request for a special exception to permit a major home occupation of a Boarding/Kennel Facility was approved by the BZA on 10/23/2023. The business is to be operated out of a 16'x32'= 512 sf. Building (BZA approved a 30'x 30' Building). The business will have two 10'x20' parking spaces. The building will be connected with heat, air and water and a drain connected to the septic system. Mr. Ortiz and Mrs. Gomez are the only employees at the current time and no additional employees are being considered.

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There is an existing 6” water main operated by First Utility District and there is an existing fire hydrant approximately 50 feet to the southeast corner of the property. The property is not in a flood hazard area nor are there any potential wetlands located on this property. Locations of the water meter and electrical service are shown on the site plan, along with the location of the septic tank and field lines. The location of a proposed six square foot sign is shown on the drawing. Mike Brewer made the motion and Glenn Lazure seconded said motion to approve the site plan as submitted, based on meeting all the minimum Zoning Requirements for a Major Home Occupation in Section 8.060.C and BZA approval of the Major Home Occupation. Vote: Motion Carried. None Opposed

BASKIN & KIDD LOT 2 / FINAL PLAN / TAX MAP 67, PARCEL 9.00 / JACK BENNETT ROAD / 2.00 ACRES / ZONED R-1.

Steven Conti, TMA Land Surveys, LLC representing the land owners. Request for subdividing a 2.00-acre lot from a 33.5-acre tract located on Jack Bennett Road. The purpose of this request before the Planning Commission and not a “Two-tract plat” is due to Lot 1 was approved and recorded on 6/27/2023 in Plat Cabinet H, Slide 1527, which is within the two-year time frame as required in Section 1-108.3 in the Tipton County Subdivision Regulations. A copy of the letter from First Utility District has been provided for the location of a flush hydrant, since the water main is a four-inch line. The location of the flush hydrant is approximately 25 feet to the west on Lot 1 of the Baskin & Kidd Minor Plat. The flush hydrant is approximately 57 feet from the building setback lines for Lot 2 and approximately 37 feet from the building setback line on Lot 1. Both within the 250-foot requirement from Section 4-106.2. Carl Lewis made the motion and Mike Brewer seconded said motion to approve Baskin & Kidd Lot 2 plat as submitted, based on meeting all the minimum Zoning Requirements and Subdivision Regulation, including the instillation of a flush hydrant for a Minor Subdivision Plat. Vote: Motion Carried. None Opposed

AMENDMENT TO THE BY – LAWS OF THE TIPTON COUNTY REGIONAL PLANNING COMMISSION.

Glenn Lazure made the motion and Carl Lewis seconded said motion to approve the By-Laws of The Tipton County Regional Planning Commission as printed. Vote: Motion Carried. None Opposed

ADJOURNMENT 7:10 P. M. WITHOUT OBJECTION