

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MARCH 25, 2024

PRESENT

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

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.

The March 25, 2024 Agenda was approved as printed by Common Consent.

The Minutes for February 26, 2024 was approved as printed by Common Consent.

OLD BUSINESS-NONE

NEW BUISNESS

GOFORTH FAMILY / RESUBDIVISION MINOR PLAT / TAX MAP 52, PARCEL 82.01, 82.03 / LOTS 1 & 2 / ZONED R-1.

A minor plat has been submitted to alter an existing lot, create a new lot and combine remaining properties located at the end of Goforth Veterans Memorial Parkway. First, is adding 2.134 acres to the existing Lot 1 that was platted and recorded in Cabinet H, Slide 685 on 8/28/09 to make to make Lot 1 a total of 2.824 acres. The easement that Lot 1 had for access is now all part of the Lot 1 property, 50 feet of road frontage. There exists a residence and a shop on the revised new Lot 1 is served by a private well. Second, is to create Lot 2 with a total of 1.004 acres with 56.83 feet of road frontage along Goforth Veterans memorial Parkway and there is an existing residence and shed on this proposed Lot. Lot 2 is served by a private well. Third, is that the remaining acreage of parcel 82.01 (23.392 acres) is to be combined with Parcel 82.00 (6 acres) to make a total of 29.392 acres with road frontage along the end of Goforth Veterans Memorial Parkway. Without this combination of tracts, Parcel 82.01 would have been landlocked, and the plat could not be approved due to creating a landlocked property. The existing waterline ends approximately 1200 feet before reaching the subject property; therefore, a fire hydrant is not required since water is not available at the site. Debbie Otts made the motion and Mike Brewer seconded motion to approve this plat, based on meeting all the minimum Zoning Requirements and all the Subdivision Regulations for plat approval. Vote: Motion Carried. None Opposed

TEMPLETON GRAINS MINOR RE-SUBDIVISION/ TAX MAP 79, PARCELS 13.03, 13.06, AND 13.07/ZONED R-1

A minor plat has been submitted to add to two existing agricultural specific lots along Templeton Road. On 8/25/2008, the BZA granted a variance of 8-feet to the side yard accessory setbacks for the common line of Lots 1 & 2 for Agricultural purposes only. The purpose of this plat is to increase the lot sizes for both Lots 1 & 2. Lot 1 is proposed as going from 0.69 acres to 1.23 acres and road frontage from 138.79 feet to 239.3 feet of road frontage along Templeton Road and has two grain bins. Lot 2 is proposed as going from 0.69 acres to 0.91 acres and road frontage from 138.84 feet to 178.85 feet of road frontage and has two grain bins. There is a total of 71.39 acres of remaining acreage with approximately 1,610 feet of road frontage along Templeton Road and approximately 385 of road frontage along Nolan Road and is vacant. There are no new lots being

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created, just increasing the size of the two existing lots. There is no septic with either of these lots as they were approved for agricultural purposes only (grain bins), not for residential purposes as these lots have not been evaluated for sub-surface sewage disposal systems. There exists an existing 8" waterline on the north side of Templeton Road. The nearest hydrant is approximately 460 feet to the east of Lot 2 and there exists a hydrant on the remaining property approximately 1,000 feet to the west. When the original plat was approved, public water did not exist along Templeton Road. Around 2018, an 8" line has been installed along the north side of Templeton Road. The Subdivision Regulations, in Section 4-106.2, requires a fire hydrant to be installed at this location. It was determined that a fire hydrant was not required since the plat is not creating any new lots. Mike Brewer made the motion and Glenn Lazure seconded said motion to approve the Re-Subdivision of Templeton grains Minor Plat, based on meeting all the minimum Zoning Requirements and all the Subdivision Regulations for plat approval. Vote: Motion Carried. None Opposed

ALTHEA'S ADULT DAY CENTER / SITE PLAN / SPECIAL EXCEPTION / MAJOR HOME OCCUPATION / TAX MAP 77, PARCEL 17.04 / 1696 TABERNACLE ROAD / 1.00 ACRES / ZONED R-1.

Althea Hennings-Roberts has submitted a Site Plan to operate an Adult Day Center. Ms. Roberts owns the property and lives at this address. The business is to be operated out of the residence. There is a two-car garage on this property where the owner and her sister park. There is shown an employee parking space at the end of the driveway shown as 13'x 20' in size if they reach the need for that position. The employee to client ratio is 1 to 4, so there would not be more than 12 clients at any given time. A walkway will be constructed between the drop off area and the front of the residence for ease of access to the home. The driveway has two access points, but is designed for drop-offs and pick-ups to move in a counter clockwise rotation so that the clients will be closest to the residence. The request for a Special Exception to permit a Major Home Occupation of an adult day center was approved 2/26/2024. The center will be open from 8 AM until 4 PM Monday thru Friday. There will not be any overnight stays. Attached is a copy of the proposal letter from Ms. Roberts. The proposed garden area is shown on the drawing. The residence is a total of 2,943 square feet under roof and a front and rear porch totaling 434 square feet. This property is served by a private well. Water is not available along any portion of Tabernacle Road (57 residences are addressed on Tabernacle Road and 18 vacant parcels). The property is not in a flood hazard area nor are there any potential wetlands located on this property. Locations of the electrical service are shown, along with the location of the septic tank and field lines. A sign is shown to be located by the entrance of the property. Debbie Otts made the motion and Carl Lewis seconded said motion to approve the Major Home Occupation Site Plan for Althea's Adult Day Center, based on meeting all the minimum Zoning Requirements for a Major Home Occupation in section 8.060.C and Subdivision Regulations. Vote: Motion Carried. None Opposed

AT&T / SITE PLAN / HOLLY GROVE CELL TOWER/ (GILT EDGE CITY LIMITS) / TAX MAP 37, PARCEL 73.00 / 8555 MUNFORD GILTEDGE ROAD / 32.4 ACRES / ZONED - R / JERRY & CONNIE HUFFMAN

A Request is for Site Plan approval by Cingular Wireless d/b/a AT&T Mobility. The request is to construct a wireless communications tower that falls completely within the municipal limits. The Gilt Edge Zoning Ordinance and its requirements apply to this request. The tower is designed to be a monopole structure that can host two additional carriers as shown. The tower height is designed at 190 feet (with an additional five-foot lightning rod) and is to be located approximately 267.5 feet north of the south line of this property. The site plan shows the structure with a 205-foot fall zone, meeting the required amount. The plan shows a 30-foot-wide access easement to the compound, which has a vehicle turn-around and a fenced compound area

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able to house facilities for a total of three carriers. At this location, there are no structures of any kind within the fall zone of the tower (nearest structure on the property is approximately 480.8 feet) and the fall zone is entirely on the primary parcel. There are no landscaping requirements for a buffer strip, but one is shown on the site plan. All other requirements have been met. The Site Plan requirements for the Town of Gilt Edge can be found in Section 3-111 Site Plan Requirements (page III-4) and Section 4-102 Cellular Communication Tower (page IV-5) in the Gilt Edge Zoning Ordinance. Carl Lewis made the motion and Jason Hughey seconded said motion to approve the Site Plan as submitted due to meeting all the Gilt Edge Zoning Ordinance requirements mentioned above. Vote: Motion Carried. None Opposed

DISCUSSION OF THE WIDTH TO DEPTH RATIO AMENDMENTS IN THE SUBDIVISION REGULATIONS

After reviewing multiple options, the Board decided to not make any changes and to review requests on a case-by-case basis.

ADJOURNMENT 7:10 P. M. WITHOUT OBJECTION