

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**AUGUST 28, 2017**

**PRESENT**

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

**OTHERS PRESENT**

**PAT HIBDON, ADMINISTRATIVE ASSISTANT**  
**WILLIAM VEAZEY, TIPTON COUNTY PLANNER**

**THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER AT 6:30 P.M.**

Approved the agenda as printed by Common Consent.

Approval of the June 26, 2017 minutes as printed by Common Consent.

**BARRY DIGGS / SITE PLAN / TAX MAP 63, PARCEL 1.00 / 90.99 ACRES / ZONED I-1 / 719 COON VALLEY ROAD.**

A site plan for the location of a maintenance shop on an existing concrete slab has been submitted. The plan proposes a structure of approximately 5,000 square feet. The existing office trailer is going to be replaced by a two-story office on the same existing slab (size is 14x46 for 644 square feet on the base). There are 6 parking spaces shown, but the property is well below the flood zone, so all drive areas are graveled. There should be 9 parking spaces shown based on the square footage of the building. The location of the septic system is not shown, and the septic has been completed by the State. There is no water available at this time, however the site is supplied by well water as shown on the site plan. Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted with the following amendments: Stormwater runoff analysis to TC Public Works for approval, Change Zoning reference on site plan from FAR to I-1, reference wetlands, add 3 more parking spaces and show Base Flood Elevation. Vote: For – Unanimous.

**GRACE FARMS - ROAD BOND EXTENSION FOR 10<sup>TH</sup> YEAR**

Gary Rast is requesting an extension of the road bond for Grace Farms due to the lack of housing starts. The plat was approved on 9/22/08 with 25 lots in the R-1 Zoning District. This extension extends the road bond to a tenth year. The roads are built and paved, but have not had final surfacing due to the subdivision being under the 85% completion stage. Fifteen residences have been built at Grace Farms Subdivision at this time (60% complete), 5 new houses since last renewal. The bond expires 9/19/17, and proposed to be extended until 9/19/18, if approved. The bond amount has not been reduced any further and stands at \$77,195.81 per Tipton County Public Works Director. This letter is in hand at the office. Debbie Otts made the motion and Carlos seconded said motion to approve the extension of the new road bond until 9/19/18. Vote: For – Unanimous

**APPROVAL OF 11 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TNAFPM ANNUAL CONFERENCE AT FALL CREEK FALLS ON AUGUST 23-25, 2017.**

Mike Brewer made the motion and Tommy Smith seconded said motion to Approve 11 Continuing Hours for William Veazey for Attending the TNAFPM Annual Conference at Fall Creek Falls on August 23-25, 2017. Vote: For - Unanimous

**CHAIRMAN BOB TAYLOR ADJOURNED MEETING AT: 7:02 P.M. WITHOUT OBJECTION.**