

**AGENDA FOR THE MEETING
OF THE
TIPTON COUNTY REGIONAL PLANNING COMMISSION**

**November 28, 2005
New Justice Complex
6:30 PM**

- I. Establishment of a Quorum and Call to Order
- II. Approval of Agenda; Approval of Minutes
- III. Old Business
- IV. New Business
 - A. Site Plan for Cornerstone Church
 - B. Preliminary Plat for Armstrong Estates
- V. Other Business
 - A. Amendment to the Zoning Resolution Concerning Appendix A, Form 1.
 - B. Amendment to the Zoning Resolution Concerning Appendix A, Form 2.
 - C. Amendment to the Zoning Resolution Concerning Appendix A, Form 4.
 - D. Amendment to the Zoning Resolution Concerning Construction Plans for Site Plan.
 - E. Amendment to the Zoning Resolution Concerning FAR Minimum Lot Width.
 - F. Amendment to the Zoning Resolution Concerning Exceptions to Lot Width Requirements.
 - G. Amendment to the Zoning Resolution Concerning Home Occupation Corrections.
 - H. Amendment to the Zoning Resolution Concerning Lot of Record Definition.
 - I. Amendment to the Zoning Resolution Concerning Site Plan Requirements Matching Appendix A, Form 1.
- VI. Adjournment

MINUTES OF THE
TIPTON COUNTY PLANNING COMMISSION
NOVEMBER 28, 2005

PRESENT:
TOMMY SMITH
DEBBIE OTTS
L.B. GLASS
ROGER WARMATH
BOB TAYLOR

OTHERS PRESENT:
WILLIAM VEAZEY, COUNTY PLANNER
PAT HIBDON, ADMIN. ASSIST. TO CO. PLANNER

THE TIPTON COUNTY PLANNING AGENDA

Roger Warmath made the motion and Tommy Smith seconded said motion to approve the November 28, 2005 Agenda as presented. Vote: For – Unanimous

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

Tommy Smith made the motion and Debbie Otts seconded said motion to approve the minutes of the October 24, 2005 meeting. Vote: For-Unanimous

CORNERSTONE ASSEMBLY OF GOD CHURCH-SITE PLAN/TAX MAP 108, PARCEL 15.03 ON 8.65 ACRES/ZONED R-1

Bob Taylor made the motion and Tommy Smith seconded said motion to defer action on this request until the December 2005 meeting due to lack of representation. Bob Taylor made the motion to recall his previous motion to defer action as the applicants arrived late, Tommy Smith seconded said motion. Darrell Hooks representing Cornerstone Assembly of God Church submitted a site plan to locate a 24’x30’ foot storage building on their property located at 8041 Mt. Carmel Rd. Bob Taylor made the motion and Tommy Smith seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

ARMSTRONG ESTATES PRELIMINARY PLAT/TAX MAP 126. PARCEL 12.02/ZONED R-1/34.02 ACRES

Tommy Smith made the motion and Bob Taylor seconded said motion to defer action on this request until the December 2005 meeting due to lack of representation. Tommy Smith made the motion to recall his previous motion to defer action as the applicants arrive late, Roger Warmath seconded said motion. Roy Meadows submitted a preliminary plat to create 28 lots from a 36.49-acre tract, which includes an out parcel that is located on the other side of Armstrong Rd. totaling 1.94 acres. The property is located along the southeast side of Armstrong Rd. approximately 320 feet east of Webb Lane. Tommy Smith made the motion and Bob Taylor seconded said motion to approve the preliminary plat with the following to be shown on the final plat: **1. Show culvert on Dry Branch Drive. 2. Delete the word Temporary from Temporary Turnaround Easement at the intersection of Dry Branch Drive and Dry Branch Cove. 3. Delete the word Temporary from Temporary Turnaround Easement the terminus of Dry Branch Drive** Vote: For-Unanimous

PROPOSED ZONING RESOLUTION AMENDING APPENDIX A, FORM 1(SITE PLAN CHECKLIST).

The purpose of this amendment is to add the following:

5. Location and dimensions of all boundary lines of the property to the nearest foot, including the total acreage or square footage of the site.

15. Grading and Erosion Control Plan (if necessary).

Roger Warmath made the motion and Bob Taylor seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

PROPOSED ZONING RESOLUTION AMENDING APPENDIX A, FORM 2 (BUILDING PERMIT APPLICATION)

The purpose of this amendment is to amend the following:

Add “R-1” and “C-2” to the line items in the Zoning portion of the permit. Add the following statement to the “notice” on the second page of the permit application: “I have received a copy of the Tipton County Building Inspection schedule with requirements associated with this permit.”

Bob Taylor made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

PROPOSED ZONING RESOLUTION AMENDING APPENDIX A, FORM 4 (APPLICATION TO APPEAR BEFORE THE TIPTON COUNTY BOARD OF ZONING APPEALS)

The purpose of this amendment is to amend the following:

Form 4 – Require Eight (8) Complete Sets of the Following:

Tommy Smith made the motion and Roger Warmath seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for Approval. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION MEETING
NOVEMBER 28, 2005 CONTINUED

PROPOSED ZONING RESOLUTION AMENDING SUBSECTION 3.120.G.10 IN ARTICLE III.

The purpose of this amendment is to amend the following:

3.120 Site Plan Requirement

G.10 All Commercial or Industrial zoned or use properties shall require a stormwater runoff analysis including before and after volumes, grading plans and erosion control plans (if necessary) approved by the Tipton County Public Works Department prior to Site Plan approval. These requirements also apply to all Assembly, Educational and Institutional classified occupancy construction (according to the current adopted Building Code) greater than two thousand five hundred (2,500) square feet.

Bob Taylor made the motion and Tommy Smith made the motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

PROPOSED ZONING RESOLUTION AMENDING SUBSECTION 5.051.E.1 IN ARTICLE V. MINIMUM LOT SIZE

Tommy Smith made the motion and Debbie Otts seconded said motion to deny recommending this amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

PROPOSED ZONING RESOLUTION BY ADDING SUBSECTION 6.080 IN ARTICLE VI, EXCEPTION TO LOT WIDTH REQUIREMENTS IN THE FAR ZONING DISTRICT.

The purpose of this amendment is to add the following:

6.080 Exception to Lot Width Requirement in the FAR Zoning District The minimum lot width requirements of one hundred fifty (150) feet in width at the building setback line shall be waived to a minimum of one hundred (100) feet for lots being subdivided with two or more existing residences, provided all other dimensional requirements have been met. Proof that the residences were permitted before November 13, 2003 shall be provided before any plat with less than one hundred fifty (150) feet in width at the building setback is approved.

Tommy Smith made the motion and Roger Warmath seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous.

PROPOSED ZONING RESOLUTION BY ADDING TO SUBSECTION 5.051.b.16, 5.051.C, 5.054.b.3, 5.054.C IN ARTICLE V AND 8.060.D IN ARTICLE VIII.

The purpose of this amendment it to add the following:

SECTION 1 - FAR DISTRICT.

5.051.B Uses Permitted:

16. Customary home occupation (minor only) as regulate in Article iv, Section 4.040.

SECTION 2 - FAR DISTICT

5.051.C Uses Permitted as Special Exception:

13. Customary home occupation (Accessory-Agriculture or Major) as regulated in Article IV, Section 4.040.

SECTION 3 - R-3 DISTRICT

5.054.B Uses Permitted:

3. Customary home Occupation (minor only) as regulated in Article IV, Section 4.040.

SECTION 4 - R-1 DISTRICT

5.054.C Uses Permitted as Special Exception:

6. Customary home occupation (Accessory-Agriculture or Major) as regulated in Article IV, section 4.040.

SECTION 5 BY ADDING TO THE PROCEDURE FOR AUTHORIZING SEPCIAL EXCEPTIONS TO READ AS FOLLOWS:

8.060.D Customary Incidental Home Occupation (Major or Minor).

Bob Taylor made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

PROPOSED ZONING RESOLUTION AMENDING SUBSECTION 2.020 IN ARTICLE II.

The purpose of this amendment is to amend the definition of **Lot of Record** to read as follows:

2.020 Lot of Record - A lot that is part of a subdivision recorded in the Office of the Tipton County Register of Deeds, or a lot described by metes and bounds, the description of which has been recorded in the office of the Tipton County Register of Deeds prior to the effective date of this zoning resolution and/or any previously adopted zoning resolution or amendment to the zoning resolution that may apply.

Debbie Otts made the motion and Bob Taylor seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION MEETING
NOVEMBER 28, 2005 CONTINUED**

PROPOSED ZONING RESOLUTION AMENDING SUBSECTION 3.120.G.1,7,9 IN ARTICLE III AND ADDING 11. TO SUBSECTION 3.120.G IN ARTICLE III

The purpose of this amendment is to amend the zoning resolution to read as follows: **3.120 Site Plan Requirement**

G.1. Name and address of development, owner of record and applicant and names of all adjoining property owners.

G.7. Acreage or square footage of the lot. Show the Flood Map number and date.

G.9. Location of all utilities, including all outside lighting (existing and proposed) and fire hydrants.

G.11. Location of property with respect to surrounding property and streets.

Tommy Smith made the motion and Roger Warmath seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

Meeting Adjourned at 7:20 P.M.