

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**FEBRUARY 27, 2017**

**PRESENT**

**CARLOS CLOWES**  
**DEBBIE OTTS**  
**TOMMY SMITH**  
**BOB TAYLOR**  
**MIKE BREWER**

**OTHERS PRESENT**

**WILLIAM VEAZEY, TC PLANNER**  
**PAT HIBDON, ADMINISTRATIVE ASSISTANT**

**THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER AT 6:31 P.M.**

Debbie Otts made the motion and Tommy Smith/Carlos Clowes seconded said motion to approve the agenda as printed by adding Beaver Rezoning Request under Item III Unfinished Business. Vote: For – Unanimous

Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the minutes for January 23, 2017 as submitted with correction being made in Item C. Vote: For – Unanimous

**UNFINISHED BUSINESS**

**LEMUEL & CAMILLE BEAVER, JANET MARIE BEAVER, TAMMY LAWRENCE, & JACK HAMBICK/REQUEST REZONING/BEAVER PROPERTIES/MAP 66/PARCELS 27.07, 1.00 ACRE, 27.08, 1.00 ACRE, 37.00, 5.62 ACRES, 27.00, 27.00 ACRES, 27.01, 60.79 ACRES, 15.00, 52.00 ACRES, 28.00, 75.5 ACRES, 28.03, 2.00 ACRES, 31.02, .036 ACRES/JANET MARIE BEAVER PROPERTY/ MAP 66, PARCEL 27.09/1.00 ACRES/JACK HAMBICK PROPERTIES/ MAP 66, PARCEL 28.01, 0.28 ACRES & 28.01, .50 ACRES. ALL ABOVE ACRES EQUEAL 228.02 ACRES/ REZONE FROM R1 TO FAR.**

Lemuel & Camille Beaver, Janet Marie Beaver, Tammy Lawrence, and Jack Hambick are requesting to rezone approximately 228.02 acres in 13 parcels along Holly Grove Road from R-1 to FAR. These properties are currently zoned R-1. Adjacent properties to this request are zoned R-1 and in the Munford Planning Region are zoned Residential – Mobile Home District. Due to the lack of any motion for a “positive” or “negative” recommendation, there is no discussion or vote on this item. Therefore, the Planning Commission has provided no recommendation to the Tipton County Legislative Commission to rezone the properties from R-1 to FAR.

**HOLLY GROVE CP CHURCH – GROVESTOCK FEST SPECIAL EVENT – SITE PLAN – TAX MAP 52, PARCEL 36.10 & 40.00 – 4538 HOLLY GROVE ROAD - ZONED R-1 – 15.28 ACRES**

Norman Kercher representing Holly Grove CP Church has submitted a request for site plan approval for a Temporary Uses Special Event – Grovestock Fest. The purpose of this request is to operate a single-day outdoor festival including several musical bands, kids’ games, vendor booths, and a food court. There are 3 large parking areas for this festival. This year, the event is to take place on Saturday, April 29, 2017. The setup is shown on the drawing, and is the same as 2014, 2015 & 2016. Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted, due to meeting all Site Plan and Zoning Requirements. Vote: For – Unanimous

**OPEN DOORS BAPTIST CHURCH – SITE PLAN – TAX MAP 130, PARCEL 37.17 – DOVE HEIGHTS SUBDIVISION SECTION A LOT 15B – HIGHWAY 14 S – ZONED R-1 - 2.39 ACRES.**

Don Cole of Cole & Associates representing Open doors Baptist Church submitted a site plan for the location of a church. The plan proposes a structure of approximately 3, 000square feet. The proposed occupancy is estimated at 135 people, requiring 27 parking spaces, all are shown including 2 handicapped spaces at 200 square feet in size each with each handicapped space with an additional 4 feet in width.

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The location of the system is shown and the septic permit has been approved by the State. Shannon Reed has approved the site as shown for stormwater runoff analysis and the letter is in hand. David Braden with Poplar Grove Utility District has approved the site plan and the letter is in hand. The church is going to install a fire hydrant on the property near the fourth parking space from the entrance. Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the site plan subject to the drainline from the septic system to the ditch be moved so that it does not discharge onto the adjacent property. All site plan requirements have been met. Vote: For – Unanimous

**PROPOSED AMENDMENT TO THE ZONING RESOLUTION CONCERNING OUTDOOR FIRING RANGES.**

William Veazey, Director of Planning presented the Planning Commission Board with handouts to be reviewed and discussed at March 27, 2017 meeting.

**DEBBIE OTTS MADE A MOTION TO ADJOURN THE MEETING AND TOMMY SMITH SECONDED SAID MOTION. CHARIMAN BOB TAYLOR ADJOURNED MEETING AT: 7:42 P.M.**