

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**JANUARY 28, 2019**

**PRESENT**

CARLOS CLOWES  
BOB TAYLOR  
TOMMY SMITH  
DEBBIE OTTS  
CARL LEWIS

**OTHERS PRESENT**

WILLIAM VEAZEY, TIPTON COUNTY PLANNER  
PAT HIBDON, ADMINISTRATIVE ASSISTANT

**THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER (ELECTION OF OFFICERS) AT 6:30 P.M.**

Bob Taylor, Chairman called the meeting to order and turned the meeting over to William Veazey to act as Chair Pro - Tem during the election process.

Carlos Clowes made the motion to keep all existing officers in their current positions and Carl Lewis seconded said motion. Vote: Motion Carried

The Agenda was approved as printed by Common Consent

Tommy Smith made the motion and Debbie Otts seconded said motion to approve the December 17, 2018 minutes with corrections being made. Vote: Voice

**G2, LLC – REZONING REQUEST - 4660 HIGHWAY 54 E - TAX MAP 43 – PARCEL 18.01 - 0.331 ACRES – FROM C-1 (RURAL COMMERCIAL) TO C-3 (HIGHWAY COMMERCIAL).**

The purpose of the request is to convert the existing food mart/grocery store into a bar with some food. This requires a C-3 Zoning District. All Dimensional Regulations in the C-1 and C-3 districts are the same, including acreage and setbacks. There is an existing 6-inch water main running along the same side of the highway as this property that belongs to the City of Covington. A fire hydrant is located approximately 217 feet from the structure and 159 feet from the property line. There exists a 2-inch gas line on the south side of the highway belonging to First Utility District. As shown from the map the structure is located approximately 125 feet from the residence on an adjacent property and approximately 522 feet from the structure to the church located at 97 Locust Bluff Rd. The deeded lot is 120x120 feet equaling 0.331 acres (14,400 sqft.), but according to the deed, the description goes to the middle of the highway. The R-O-W at this location is 60 feet in width, so 30 feet to the north and that leaves the lot as a 120' x 90' equaling 0.248 acres (10,800 sqft.). The minimum lot size for a C-3 property is 20,000 square feet with public water, and this property is just over half that. Debbie Otts made the motion and Tommy Smith seconded said motion for a Negative Recommendation to the Tipton County Legislative Commission to rezone property located at 4660 Highway 54 E (Map 46, Parcel 18.01 from C-1 (Rural Commercial) to C-3 (Highway Commercial), due to the lot size being too small for the district, buffering encumbering open areas to west and north (reducing the usable lot area further), and lack of potential septic area (for repair or expansion) on a nonconforming lot. Vote: Motion Carried

03/11/2019 Tipton County Legislative Commission Denied Rezoning Tabled Indefinitely

**APPROVAL OF THE TAPA (PLANNING) SPRING RETREAT IN PIGEON FORGE ON MARCH 21-22, 2019 AS A CONTINUING EDUCATION CLASS**

Carlos Clowes made the motion and Debbie Otts seconded said motion to approve the TAPA (Planning) Spring Retreat in Pigeon Forge on March 21-22, 2019, as a Continuing Education Class. Vote: Motion Carried

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**JANUARY 28, 2019**  
**CONTINUED**

**APPROVAL OF THE TBOA (BUILDING) ANNUAL CONFERENCE IN CHATTANOOGA ON MARCH 31- APRIL 3, 2019 AS A CONTINUING EDUCATION CLASS.**

Debbie Otts made the motion and Carlos Clowes seconded said motion to approve the TBOA (building) Annual conference in Chattanooga on March 31 – April 3, 2019 as a Continuing Education Class. Vote: Motion Carried

**APPROVAL OF THE TNGIC (GIS) ANNUAL CONFERENCE IN CHATTANOOGA ON APRIL 23 - 25, 2019 AS A CONTINUING EDUCATION CLASS.**

Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the TNGIC (GIS) Annual Conference in Chattanooga on April 23-25, 2019 as a Continuing Education Class. Vote: Motion Carried

**APPROVAL OF THE TNAFPM (FLOOD) ANNUAL CONFERENCE IN CHATTANOOGA ON JULY 31 -AUGUST 2, 2019 AS A CONTINUING EDUCATION CLASS.**

Carl Lewis made the motion and Debbie Otts seconded said motion to approve the TNAFPM (Flood) Annual Conference in Chattanooga on July 31 – August 2, 2019 as a Continuing Education Class. Vote: Motion Carried

**APPROVAL OF THE TAPA (PLANNING) ANNUAL CONFERENCE IN FRANKLIN ON OCTOBER 9-11, 2019 AS A CONTINUING EDUCATION CLASS.**

Carlos Clowes made the motion and Carl Lewis seconded said motion to approve the TAPA (Planning) Annual Conference in Franklin on October 9-11, 2019 as a Continuing Education Class. Vote: Motion Carried

**APPROVAL OF THE TNAFPM (FLOOD) WEST TRAINING DAY (TBD) ON DECEMBER 6, 2019 AS A CONTINUING EDUCATION CLASS.**

Tommy Smith made the motion and Debbie Otts seconded said motion to approve the TNAFPM (Flood) West Training Day (TBD) on December 6, 2019 as a Continuing Education Class. Vote: Motion Carried

**ADJOURNMENT 6:55 P.M. WITHOUT OBJECTION**