

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
SEPTEMBER 24, 2018

PRESENT

CARLOS CLOWES
BOB TAYLOR
TOMMY SMITH
MIKE BREWER
DEBBIE OTTS
CARL LEWIS
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 July 23, 2018 meeting were approved as printed by Common Consent.

DOLLAR GENERAL STORE– SITE PLAN – MAP 65 – PARCEL 45.09 – 5306 DRUMMONDS ROAD – 38023 – 1.97 ACRES - ZONED C-2.

Dollar General Store has submitted a request for Site Plan Approval. The purpose of this site plan is to construct a Dollar General Store. The gross square footage of the store is proposed 7,500 square feet. The sales area of the store will include a total of 5,529 square feet in area, requiring a total of 27.65 parking spaces. Typically, there will be two employees on a shift, therefore requiring a total of 30 parking spaces. There are 30 parking spaces provided, two of which are handicapped. The entire parking lot is being paved/concreted. The septic is to be located to the rear of the property. A 22-foot tall sign is located by the entrance. There exists a 6-inch waterline located along the east margin of Munford Giltedge Rd, and a 2-inch gas line located along the west margin of Munford Giltedge Rd. belonging to 1st Utility District. Shannon Reed has provided a letter approving the drainage for this property. The Board of Zoning Appeals approved the variance due to topography regarding the buffering and 2 to 1 slope ratio. Tommy Smith made the motion and Debbie Otts seconded said motion to approve site plan with the addition of a fire hydrant in Article 4-106.02 of Subdivision Regulations and site plan showing Q25 storm water runoff and meeting all site plan requirements. Vote: Motion Carried

GARY KUYKENDALL–REQUESTING SITE PLAN APPROVAL–MAJOR HOME OCCUPATION – GK AUTO REPAIR – MAP 43 – PARCEL 47.08 – 4203 HIGHWAY 54 E – 38019 – 5.00 ACRES – ZONED FAR.

Gary Kuykendall is requesting Site Pan Approval to operate GK Auto Repair as a Major Home Occupation. The location of the business is in a 2,400 square foot shop located behind the residence. It appears as all other home occupation requirements are being met as well, including two employees, sound, storage, signage and parking. The new specific requirements for home occupations involving auto repair state that it has to be on parcels of 5 acres or greater, no more than 3 vehicles to be repaired on the property at any given time, and that the operation take place in an enclosed detached building. The Board of Zoning Appeals approved the Use Permitted Special Exception for Major Home Occupation on 9-24-2018. All Zoning Resolution and Site Plan requirements have been met. Carl Lewis made the motion and Debbie Otts seconded said motion to approve the site plan due to meeting all Zoning Resolution requirements. Vote: Motion Carried

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
SEPTEMBER 24, 2018
CONTINUED

HILLSONG ESTATES FOR DAVE TUCKER - ROAD BOND EXTENSION FOR AN (12TH YEAR)

Dave Tucker owner of D&D Custom Homes, LLC is requesting an extension to the road bond for Hillsong Estates due to purchasing the remaining lots within the subdivision. The plat was approved on 9/24/07 with 11 lots in the R-1 Zoning District. This extends the road bond to a twelfth year. The roads are built and paved, but have not had final surfacing due to the subdivision being under the 85% completion stage. At least two residences are under construction at this time. There are only two lots that remain to be built, and are the back two lots. The bond expires 9/30/18, and proposed to be extended until 9/30/19. The bond amount has not been raised and stands at \$40,421.06 per Tipton County Public Works Director. This is the second extension since Dave Tucker bought out Mark McCall. The original copy of the road bond is on file at the Planning Office. Tommy Smith made the motion and Glenn Lazure seconded said motion to approve the extension of the new bond until 9/30/19. Vote: Motion Carried

DISCUSSION OF DETACHED "MOTHER-IN-LAW" QUARTERS

Tipton County Planner will provide more information and options at the October 2018 Meeting

ADJOURNED MEETING AT: 7:05 P.M. WITHOUT OBJECTION.