

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MAY 21, 2018

PRESENT

CARLOS CLOWES
 BOB TAYLOR
 TOMMY SMITH
 MIKE BREWER

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 April 23, 2018 meeting were approved as printed by Common Consent.

KEITHEL WAYNE RUSSELL – REVISED FINAL PLAT OF THE RUSSELL – RICHARDSON LANDING ROAD SUBDIVISION - MAP 84, PARCEL 34.00 & 36.26 - ZONED FAR

The purpose of this plat is to re-subdivide 9.85-acre from two lots to four lots. The proposal creates Lot 1 as a 1.85-acre lot with a 50.03 feet of road frontage and is currently vacant but has previously had a residence. Lot 2 is proposed as 1.00 acres with 212.72 feet of road frontage and has a residence and shed/shop. Lot 3 is proposed as 1.00 acres with 246.58 feet of road frontage and has a residence and shed/shop. Lot 4 is proposed as 6.00 acres with 174.84 feet of road frontage with a residence. There exists a 4-inch water main along the west side of Richardson Landing road belonging to Poplar grove Utility district. There is no fire hydrant in the area. There is no R.O.W. dedication associated with this plat as the property goes to the R.O.W. The shed/shop located on Lots 2 & 3 are both too close to the side property line. The regulations require a 10-foot setback for accessory structures, Lot 2 is 8.4 feet and Lot 3 is 8.5 feet. A variance of 1.6 feet for each lot was approved by the BZA prior to this meeting. This plat meets all Subdivision Regulations and Zoning Requirements. Tommy Smith made the motion and Carlos Clowes seconded motion to approve plat as submitted due to meeting all Subdivision Regulations and Zoning requirements. The Vote: Motion Carried

TERRY, PAUL, PATRICIA & BETTY COULSTON – FINAL PLAT – COULSTON -HWY 70 – TAX MAP 134 – PARCELS 20.02, 20.05 & 20.06 – ZONED FAR

Don Cole of Cole & Associated submitted a plat for re-subdividing property along Highway 70. The purpose of this plat is to re-subdivide three existing lots. The proposal creates Lot 1 as a 1.43-acre lot with a 129.14 feet of road frontage and has a residence. Lot 2 is proposed as 1.58 acres with 161.52 feet of road frontage and has a residence and a shed and shop. Lot 3 is proposed as 1.09 acres with 246.58 feet of road frontage and has a residence and shed/shop. There exists a 6-inch water main along the north side of Highway 70 belonging to the Town of Mason. There exists a fire hydrant located on the property line between Lots 2 & 3. There is no R.O.W. dedication associated with this plat as the property fronts on a State Road.

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Lot 3 is less than the required 150-foot width, as required in the FAR Zoning District. The Zoning resolution allows an exception to the 150-foot requirement in section 6.080, since all three are greater than 100 feet and the residence on Lot 1 was located prior to 1997 (based on aerial photography), the residence on Lot 2 was constructed in 1992, and the residence on Lot 3 was constructed in 1986. This plat meets all Subdivision Regulations and Zoning requirements. Carlos Clowes made the motion and Mike Brewer seconded said motion to approve plat as submitted due to meeting all Subdivision regulations and Zoning requirements. Vote: Motion Carried

ADJOURNED MEETING AT: 6:55 P.M. WITHOUT OBJECTION.