

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

**September 25, 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
- IV. New Business
 - A. Site Plan for William Wayne Green, Sr. for a Customary Home Occupation.
 - B. Site Plan for Wade Morrison for Pro-Med Concepts on Highway 14 South
 - C. Amendment to the Subdivision Regulations, Article V, Section 5-103.2, Final Plat Features
 - D. Amendment to the Subdivision Regulations, Appendix A, Form Number 2, Final Plat Checklist
- V. Other Business
 - A. Approval of 8 Continuing Education Hours for William Veazey for the Tennessee APA Conference in Nashville on September 7&8, 2006.
- VI. Adjournment

NOTE: There is a public hearing set for 6:15 P.M. concerning the two Subdivision Regulations Amendments. Please arrive early for this hearing.

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
SEPTEMBER 25, 2006**

PRESENT:

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

OTHERS PRESENT:

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

PUBLIC HEARING 6:15 P.M. FOR THE FOLLOWING SUBDIVISION REGULATIONS

AMENDMENTS. Add the words, “including the location of all required fire hydrants.” To Item #23 in the Final Plat Features in article V, Section 5-103.2, and Replace item #6 in the Final Plat Checklist in Appendix A, Form Number 2 with the following: The size and location of any water and sewer mains, gas lines and all required fire hydrants. The Public Hearing was closed at 6:30 P.M. without any comments from the Public.

TIPTON COUNTY PLANNING AGENDA

Tommy Smith made the motion to amend the Agenda by adding to Other Business Item B. Wetlands Update. Bob Taylor seconded said motion to approve the September 25, 2006 Agenda as Amended. Vote: For – Unanimous

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

Bob Taylor made the motion and Phil Smith seconded said motion to approve the minutes of the August 28, 2006 meeting as submitted. Vote: For-Unanimous

WILLIAM WAYNE GREEN, SR. SITE PLAN-SPECIAL EXCEPTION/TAX MAP 132, PARCEL 20.03 ON 2. ACRES/ZONED FAR/215 CANAAN GROVE RD.

William Wayne Green, Sr. submitted a site plan for a Special Exception to operate and perform mostly small-scale woodworking and welding services along with repair. Mr. Green plans to use his existing 24’ x 40’ shop. Mr. Green is the only employee at this time. He can employ only (1) one paid assistant. Mr. Green stated that he would be the only person working. No activity, materials, goods or equipment shall be visible from the street. No signs that exceed six square feet in size and no more than four feet in height. Mr. Green meets all of the criteria for Accessory Agricultural Home Occupation. Bob Taylor made the motion and Debbie Ottis seconded said motion to approve this site plan as presented. The Board of Zoning Appeals approved the Use Permitted on 9-25-06. Vote: For-Unanimous

WADE MORRISON-SITE PLAN-PRO-MED CONCEPTS/TAX MAP 130, PARCEL 48.00/ZONED C-2/4.854 ACRES/HWY 14 SOUTH.

Wade Morrison submitted a site plat for a Medical Research and Development Facility. The Board of Zoning Appeals approved the Use Permitted as a Special Exception for this zoning district, at their meeting held on 9-25-06 at 5 P.M. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the site plan as submitted subject to 1. The proposed sign being moved out of the R.O.W. 2. Obtaining a letter from the Tipton County Pubic Works Director pertaining to the Water Detention. 3. Showing location of the 6” water main on the site plan. Vote: For-Unanimous

AMENDMENT TO THE SUBDIVISION REGULATION, ARTICLE V, SECTION 5-103.2, TO ITEM #23 FINAL PLAT FEATURES, ADD THE WORDS, “INCLUDING THE LOCATION OF ALL REQUIRED FIRE HYDRANTS”.

Tommy Smith made the motion and Phil Smith seconded said motion to amend the Subdivision Regulations. Vote: For-Unanimous

**CONTINUED MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
SEPTEMBER 25, 2006**

AMENDMENT TO THE SUBDIVISION REGULATION, APPENDIX A, FORM NUMGER 2, FINAL PLAT CHECKLIST. REPLACE ITEM #6 WITH THE FOLLOWING; THE SIZE AND LOCATION ON ANY WATER AND SEWER MAINS, GAS LINES AND ALL REQUIRED FIRE HYDRANTS. Debbie Otts made the motion and Roger Warmath seconded said motion to amend the subdivision Regulations. Vote: For-Unanimous

CONTINUING EDUCATION (8) HOURS FOR WILLIAM VEAZEY, FOR ATTENDING THE TENNESSEE APA CONFERENCE IN NASHVILLE ON SEPTEMBER 7 & 8, 2006. Bob Taylor made the motion and Tommy Smith seconded said motion to approve eight (8) Continuing Education hours for William Veazey for attending the Tennessee APA conference in Nashville on September 7 & 8, 2006. Vote: For-Unanimous

WETLANDS UPDATES

The Planning Commission discussed the possibility of adding a wetlands section to the Subdivision Regulations. The County Planner discussed information that had been received concerning wetlands and how wetlands are delineated. Based on the information provided, it was requested that the County Planner investigate further into the matter (concerning mapping procedures and codes if any were available).

Meeting Adjourned at 7:30 P.M.