

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MARCH 26, 2018

PRESENT

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

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 February 26, 2018 meeting were approved as printed by common consent.

SOPHENIA PARTLOW – FINAL PLAT – LEWIS – PARTLOW LOT 1 - MAP 140 PARCEL 23.21 SPLIT – 2.07 ACRES - 1192 WITHERINGTON ROAD – 50 FOOT ROW - ZONED FAR

Lot 1 of this proposed plat applied for a variance through the BZA for an 8.46 - foot variance to the distance of a structure from an easement which was granted by the BZA 3-26-2018. The regulation in Section 3.030.C requires “a setback of 15 feet from the easement is required, unless it is anticipated that the easement will be later developed into a county road, in which case the setback shall be 35 feet.” The distance is 6.54 feet. The proposal creates Lot 1 as a 2.07-acre lot with 50 - foot ingress/egress easement and is vacant. The remaining acreage of 17.20 acres has approximately 139 feet of road frontage (89 feet excluding the easement) and a residence. There exists a 4-inch water main along the east side of Witherington Road belonging to City of Mason. There is no R.O.W. dedication associated with this plat as the proposed lot fronts on an easement. Tommy Smith made the motion and Carl Lewis seconded said motion to approve the plat due to meeting all Subdivision and Zoning Requirements and BZA granting an 8.46 - foot variance 3-26-2018. Vote: Motion Carried

MOUNT CARMEL MANOR (NORMAN HENDREN) – SITE PLAN APPROVAL - TO OPERATE A PRIVATE RECREATIONAL FACILITY – MAP 69 – PARCEL 30.00 - 3904 MT CARMEL ROAD, COVINGTON, TN 38019 – 22 ACRES – ZONED FAR

Norman Hendren has submitted a request for a Site Plan Approval for a Private Recreation Facility. The purpose of the site plan is to construct and operate a wedding facility, in all 9,800 square feet in size. There will be a 6,300 square foot building with a 3,500 square foot pavilion attached to the building located to the north of the house. The floor area for the building is 4, 500 square feet. There is a total of 45 parking spaces required for this project. The site plan shows a total of 54 parking spaces with 3 handicapped spaces. There is a total of 26 paved parking spaces on the drawing along with an additional 28 spaces in a gravel area to the south of the house. The location of the septic field and reserve area is shown. There exists an 8-inch water main belonging to Poplar Grove Utility District on the west side of Mt. Carmel Rd. There exists a fire hydrant approximately 222 feet south of the driveway along Mt. Carmel Rd. Shannon Reed has provided a letter approving the drainage for this property.

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CONTINUED

Property was Re-Zoned by the Tipton County Legislative Body on 1/6/2018 from R-1 to FAR. BZA granted a Special Exception to Operate a Private Recreational Facility 3/26/2018. Tommy Smith made the motion and Carl Lewis seconded said motion to approve this site plan as presented, due to meeting all Site Plan and Zoning Requirements. Vote: Motion Carried – One Abstained

BRINGLE ROAD SAND & GRAVEL (VAN BRINGLE) – REQUESTING SITE PLAN - OPERATE NATURAL RESOURCE EXTRACTION FACILITY – MAP 26 – PARCEL 22.00 – 31 ACRES – BRINGLE ROAD, COVINGTON, TN 38019 – ZONED FAR

Van Bringle has submitted a request for Site Plan Approval for a Natural Resource Extraction Facility (Gravel Pit) in the FAR Zoning District on 31 acres along Bringle Road. The purpose of the site plan is to operate a natural resource extraction facility (gravel pit). There is a total of four parcels involved with this facility, and in three phases. Less than one-third of Phase 1 is in the County Jurisdiction and encompasses 31 acres with a total of 18.25 acres within the permit area for extraction purposes. There is a permit area of 41.75 acres on a 73-acre tract for Phase 1 that is within the City of Covington's Planning Region. The additional two parcels are completely within the City of Covington's Planning Region totaling approximately 135 acres. Based on the site plan, the office, scales and wash plant are all within the City of Covington's Planning Region, meaning that all building permits go through the City's permitting process. The site plan shows the 100-foot setback with the additional 100-foot 3:1 slope setback. Access is onto Bringle road. Shannon Reed has provided a letter accepting the stormwater numbers subject to the final drawings reflecting discharge limits for a 25-year storm. BZA granted Special Exception Approval on 3/26/2018. Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the site plan as presented due to meeting all zoning requirements and approval through the BZA, subject to a copy of the TDEC Approval Permit, a Performance bond in the amount of \$63,875 and corrected copies to reflect a 25-year storm. Vote: Motion Carried

APPROVAL OF THE TNGIC ANNUAL CONFERENCE AT MONTGOMERY BELL STATE PARK ON APRIL 24-26, 2018 AS A CONTINUING EDUCATION CLASS.

Mike Brewer made the motion and Debbie Otts seconded said motion to Approve the TNGIC Annual Conference at Montgomery Bell Stat Park on April 24-26, 2018 as a Continuing Education Class. Vote: Motion Carried

APPROVAL ON THE TNAFPM ANNUAL CONFERENCE IN CHATTANOOGA ON JULY 25-27, 2018 AS A CONTINUING EDUCATION CLASS.

Carl Lewis made the motion and Debbie Otts seconded said motion to Approve the TNAFPM West Regional Training in Chattanooga on July 25-27, 2018, 2018 as a Continuing Education Class. Vote: Motion Carried

ADJOURNED MEETING AT: 7:30 P.M. WITHOUT OBJECTION.