

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
FEBRUARY 24, 2020

PRESENT

BOB TAYLOR
TOMMY SMITH
DEBBIE OTTS
CARL LEWIS
GLENN LAZURE
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 with the addition of New Business Item B: Pecan Trails Maintenance/Warranty Bond Release by Common Consent

The minutes for January 27, 2020 was approved with a name correction in Item G by Common Consent.
Vote: Voice: Motion Carried

DONALD & BILLIE DAVIS – BILLIE’S SALON – SITE PLAN – MAJOR HOME OCCUPATION (SINGLE-CHAIR NAIL SALON) – TAX MAP 109 – PARCEL 10.00 – 34 MCLENNAN ROAD – 38011 – 4.5 ACRES – ZONING DISTRICT R-1.

The request is for Site Plan Approval to operate a single-chair nail salon as a Major Home Occupation. The location of the business is in a proposed 1,440 square foot shop (36’x40’). It appears as all other home occupation requirements are being met as well, including employees (herself), sound, storage, signage (maximum 6 square foot sign at the end of the driveway) and 2 parking spaces. The existing house on the property is going to be demolished and a new residence (4,100 square feet) built, including the 1,440 square foot shop of which 800 square feet will be used for the single chair nail salon. Tommy Smith made the motion and Debbie Otts seconded said motion subject to Septic for the residence and shop and completion of the residence. The shop cannot be in front of the residence, must be placed even with the side of residence or behind residence. If the business is closed it cannot be rented to someone else, or if the property is sold the new owner would have to apply to Board of Zoning Appeals for approval. Vote: Motion Carried

PECAN TRAILS – RELEASE OF \$15,000.00 MAINTENANCE/WARRANTY BOND FOR ROADS IN PECAN TRAILS SUBDIVISION – TAX MAP 141, PARCEL 6.01- PLANTERS GROVE TRAIL, PAPERSHELL LN, & PRALENE CV.

Debbie Otts made the motion and Glenn Lazure seconded said motion to release the \$15,000 Maintenance/Warranty Bond for Pecan Trails Subdivision due to Public Works Director request. Vote: Motion Carried.

COUNTY COMMISSION REPORT

The County Commission met on February 10, 2020. Debbie Otts and Glenn Lazure were reappointed for another term through January 2024 (4-year terms) for the Planning Commission. David Copeland was reappointed to another term through January 2025 (5-year terms) for BZA.

ADJOURNMENT 6:55 P.M. WITHOUT OBJECTION