

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

**August 28, 2006
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
 - A. Preliminary Plat of Pecan Trails Subdivision
- IV. New Business
 - A. Site Plan for T-Mobile
 - B. Final Plat for Amendment to Lot 1 of the A.W. McMillin Subdivision
 - C. Rezoning Request for Reid & Tonya Hodge from FAR to I-2
- V. Other Business
 - A. Zoning Resolution Amendment for 5.051.B.8 FAR Uses Permitted
 - B. Zoning Resolution Amendment for 5.052.B.5 R-1 Uses Permitted
 - C. Zoning Resolution Amendment for 5.053.B.6 R-2 Uses Permitted
 - D. Zoning Resolution Amendment for 5.054.B.4 R-3 Uses Permitted
 - E. Zoning Resolution Amendment for 5.055.B.4 C-1 Uses Permitted
 - F. Zoning Resolution Amendment for 5.051.C.12 FAR Uses Permitted as Special Exception
 - G. Zoning Resolution Amendment for 4.030, 4.030.A, 4.030.G Temporary Use Regulations
 - H. Zoning Resolution Amendment for Article VII, Floodplain Zoning District
 - I. Transfer of Utility Bond to a Maintenance Bond (From \$10,000 to \$3,000) for Holly Woods Estates (Jimmy Marbry).
 - J. 4 Continuing Education Hours for Roger Warmath for attending the GIS Mapping Website Class.
 - K. 4 Continuing Education Hours for Roger Warmath for attending the GIS Mapping Website Class.
 - L. Discussion on the Proposed Wet Lands Subdivision Regulations Amendment.
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
AUGUST 28, 2006

PRESENT:

DEBBIE OTTS
ROGER WARMATH
TOMMY SMITH
BOB TAYLOR
JIMMY COUSAR
PHIL SMITH
L.B. GLASS

OTHERS PRESENT:

WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMIN. ASSIST. TO CO. PLANNER

TIPTON COUNTY PLANNING AGENDA

Tommy Smith made the motion to amend the Agenda by adding to Other Business Item M. Gilt Edge Zoning Ordinance Amendment for Chapter 8, Floodplain Zoning District and by replacing the name Roger Warmath with Phil Smith in Item K. of Other Business. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the August 28, 2006 Agenda as Amended. Vote: For – Unanimous

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

Tommy Smith made the motion and Bob Taylor seconded said motion to approve the minutes of the July 24, 2006 meeting as submitted. Vote: For-Unanimous

PECAN TRAILS PRELIMINARY PLAT/TAX MAP 141, PARCEL 6.01 ON 30.95 ACRES/ZONED R-1

Kevin Ledford of Ledford Engineering and Planning submitted this preliminary plat for subdividing (23) lots out a 39.95-acre tract. The property is located along the west side of Galilee Church Rd. The length of the cul-de-sac is shown as a total of 2,250 feet in length. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the preliminary plat with a 250-foot variance on the length of the cul-de-sac due to the proximity of Three Star Fire Dept., the proximity of the Poplar Grove Water Tower, the number of fire hydrants and the configuration of the property, and subject to the developer moving the location of the existing waterline from the road R.O.W. into the utility easement, widening the west side of Galilee Church Rd. to the intersection of Beaver Creek Rd. with a minimum of 18-feet in total width under the agreement presented by the Tipton County Public Works Dept. (See attached letter.) Vote: For-Unanimous

T-MOBILE SITE PLAN/TAX MAP 145, PARCEL 5.07 ON 9.45 ACRES/ZONED R-1.

Lou Katzerman representing T-Mobile submitted a site plan to add equipment to an existing cellular tower site located at 2325 Simmons Rd., Drummonds, TN 38023. The purpose of this request is to add a slab for equipment in a fenced-in area totaling an area of 15' by 20'. The location of the slab is outside the existing fenced in area and the fences are to be extended to Crown Castle's specifications and match the ground to the existing compound. Tommy Smith made the motion and Jimmy Cousar seconded said motion to approve this site plan as presented. Vote: For-Unanimous

A.W. MCMILLIN AMENDMENT TO LOT 1 FINAL PLAT/TAX MAP 37, PARCEL 78.0/ZONED R

Jim Key of Key Development submitted a final plat for creating Lot 1A from a 25.93-acre tract. The property is located at 11033 Highway 59 West and is in Gilt Edge City Limits. Lot 1A is proposed to be 1.00 acres with 201.04 feet of road frontage. The remaining acreage of 24.93 acres has 59.35 feet of frontage along Highway 59 West. Roger Warmath made the motion and Jimmy Cousar seconded said motion to approve the plat a submitted subject to septic and signatures. Vote: For-Unanimous

CONTINUED MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
AUGUST 28, 2006

REID & TONYA HODGE REZONING REQUEST HODGE LANE/TAX MAP 102, PARCEL 3.00/40 ACRES FROM FAR TO I-2

Reid & Tonya Hodge submitted a request to rezone 40 acres from FAR to I-2. The property is located at the end of Hodge Lane. The purpose of this rezoning is to conduct a metal recycling operation. Tommy Smith made the motion and Debbie Otts seconded said motion to provide a negative recommendation to the Tipton County Legislative Commission for the rezoning of this property due to the following reasons: (1) Lack of an Arterial Road, (2) Lack of Public Utilities, (3) spot zoning. Vote: Four (4) Votes For and Two (2) Votes against the motion to provide a negative recommendation to the Tipton County Legislative Commission for the rezoning.

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION- BY ADDING TO SUBSECTION 8.051.B IN ARTICLE V. Roger Warmath made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Modify Item 8 in the Uses Permitted of the FAR District to read as follows: 8. Churches and other places of religious assembly. . Vote: For-Unanimous

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-BY ADDING TO SUBSECTION 5.052.B IN ARTICLE V.

Roger Warmath made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Modify Item 5 in the Uses Permitted of the R-1 District to read as follows: 5. Churches and other places of religious assembly. Vote: For-Unanimous

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-BY ADDING TO SUBSECTION 5.052.B IN ARTICLE V.

Roger Warmath made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Modify Item 6 in the Uses Permitted of the R-2 District to read as follows: 6. Churches and other places of religious assembly. Vote: For-Unanimous

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-BY ADDING TO SUBSECTION 5.052.B IN ARTICLE V.

Roger Warmath made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Modify Item 4 in the Uses Permitted of the R-3 District to read as follows: 4. Churches and other places of religious assembly. Vote: For-Unanimous

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-BY ADDING TO SUBSECTION 5.052.B IN ARTICLE V.

Roger Warmath made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Modify Item 4 in the Uses Permitted of the C-1 District to read as follows: 4. Churches and other places of religious assembly. Vote: For-Unanimous

**CONTINUED MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
AUGUST 28, 2006**

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-BY ADDING TO SUBSECTION 5.051.C IN ARTICLE V.

Roger Warmath made the motion and Tommy Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Modify Item 12 in the Permitted of the FAR District to read as follows: Uses Permitted as Special Exception 12. Private Recreational Facilities, such as Golf Courses as regulated in Article IV, Section 4.200 or as defined in Article II, Section 2.020. Vote: For-Unanimous

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-BY ADDING TO SUBSECTION 4.030, 4.030.A & 4.030.G IN ARTICLE IV.

Roger Warmath made the motion and Tommy Smith seconded said motion to recommend this zoning resolution to the Tipton County Legislative Commission to schedule a Public Hearing. Add to the Temporary Use Regulations the following: 4.030 Temporary Use Regulations - The planning director shall approve all temporary uses, unless otherwise noted. 4.030.A Carnival or Circus- Such use shall be approved by the Planning Commission. 4.030.G Special Events- Such uses shall be approved by the Planning Commission. Vote: For-Unanimous

**AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION FOR ARTICLE VII,
FLOODPLAIN ZONING DISTRICT**

Roger Warmath made the motion and Jimmy Cousar seconded said motion to recommend this zoning resolution to the Tipton County Legislative Commission to schedule a Public Hearing to replace Article VII Floodplain Zoning District in its entirety. Vote: For-Unanimous

**HOLLY WOODS ESTATES (JIMMY MARBRY) TRANSFER OF UTILITY BOND TO A
MAINTENANCE BOND (FROM \$10,000 TO \$3,000)**

Tommy Smith made the motion and Jimmy Cousar seconded said motion to approve the transfer of the Utility Bond to a Maintenance Bond of \$3,000. Vote: For-Unanimous

**CONTINUING EDUCATION HOURS FOR ROGER WARMATH FOR ATTENDING THE GIS
MAPPING WEBSITE CLASS ON AUGUST 15, 2006**

Bob Taylor made the motion and Debbie Otts seconded said motion to approve four (4) Continuing Education hours for Roger Warmath for attending the GIS Mapping Website Class on August 15, 2006. Vote: For-Unanimous

**CONTINUING EDUCATION HOURS FOR PHIL SMITH FOR ATTENDING THE GIS MAPPING
WEBSITE CLASS ON AUGUST 15, 2006**

Roger Warmath made the motion and Debbie Otts seconded said motion to approve four (4) Continuing Education hours for Phil Smith for attending the GIS Mapping Website Class on August 15, 2006. Vote: For-Unanimous

DISCUSSION ON THE PROPOSED WET LANDS SUBDIVISION REGULATION AMENDMENT

The Planning Commission discussed the potential need for an amendment to the Subdivision Regulations concerning development in or around designated wetlands areas. The Planning Commission decided that this was an issue worth investigating further and authorized the Planning Staff to investigate further into this matter.

**AMENDMENT TO THE GILT EDGE ZONING RESOLUTION FOR CHAPTER 8, FLOODPLAIN
ZONING DISTRICT**

Debbie Otts made the motion and Roger Warmath seconded said motion to recommend to the Gilt Edge Mayor and Board of Alderman to schedule a Public Hearing to replace Chapter 8 Floodplain Zoning district in its entirety. Vote: For-Unanimous

Meeting Adjourned at 7:50 P.M.