

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JANUARY 23, 2017

PRESENT

CARLOS CLOWES
DEBBIE OTTS
TOMMY SMITH
BOB TAYLOR

OTHERS PRESENT

WILLIAM VEAZEY, TC PLANNER
PAT HIBDON, ADMINISTRATIVE ASSISTANT

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

Debbie Otts, Secretary called the meeting to order and turned the meeting over to William Veazey to act as Chair Pro Tem during the election process.

Carlos Clowes made the motion to nominate Bob Taylor for Chairperson. Tommy Smith made the motion the nomination cease and Bob Taylor be elected by acclamation and was seconded by Debbie Otts. Vote: For – Unanimous

Carlos Clowes made the motion to nominate Tommy Smith for Vice Chairperson. Debbie Otts made the motion cease and Tommy Smith be elected by acclamation and was seconded by Carlos Clowes. Vote: For-Unanimous

Carlos Clowes made the motion to nominate Debbie Otts for Secretary and Tommy Smith seconded said motion. Vote: For – Unanimous

Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the agenda as printed. Vote: For – Unanimous

Debbie Otts made the motion and Tommy Smith seconded said motion to approve the minutes for December 19, 2016 as submitted. Vote: For – Unanimous

INFORMATIONAL PUBLIC HEARING FOR FIRING RANGE REGULATION

No one appeared in the Planning Office or the meeting with any comments.

EXTENSION OF ROAD BOND FOR PECAN TRAIL'S SUBDIVISION (11TH YEAR)

Troy Marbry is requesting an extension of the road bond for Pecan Trails Subdivision due to lack of housing starts. The plat was approved on 12/18/06 with 20 lots in the in the R-1 Zoning District. This extension extends the road bond into an eleventh year. The roads are built and paved and have been resurfaced due to deteriorating conditions. There are 16 built homes in the subdivision (80%). One lot is owned by the property owner with adjacent property, one lot has been sold but is not built on yet, and 2 lots remain unsold. The current bond expires on 2/7/17. The new bond will expire on 2/7/18. The Tipton County Public Works Director has inspected the subdivision and the bond amount remains set at \$43,923.60. The original bond is filed in the Planning Office. Tommy Smith made the motion and Carlos Clowes seconded said motion to extend the road bond for an eleventh year which will expire 2/7/2018 due to the slow housing market. Vote: For – Unanimous

MINUTES OF THE TIPTON COUNTY BOARD OF ZONING APPEALS MEETING
JANUARY 23, 2017
CONTINUED

LEMUEL & CAMILLE BEAVER, JANEY MARIE BEAVER, TAMMY LAWRENCE, & JACK HAMBICK/REQUEST REZONING/BEAVER PORPERTIES/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. Tommy Smith made a motion and Carlos Clowes seconded said motion for a negative recommendation to the Tipton County Legislative Commission to rezone listed properties from R-1 to FAR. The motion failed. Then Debbie Otts made a motion for a positive recommendation to the Tipton County Legislative Commission to rezone the properties from R-1 to FAR and Carlos Clowes seconded said motion due to the size of request in acres and number of property owners; motion failed due to lack of having a majority vote according to the By-Laws. Vote: 2 For – 1 Against

APPROVAL OF THE TAPA SPRING RETREAT AT FALL CREEK FALLS STATE PARK ON MARCH 29-31, 2017 AS A CONTINUING EDUCATION CLASS.

Carlos Clowes made the motion and Tommy Smith seconded said motion to approve the TAPA Spring Retreat at Fall Creek Falls as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF MTAS NFIP CLASS IN TRENTON ON AUGUST 15, 2017 AS A CONTINUING EDUCATION CLASS.

Debbie Otts made the motion and Ozell Wright seconded said motion to approve the MTAS NFIP Class in Trenton on August 15, 2017 as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF MTAS NFIP CLASS IN MEMPHIS ON AUGUST 16, 2017 AS A CONTINUING EDUCATION CLASS.

Debbie Otts made the motion and Tommy Smith seconded said motion to approve the MTAS NFIP Class in Memphis on August 16, 2017 as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF THE TAPA ANNUAL CONFERENCE IN MEMPHIS ON OCTOBER 11-13, 2017 AS A CONTINUING EDUCATION CLASS.

Carlos Clowes made the motion and Debbie Otts seconded said motion to approve the TAPA Annual Conference in Memphis on October 11-13, 2017 as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF MTAS PLANNING CLASS IN JACKSON ON OCTOBER 18, 2017 AS A CONTINUING EDUCATION CLASS.

Debbie Otts made the motion and Carlos Clowes seconded said motion to approve the MTAS PLANNING Class in Jackson on August 17, 2016 as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF MTAS PLANNING CLASS IN MEMPHIS ON OCTOBER 19, 2017 AS A CONTINUING EDUCATION CLASS.

Tommy Smith made the motion and Debbie Otts seconded said motion to approve the MTAS NFIP Class in Memphis on October 19, 2017 as a Continuing Education Class. Vote: For-Unanimous

CHARIMAN BOB TAYLOR ADJOURNED MEETING AT: 7:05 P.M.