

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JULY 22, 2019

PRESENT

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

OTHERS PRESENT

WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMINISTRATIVE ASSISTANT

A PUBLIC HEARING FOR A PROVISION TO AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE, TO UPDATE RECORDING OF UNAPPROVED PLATS IN (SECTION 1 – 112.201). COMMENCED AT 6:15 P.M.

The public hearing began at 6:15 P.M., no one commented on the item, and the public hearing adjourned at 6:30 P.M. without any comments.

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

The Agenda was approved as printed by Common Consent. Vote: Motion Carried. None Opposed

The June 24, 2019 minutes were approved as printed by Common Consent. Vote: Motion Carried. None Opposed

AMENDED FINAL PLAN OF THE KUYKENDALL – HWY 54 MINOR PLAT - TAX MAP 43, PARCELS 47.01 & 47.09 - FAR ZONING DISTRICT.

Sullivan/Kuykendall has submitted a plat for Minor Plan Approval for one lot & a 30-foot addition to an existing lot at 4135 Hwy 54 East. A plat for subdividing 2.33 acres from a 12.02-acre tract and adding approximately 0.21 acres to an existing Lot 1 has been submitted for property located along the south side of Highway 54 East, at the intersection with Arnold Sanders Rd. the property is located on Tax Map 43, Parcels 47.01 & 47.09, and is Zoned FAR. The proposal adds to Lot 1, proposed as a 3.65-acre lot with 316.19 feet of road frontage along Highway 54 East and has a residence and a shop and small shed. The proposal created Lot 2 as a 2.33 acres lot with 209.33 feet of road frontage along Highway 54 East and 467.06 feet of road frontage along Arnold Sanders Rd and is vacant. The remaining 9.48 acres has approximately 575 feet of road frontage remaining. There is no road dedication associated with this plat as the title line is equal to the right-of-way line. There exists a 6-inch water main along the north side of Highway 54 East operated by the City of Covington. The original plat was approved in July of 2010 and recorded in Cabinet H, Slide 739. Tommy Smith made the motion and Debbie Otts seconded to table this plat until August 26, 2019. Vote: Motion Carried. None Opposed. Mike Brewer abstained from voting.

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**JULY 22, 2019****CONTINUED****DANIEL ROGERS SITE PLAN – USED CAR LOT AT 58 HIGHWAY 14 NORTH – TAX MAP 77, PARCEL 44.04 - 2.62 ACRES – C-3 ZONING DISTRICT – PROPERTY BELONGS TO ROGER L. GRAY**

Daniel Rogers has submitted a request for site Plan Approval for a Used Car Lot. The purpose of the site plan is to locate a used car lot with a small (800 sqft) modular building office. There exists a total of 22 parking spaces, five of which are located directly in front of the office which also has one handicapped space. A maximum of 5 spaces are required for this office building. The entire parking lot is gravel. The C-3 Zoning requires the entire required parking area to be paved. The septic and reserve area are not shown on the site plan as they have not been determined by TDEC as of this writing. There exists a 6-inch waterline located along the east margin of Highway 59 South (the plan says west side). There also exists a fire hydrant in the southeast corner of the intersection of Highway 14N and 59S. there exist a 4-inch gas line located along the east margin of Highway 14N. Tommy Smith made the motion and Mike Brewer seconded said motion to approve subject to a revised site plan being submitted. Vote: Motion Carried. None Opposed

SUBDIVISION REGULATIONS AMENDMENT CONCERNING RECORDING OF UNAPPROVED PLATS (SECTION 1-112.201).

Carl Lewis made the motion and Debbie Otts seconded said motion to approve Subdivision Regulations Amendment Concerning Recording of Unapproved Plats (Section 1-112.201). Vote: Motion Carried. None Opposed.

APPROVAL OF THE TN EMERGENCY MGMT. AGENCY (TEMA) DAMAGE ASSESSMENT S715 COURSE ON MARCH 1, 2019 IN MEMPHIS AS A CONTINUING EDUCATION CLASS.

Carlos Clowes made the motion and Mike Brewer seconded said motion to approve the TN Emergency Mgmt. Agency (TEMA) Damage Assessment S715 course on March 1, 2019 in Memphis as a Continuing Education Class. Vote: Motion Carried. None Opposed

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE (TEMA) DAMAGE ASSESSMENT S715 COURSE ON MARCH 1, 2019 IN MEMPHIS.

Mike Brewer made the motion and Tommy Smith seconded said motion to approve 4 Continuing Education Hours for William Veazey for attending the (TEMA) Damage Assessment S715 course on March 1, 2019 in Memphis. Vote: Motion Carried. None Opposed.

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CONTINUED

APPROVAL OF 12 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE WEST TN FIRE PREVENTION CONFERENCE ON MAY 15-17, 2019.

Debbie Otts made the motion and Carl Lewis seconded said motion to approve 12 Continuing Education Hours for William Veazey for attending the West TN Fire Prevention Conference on May 15-17, 2019. Vote: Motion Carried. None Opposed.

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR MIKE BREWER FOR ATTENDING THE MTAS PLANNING & ZONING CLASS ON JULY 9, 2019 IN JACKSON.

Carlos Clowes made the motion and Debbie Otts seconded said motion to approve 4 Continuing Education Hours for Mike Brewer for attending the MTAS Planning & Zoning Class on July 9, 2019 in Jackson. Vote: Motion Carried. None Opposed.

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR BOB TAYLOR FOR ATTENDING THE MTAS PLANNING & ZONING CLASS ON JULY 10, 2019 IN COLLIERVILLE.

Mike Brewer made the motion and Carl Lewis seconded said motion to approve 4 Continuing Education Hours for Bob Taylor for attending the MTAS Planning & Zoning Class on July 9, 2019 in Collierville. Vote: Motion Carried. None Opposed.

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR TOMMY SMITH FOR ATTENDING THE MTAS PLANNING & ZONING CLASS ON JULY 10, 2019 IN COLLIERVILLE.

Mike Brewer made the motion and Carl Lewis seconded said motion to approve 4 Continuing Education Hours for Tommy Smith for attending the MTAS Planning & Zoning Class on July 10, 2019 in Collierville. Vote: Motion Carried. None Opposed.

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR DEBBIE OTTS FOR ATTENDING THE MTAS PLANNING & ZONING CLASS ON JULY 10, 2019 IN COLLIERVILLE.

Mike Brewer made the motion and Carl Lewis seconded said motion to approve 4 Continuing Education Hours for Debbie Otts for attending the MTAS Planning & Zoning Class on July 10, 2019 in Collierville. Vote: Motion Carried. None Opposed.

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR CARLOS CLOWES FOR ATTENDING THE MTAS PLANNING & ZONING CLASS ON JULY 10, 2019 IN COLLIERVILLE.

Mike Brewer made the motion and Carl Lewis seconded said motion to approve 4 Continuing Education Hours for Carlos Clowes for attending the MTAS Planning & Zoning Class on July 10, 2019 in Collierville. Vote: Motion Carried. None Opposed.

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CONTINUED

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR CARL LEWIS FOR ATTENDING THE MTAS PLANNING & ZONING CLASS ON JULY 10, 2019 IN COLLIERVILLE.

Mike Brewer made the motion and Carl Lewis seconded said motion to approve 4 Continuing Education Hours for Carl Lewis for attending the MTAS Planning & Zoning Class on July 10, 2019 in Collierville. Vote: Motion Carried. None Opposed.

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR GLENN LAZURE FOR ATTENDING THE MTAS PLANNING & ZONING CLASS ON JULY 10, 2019 IN COLLIERVILLE.

Mike Brewer made the motion and Carl Lewis seconded said motion to approve 4 Continuing Education Hours for Glenn Lazure for attending the MTAS Planning & Zoning Class on July 10, 2019 in Collierville. Vote: Motion Carried. None Opposed.

ADJOURNMENT 7:33 P.M. WITHOUT OBJECTION