

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JUNE 26, 2017

PRESENT

CARLOS CLOWES
DEBBIE OTTS
TOMMY SMITH
BOB TAYLOR
MIKE BREWER
CARL LEWIS

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.

Approved the agenda as printed by Common Consent.

Approved the April 24, 2017 minutes as printed by Common Consent.

EDIE & TODD WEBB – SITE PLAN – HOME OCCUPATION (POWDER COATING) – TAX MAP 83 – PARCEL 39.03 & 39.06 – 5.69 ACRES – ZONED FAR – 2471 GLEN SPRINGS ROAD

The request is for Site Plan approval to operate a Powder Coating Home Occupation. The location of the business is in a 40' x 60' shop located on parcel 39.06 (5 acres), while the residence is located next door on the adjacent property on parcel 39.03 on 0.69 acres. The Webb's are currently working on combining these two lots into one parcel of 5.69 acres. The operation takes place solely inside the building. It appears as all other home occupation requirements are being met as well, including employees, sound, storage, signage and parking. All other site plan requirements have been met as well. The BZA approved this request as a special exception on 6/26/17 without any additional conditions. Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the site plan due to meeting all the site plan requirements including BZA approval. Vote: For – Unanimous

JACKIE DIXON – SITE PLAN – HOME OCCUPATION (SINGLE-CHAIR SALON) – TAX MAP 98 – PARCEL 29.16 – 3.35 ACRES – ZONED R-1 – 4201 BRIGHTON CLOPTON ROAD.

The request is for Site Plan approval to operate a Single-Chair Salon Home Occupation. The location of the business is in a 40' x 30' shop located behind the house. The salon would only take up 400 square feet of the shop. Walls are going to be constructed and plumbing installed for a half bath and sink as required by State licensing. The operation takes place solely inside the building. The salon is by appointment only, so there would be minimal traffic to and from the residence other than normal activities. It appears as all other home occupation requirements are being met as well, including employees, sound, storage, signage and a gravel parking area. All other site plan requirements have been met as well. The BZA approved this request as a special exception on 6/26/17 without any additional conditions. Carlos Clowes made the motion and Debbie Otts seconded said motion to approve the site plan due to meeting all the site plan requirements including BZA approval, subject to a septic connection. Vote: For – Unanimous

JOSEPH GARDNER – SITE PLAN – HOME OCCUPATION (AUTO REPAIR) – TAX MAP 124C – GROUP A – PARCEL 9.00 – 1.33 ACRES – ZONED R-1 – 1247 RAY BLUFF RD

The request is for Site Plan approval to operate an Auto Repair Home Occupation. The location of the business is in a 600 square foot attached garage. The repair area would take place in the garage. Mr. Gardner's letter states that he is requesting to be allowed to repair one or two vehicles at a time and that it is general repairs, but does not include repairs that use hazardous materials, such as oil changes nor engine or transmissions swaps or rebuilds. BZA Denied Home Occupation (Auto Repair). Carl Lewis made the motion and Mike Brewer seconded said motion to deny the site plan approval due to the Special Exception request before the BZA being denied. Vote: For – Unanimous

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APPROVAL OF THE TNAFPM ANNUAL CONFERENCE AT FALL CREEK FALLS STATE PARK ON AUGUST 23-25, 2017 AS A CONTINUING EDUCATION CLASS.

Tommy Smith made the motion and Debbie Otts seconded said motion to approve The TNAFPM Annual Conference at Fall Creek Falls State Park on August 23-25, 2017 as a Continuing education Class. Vote: For – Unanimous

APPROVAL OF THE MAGIC CONFERENCE IN MEMPHIS ON NOVEMBER 16-17, 2017 AS A CONTINUING EDUCATION CLASS.

Tommy Smith made the motion and Mike Brewer seconded said motion to approve the MAGIC Conference in Memphis on November 16-17, 2017 as a Continuing Education Class. Vote: For – Unanimous

CHAIRMAN BOB TAYLOR ADJOURNED MEETING AT: 7:00 P.M. WITHOUT OBJECTION.