

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

**January 23, 2006
New Justice Complex
6:30 PM**

- I. Establishment of a Quorum and Call to Order (Election of Officers)
- II. Approval of Agenda; Approval of Minutes
- III. Old Business
- IV. New Business
 - A. Final Plat of Clarence Nathaniel's Wilkinsville Road Minor Subdivision.
 - B. Final Plat for the Adkins-Dolan Road Subdivision.
 - C. Preliminary Plan for the Addition To The Manor at Poplar Grove - Section B.
 - D. Extension of Road Bond or Approval of Maintenance Bond for Huffman Estates.
 - E. Billy Lawrence to Address the Planning Commission.
- V. Other Business
 - A. Amendment to the Subdivision Regulations Concerning Recording of Plat.
 - B. Amendment to the Subdivision Regulations Concerning Corrected Plat Reference.
 - C. Amendment to the Subdivision Regulations Concerning Fire Hydrants.
 - D. Amendment to the Subdivision Regulations Concerning Preliminary Plat Checklist.
 - E. Amendment to the Subdivision Regulations Concerning Preliminary Plat Features.
 - F. Amendment to the Subdivision Regulations Concerning Final Plat Checklist.
 - G. Amendment to the Subdivision Regulations Concerning Final Plat Features.
 - H. Information on Continuing Education Hours (TAPA Winter Retreat scheduled for February 9-10 at Fall Creek Falls State Park (in the middle of the Nashville, Knoxville and Chattanooga triangle), Mid-South Planning & Zoning Institute at the University of Memphis on March 17, and there is the TNGIC (Tennessee Geographic Information Council) Conference in Franklin on March 20-21.)
- VI. Adjournment

NOTE: There is a Public Hearing concerning the Proposed Amendments to the Subdivision Regulations that will begin at 6:15 pm.

**MINUTES OF THE
TIPTON COUNTY PLANNING COMMISSION
JANUARY 23, 2006**

**PRESENT:
TOMMY SMITH
DEBBIE OTTS
JIMMY COUSAR
BOB TAYLOR
L.B. GLASS**

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

ELECTION OF OFFICERS

Jimmy Cousar made the motion and Debbie Otts seconded said motion to keep the Elected Officials as is. Vote: Unanimous

THE TIPTON COUNTY PLANNING AGENDA

Jimmy Cousar made the motion and Debbie Otts seconded said motion to approve the January 23, 2006 Agenda as presented. Vote: For – Unanimous

PUBLIC HEARING FOR SUBDIVISION AMENDMENTS

A public hearing was called a 6:15 p.m. for subdivision amendments and was closed a 6:20 p.m. with no one appearing for discussion.

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

Tommy Smith made the motion and Jimmy Cousar seconded said motion to approve the minutes of the December 19, 2005 meeting with a minor change. Vote: For-Unanimous

NATHANIEL’S WILKINSVILLE ROAD MINOR S/D FINAL PLAT/TAX MAP 145, PARCEL 10.01/ZONED R-1

Clarence Nathaniel submitted a final plat to create 4 lots from an 8.50-acre tract. Lot 1 is 3.40 acres with 154.22 feet of road frontage. Lots 2, 3 and 4 have 1.70 acres with a 50- foot continuous ingress/egress easement each. The property is located on Wilkinsville Rd. Tommy Smith made the motion and Jimmy Cousar seconded said motion to approve this final minor plat as submitted subject to septic and signatures and no building permit is to sold until trailer is moved out of easement of Lot 2. Vote: For - Unanimous

ADKINS SUBDIVISION FINAL PLAT/TAX MAP 93, PARCEL 10.01 ON 15.70 ACRES/ZONED R-1

Jimmy Breem of Donald R. Cole and Associates representing Lynn Adkins submitted a final plat for creating 8 lots from a 15.70-acre tract with Sec. B showing 4 lots fronting Dolan Road and 6 lots fronting Meadowland Drive with a remaining 4.55 acres for future development. This plat was previously named Adkins-Dolan Road Subdivision, but has been changed to Adkins Subdivision. A new fire hydrant is shown to cover lots 5&6. A letter from Poplar Grove Utility has been provided for payment of fire hydrant. The property is located between Dolan Rd, and Meadowland Dr. Bob Taylor made the motion and Debbie Otts seconded said motion to approve the final plat as submitted. Vote: For-Unanimous

MANOR OF POPLAR GROVE-SECTION B ADDITION PRELIMINARY PLAT/TAX MAP 93, PARCEL 14.07 ON 17.4 ACRES/ZONED R-1

Jimmy Breem of Donald R. Cole and Associates and John Chorley, Jr. submitted a preliminary plat for creating 7 lots from a 17.4-acre tract. The property is located at the end of Manor Way off of Meadors Ridge Cove off of Drummonds Road. There is a proposed road for this subdivision, the addition of a cul-de-sac to the end of Manor Way. Lots 5, 6, and 7 all have 40 feet of frontage which all front on the turnaround of the cul-de-sac. Tommy Smith made the motion and Jimmy Cousar seconded said motion to approve this preliminary plat as submitted subject to two deficiencies on the preliminary that must be corrected before Final Plat approval. They are as follows: Owners Deed Book and Page Number, and the Final Plat must show fire hydrant protection for lots 6 and 7. Vote: For-Unanimous

HUFFMAN ESTATES MAINTENANCE ROAD BOND EXTENSION

Tommy Smith made the motion and Jimmy Cousar seconded said motion to approve the Maintenance Road Bond Extension for (1) one year. Vote: For-Unanimous

AMENDMENT TO SUBDIVISION REGULATIONS CONCERNING RECORDING OF PLATS IN 2.104.2.3.

2-104.2 Recording of Plat

3. All plats shall be filed by the enforcing officer, at the expense of the developer, with the county register’s office within ten (10) days of the date of signature.

Jimmy Cousar made the motion and Tommy Smith seconded said motion to approve this Subdivision Regulation Amendment as presented. Vote: For-Unanimous

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION MEETING
JANUARY 23, 2006**

AMENDMENT TO SUBDIVISION REGULATIONS TO CORRECT RECORDING OF PLATS IN 1-112.103.

1-112.103 Recording of Plats

Change reference of Section 2-105 to Section 2-104 in the first paragraph.

Tommy Smith made the motion and Bob Taylor seconded said motion to approve this Subdivision Regulation Amendment as presented. Vote: For-Unanimous

AMENDMENT TO SUBDIVISION REGULATIONS TO ADD TO PARAGRAPH TWO OF FIRE HYDRANTS IN ARTICLE IV, SECTION 4-106.2.

4-106.2 Fire Hydrants

Where **a minor subdivision of** three (3) or more lots (including the parent tract) are being subdivided along existing public ways and adequate water lines are available, (six (6) inches in diameter or greater) , fire hydrants shall be installed and color-coded in cooperation with the appropriate utility district. See Appendix C, for Color Code Standard.

Bob Taylor made the motion and Debbie Otts seconded said motion to approve this Subdivision Regulation Amendment as presented. Vote: For-Unanimous

AMENDMENT TO SUBDIVISION REGULATIONS TO REPLACE PRELIMINARY PLAT CHECKLIST IN APPENDIX A, FORM NUMBER 1.

Debbie Otts made the motion and Jimmy Cousar seconded said motion to approve to replace Preliminary Plat List with revised list as presented. Vote: For-Unanimous

AMENDMENT TO SUBDIVISION REGULATION TO REMOVE “CULVERTS, DRIVEWAY TILES” FROM ITEM #8 IN PRELIMINARY PLAT FEATURES IN ARTICLE V, SECTION 5-101.2.

Remove the words “culverts, driveway tiles” from item #8 in the Preliminary Plat Features in Article V, Section 5-101.2

Jimmy Cousar made the motion and Debbie Otts seconded said motion to approve this Subdivision Regulation Amendment as presented. Vote: For-Unanimous.

AMENDMENT TO SUBDIVISION REGULATIONS TO REPLACE FINAL PLAT CHECKLIST IN APPENDIX A, FORM NUMBER 2.

Tommy Smith made the motion and Bob Taylor seconded said motion to approve to replace Final Plat List with revised list as presented. Vote: For-Unanimous

AMENDMENT TO SUBDIVISION REGULATIONS FINAL PLAT FEATURES IN ARTICLE V, SECTION 5.103.2.

Add the words “Show total area of road dedication.” To Item #21 in the Final Plat Features in Article V, Section 5-103.2

Bob Taylor made the motion and Debbie Otts seconded said motion to approve this Subdivision Regulation Amendment as presented. Vote: For-Unanimous

BILLY LAWRENCE TO ADDRESS THE PLANNING COMMISSION

Billy Lawrence appeared before the Planning Commission to discuss Zoning and Mobile Homes with respect to the U.S. Constitution and Tennessee Code Annotated.

Meeting Adjourned at 7:35 P.M.