

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
APRIL 23, 2018

PRESENT

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

OTHERS PRESENT

WILLIAM VEAZEY, TIPTON COUNTY PLANNER
 PAT HIBDON, ADMINISTRATIVE ASSISTANT

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

The Agenda was approved by common consent.

The minutes of the March 26, 2018 meeting were approved as printed by common consent.

MUNFORD DEVELOPMENT COMPANY / REZONING REQUEST / TAX MAP 141, PARCEL 17.02 / 121 ACRES / REZONE FROM R-1 TO FAR / DUNLAP ORPHANAGE ROAD / BRIGHTON, TN 38011

The purpose of the rezoning request is to operate a natural resource extraction facility (gravel pit). There are 26 adjacent properties to this request, with a total of 16 residences. There is a subdivision called Dunlap Estates, Section A that has an existing 50-foot access the belongs to Munford Development Company. The access is between Lots 11 and 13 (Lot 11 and 12 were combined and access moved on a plat recorded in Cabinet H, Slide 25B on November 25, 2003). To the north on Dunlap Orphanage Road, there are two additional subdivisions, Summer Oaks (6 lots) and Sharon Estates (29 lots). Across Beaver Creek Road there are several minor subdivisions and one larger subdivision, Tanner with 27 lots. There is also a minor subdivision directly at the only access point into Beaver Creek Road with two residences directly across from the access point. There is another larger access point along Dunlap Orphanage Road (approximately 974 feet of frontage). GIS shows that within 2000 feet of this property there are 116 addresses, 113 are residential with there being four singlewide mobile homes. Amber Shaw, Carly Mills and Cliff & Harris Hunt stated the mining would consist of only 40 of the 121.1 acres. Amber Shaw stated that Mr. Hunt would be required to reclaim the entire property if this were to be approved. Mr. Hunt stated that they were going to purchase the property from Munford Development Company with a deed restriction that no mobile homes would be allowed on the property. Also, this property has been used for gravel extraction for many years in the past, but not in the past 10 years. Mr. Hunt stated that the access will come from Dunlap Orphanage Road only and not through the subdivision onto Beaver Creek Rd. There will not be a wash plant associated with this request. Tommy Smith made the motion and Carlos Clowes seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to rezone property located on Dunlap Orphanage Rd (Map 141, Parcel 17.02 from R-1 to FAR on approximately 121 acres, due to the reclamation of the entire property, that the property has been used for this use for decades in the past and there being no wash plant. Vote: Motion Carried

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APPROVAL OF 8 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TNAPA SPRING RETREAT AT MONTGOMERY BELL STATE PARK ON MARCH 28-29, 2018.

Tommy Smith made the motion and Debbie Otts seconded said motion to Approve 8 Continuing Education Hours for William Veazey for Attending the TNAPA Spring Retreat at Montgomery Bell State Park on March 28-29, 2018. Vote: Motion Carried

AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE, TO AMEND APPENDIX B, SECTION III.D.12 IN ROAD CONSTRUCTION SPECIFICATION

Carl Lewis made the motion and Mike Brewer seconded said motion to schedule a public hearing for this amendment to replace 10-year storm with 25-year storm to the following:

Exemptions. (a) – Replace 10-year storm with 25-year storm.

Exemptions (b) - Replace 10-year storm with 25-year storm.

Definitions. (p) - Twenty-Five Year Storm – a rainstorm of a given duration and depth of precipitation having a twenty-five-year chance of occurrence in any given year.

Detention Storage Volume – Replace ten-year storm with twenty-five-year storm in both locations in this section.

Method of Detention. (f)- Replace 10-year storm with 25-year storm in both location in the first paragraph of this section.

Control Structures – Replace 10-year storm with 25-year storm in second paragraph of this section. Vote: Motion Carried

AMEND THE SUBDIVISION REGULATION OF TIPTON COUNTY, TENNESSEE, TO AMEND APPENDIX B, ROAD CONSTRUCTION SPECIFICATIONS.

Mike Brewer made the motion and Tommy Smith seconded said motion to schedule a public hearing for the Section III.D.10 ...where any lot is created under 0.689 acres (30,000 square feet). Vote: Motion Carried

AMMEND THE SUBDIVISION REGULATION OF TIPTON COUNTY, TENNESSEE, TO ADD ARTICLE II, SECTION 2-104.4 PLAT TITLES.

Debbie Otts made the motion and Glenn Lazure seconded said motion to schedule a public hearing Add All plat titles shall begin with a letter, not a number nor a symbol. Vote: Motion Carried

AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE, TO AMEND ARTICLE V, SECTION 5-103.3.3 CERTIFICATE OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

Mike Brewer made the motion and Carlos Clowes seconded said motion to schedule a public hearing to 1. Replace “Division of Ground Water Protection” with “Division of Water Resources” in both locations. 2. Replace “Environmental Specialist” with “Environmental Scientist”. Vote: Motion Carried

AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE TO AMEND ARTICLE V, SECTION 5-103.3.5 CERTIFICATE OF APPROVAL FOR SUBDIVISION AND ROAD NAME(S).

Tommy Smith made the motion and Debbie Otts seconded said motion to schedule a public hearing Certification o the final plat of Planning Commission approval for recording on the plat shows that the applicant is in accordance with the subdivision and road names, on major subdivision plats or plats with new roads. Vote: Motion Carried

AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE, TO AMEND ARTICLE V, SECTION 5-103.2.23 – FEATURES.

Mike Brewer made the motion and Carl Lewis seconded said motion to schedule a public hearing 23. The line size and location of gas, water (either shown on the final plat or stated in a note on the final plat) and sewer facilities (by permit

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AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE, TO AMEND ARTICLE V, SECTION 5-103.2.23 – FEATURES.

Mike Brewer made the motion and Carl Lewis seconded said motion to schedule a public hearing 23. The line size and location of gas, water (either shown on the final plat or stated in a note on the final plat) and sewer facilities (by permit drawing, affidavit or lot restrictions signed on the final plat by an Environmental Scientist from the division of Water Resources), including the location of all required fire hydrants. Vote: Motion Carried

ADJOURNED MEETING AT: 7:25 P.M. WITHOUT OBJECTION.