

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
May 20, 2024

PRESENT

BOB TAYLOR
 CARL LEWIS
 MIKE BREWER
 GLENN LAZURE
 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 May 20, 2024 Agenda was approved as printed by Common Consent.

The Minutes for April 22, 2024 was approved as printed by Common Consent.

OLD BUSINESS-NONE**NEW BUISNESS**

MELTON DEAN HENNINGS / SITE PLAN FOR CAMPING GROUND / TAX MAP 106, PARCEL 33.00/ 6.17 ACRES/ 3949 CHARLESTON MASON ROAD, MASON, TN 38049 / ZONED FAR

The request is for Site Plan to operate a camping ground for only three camping sites. The camping regulations are found in Section 4.300 in the Tipton County Zoning Resolution. The dimensional requirements all appear to have been met, including a 50-foot setback on all sides. The fence/buffer strip should be on all four sides excluding the entrance area. The sign should be moved out of the R.O.W. A number shall be placed at each camper site. All three sites require being connected to septic. The water is provided by Mason Water District. A letter from TCPW Director says it appears that the drainage will have no effect on county roads as presented. Carl Lewis made the motion and Jason Hughey seconded said motion to approve this site plan, due to BZA Special Exception approval, meeting all Site Plan requirements in Article III, Section 3.120 and Article IV, Section 4.300 of the Tipton County Zoning Resolution for the location of a Camping Ground and subject to correcting the front buffer, adding the dumping station and relocating the sign. Vote: Motion Carried. None Opposed.

REVISION & ADDITION: GLENN-HWY 54 EAST / TAX MAP 43, PARCELS 16.00 & 16.06 / ZONED R-1.

The purpose of this plat is to revise Lot 3 BY increasing the acreage from 1.5 to 5.58 acres. The addition to the existing lot increases the road frontage for Lot 3 from 167.37 feet to 204.15 feet. There exists a residence and garage on Lot 3 addressed as 4528 Hwy 54 East. Lot 4 is vacant and is presented as a 2.00-acre lot with a 50-foot ingress/egress easement. The width of the easement varies from 50 feet to approximately 132 feet due to the eastern line following a ditch. A fire hydrant exists approximately 377 feet west of the west line of Lot 3. Water is provided by the City of Covington. There is only one new lot being created and the new lot is beyond the 2-year time frame for requiring an additional fire hydrant. Lot 4's front setback is approximately 700 feet from the road in a straight line. Glenn Lazure made the motion and Mike Brewer seconded said motion for approval based on meeting the requirements of the Tipton County Subdivision Regulations for a minor plat in Section 2-103 and the Zoning Resolution for FAR zoned property dimensional requirements in Section 5.051.E, subject to a septic permit for Lot 4 and all required signatures. Vote: Motion Carried. None Opposed.

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION

May 20, 2024
CONTINUED

**DOLLAR GENERAL / SITE PLAN / TAX MAP 145A, GROUP B, PARCEL 1.00 / MEADOWVIEW
Dr & WIKINSVILLE ROAD / 2.336 ACRES / ZONED C-2.**

The purpose of the site plan is to construct a Dollar General Store. The gross square footage of the store is proposed 10,640 square feet. The sales area of the store will include a total of 8,522 square feet in area, requiring a total of 42.61 parking spaces, typically, there will be two employees on a shift, therefore requiring a total of 45 parking spaces. There are 45 parking spaces provided, two of which are handicapped. The entire parking lot is being paved. The driving area of the parking lot are shown to be heavy duty pavement, while the parking spots are regular duty pavement. The septic is to be located to the rear of the property. The height and size of the ground mounted sign is not shown but is located by the entrance. There exists a 3-inch waterline located along the west margin of Wilkinsville Rd. and a 2-inch gas line located along the east margin of Wilkinsville Rd. as well as a 3-inch waterline along the south margin of Meadowview Drive. The utilities are provided by Poplar Grove Utilities. The closest fire hydrant to this development is approximately 450 feet to the northwest on Simmons Road. The loading area is shown on page C2.3. All access control features are being met in Section 3.090 of the Zoning Resolution. Public Works has reviewed this project and has provided a letter of approval for stormwater detention for this property. Mike Brewer made the motion and Carl Lewis seconded said motion for approval as presented due to meeting all the site plan requirements listed in Section 3.120 for site plan requirements and the checklist provided in Appendix A, Form 1, subject to approval of the Pedigo Subdivision associated with this plat, including a septic permit. Vote: Motion Carried. None Opposed.

RECOMMENDATION OF THE TIPTON COUNTY LAND USE PLAN

This item was withdrawn to allow more time for review.

ADJOURNMENT 7:25 P. M. WITHOUT OBJECTION