



**TOWN OF MASON**  
**MUNICIPAL PLANNING COMMISSION MEETING MINUTES**  
**NOVEMBER 25, 2024, 6:03PM**

**I. Call to Order and Determination of a Quorum - Alderman Alethea Harris**

**Prayer:** Alderman Alethea Harris

**Roll Call:** Alderman Alethea Harris, Mayor Eddie Noeman, Norma Davis, Billy Martin, and Lureatha Harris (Laqueisha Hennings and Richard Marbury were absent)

**Others In Attendance:** Brett Morgan, Alderman Virginia Rivers, and Officer Daniel Carter

**Visitors:** Mr. & Mrs. Debbie Herrmann

**II. Approval of the Planning Committee Meeting Minutes of July 8<sup>th</sup>, 2024**

Mayor Noeman made a motion to approve the Planning Committee Meeting Minutes of July 8, 2024, and the motion was 2<sup>nd</sup> by Billy Martin: vote passed 5-0

**There were no Planning Commission Meetings held in August, September, and October of 2024**

**III Old Business:**

- **DANIEL ROGERS – REZONING REQUEST 11554 HWY 59/MAIN ST./CHARLESTON MASON RD./HWY 59 EAST (Mr. Rogers was absent)**

There have been no changes since the last discussion. Mr. Morgan recommended tabling the discussion, and look at the city engineer, Mr. Oakley, for capacity of the sewer to see what the city can handle and give directions. Mayor Noeman made a motion to table the discussion due to no changes, and the motion was 2<sup>nd</sup> by Mr. Martin: motion to table the discussion passed 5-0

**\*\*Mr. Oakley is working on the design for Mason Charleston Rd., and possibly beginning construction in February or March of 2025.**

Tipton County has a Master Plan but it's not specific to Mason.



**IV. New Business:**

- **KEVIN WARD – REZONING OF A VACANT LOT PRESENTLY ZONED RESIDENTIAL, AND REQUEST PROPOSED ZONING TO COMMERCIAL. BOTH PROPERTIES ARE OWNED BY MR. WARD/DEED BOOK 263, PAGE 359, DEED RECORD ATTACHED INCLUDING RECORD BOOK 1484 PAGES 242-243**

Mr. Morgan viewed the maps for verification purposes and shared the maps with the Board, looking for a legitimate lot. One lot is zoned B-1 General Business, and one lot is zoned R-1 Low Density Residential, examples of the rezoning would be a Walgreens or a C-Store with a gas station. The two lots are owned by the same person, Kevin Ward. Mr. Morgan is looking at the best land use for the property.

Mayor Noeman made a motion to change the vacant lot zoned as residential to commercial, as a recommendation to the BOA for approval, and the motion was 2<sup>nd</sup> by Mr. Martin: vote passed 5-0

- **DEBBIE HERRMANN – CSM WANT TO PLACE A 24X52 THREE BEDROOM DOUBLEWIDE MODULAR HOME ON HER LOT OF 1.23 ACRES**

Mrs. Herrmann explained that there are two double-wide manufactured homes on her property currently, and she wants to place another one on the side of her lot. Mr. Morgan mentioned the Ordinance that speaks to the Mobile Home Park which passed on 12-21-2020, that excludes Mobile Homes on individual lots. You can place them in the R-2 zone, but they are not allowed in R-1 and R-3 zones. Mrs. Herrmann said her home and her granddaughter homes came in 2021, and they both have septic systems. R-4 zone is listed as a Mobile Home Park on the zoning map. Mr. Morgan will research this further, and Lureatha Harris will contact Mrs. Herrmann after Mr. Morgan provides his recommendation.

**V. Any Other Business:**

Mr. Morgan asked the Board were there any Planning issues. Alderman Harris mentioned reapplying for funding, for the overall Master Plan. Mr. Morgan said this would be a Notice of Funds Availability, and this would have to be revamped through the State, and the Town would have to wait. This would be through Lora Harris with Delta Regional.

Alderman Rivers questioned the Board if any plans came before the Planning Board, with the business in front of her church across from Mr. Martin's house. There is a refrigerated truck where the gentleman plans on putting the deer. Mr. Martin mentioned a Noise Ordinance, coming from the compressor on a refrigerated truck. Mayor Noeman said a guy put it up there and the gentleman has a Health Department License, and the guy name is Jeff. Mr. Martin said the people from the church have a right to know, and he's concerned about the smell.

Mayor Noeman said the building is for drop-offs, but not processing the deer. Alderman Rivers questioned if certificates had been turned in, to Lureatha Harris because it's on the main hwy.



Alderman Rivers stated that no one had explained to the City Board, to make them aware. Mr. Morgan said the use fits within the commercial zoning, and Mayor Noeman verified that it's commercial and not residential. Mr. Martin said it's been done in secret, and Mr. Noeman said he would show Mr. Martin what's opened. Mr. Martin suggests that Mr. Noeman needs to come before the Board. Mr. Morgan said it's not a Planning Commission or Board issue. This needs to come before the Health Department. Mayor Noeman said he paid the girl up front for the remodeling permit, because the building was 35% destroyed, and he's trying to improve the properties. Mayor Noeman said this is only for collection and drop-offs. Alderman Rivers questioned Mayor Noeman, what was he building in the back of the trailer. Mayor Noeman said he would give the information later.

- VI. Adjournment:** Mayor Noeman made a motion to adjourn the Meeting, and the motion was 2<sup>nd</sup> by Mr. Martin: vote passed 5-0 (Meeting adjourned at 7:10PM)

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Lureatha Harris, Secretary

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Date

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Alethea Harris, Chairman