

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

**April 23, 2007  
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 Cathy Lynn Alsbrook
  - B. Rezoning Request for Charles and Wayne Click From R-1 to C-1
  - C. Rezoning Request for Tim Waywell From R-1 to FAR
- V. Other Business
  - A. Proposed Amendment to the Zoning Resolution Concerning Road Construction in the FAR Zoning District.
  - B. Proposed Amendment to the Tipton County Regional Planning Commission By-Laws Concerning a Public Forum Item to add to the agenda layout.
  - C. Discussion Concerning Decentralized Sewer Systems.
  - D. Update to the Tipton County Major Road Plan
  - E. Approval of 5 Hours of Continuing Education for attending the Mid-South Planning & Zoning Institute on March 30, 2007 for William Veazey.
  - F. Approval of 6 Hours of Continuing Education for attending the Mid-South Planning & Zoning Institute on March 30, 2007 for Phil Smith.
  - G. Approval of 6 Hours of Continuing Education for attending the Mid-South Planning & Zoning Institute on March 30, 2007 for Corky Clowes.
- VI. Adjournment

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**APRIL 23, 2007**

**PRESENT:**  
**TOMMY SMITH**  
**PHIL SMITH**  
**CARLOS CLOWES**  
**ROGER WARMATH**  
**DEBBIE OTTS**

**OTHERS PRESENT:**  
**WILLIAM VEAZEY, TIPTON COUNTY PLANNER**  
**PAT HIBDON, ADMIN. ASSIST. TC PLANNER**

**TIPTON COUNTY PLANNING AGENDA**

Phil Smith made the motion and Carlos Clowes seconded said motion to approve the April 23, 2007 Agenda as submitted. Vote: For – Unanimous

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

Debbie Otts made the motion and Phil Smith seconded said motion to approve the minutes of the Special Called Meeting on March 14, 2007 meeting as submitted. Vote: For-Unanimous

Roger Warmath made the motion and Debbie Otts seconded said motion to approve the minutes of the March 26, 2007 meeting as submitted. Vote: For-Unanimous

**CATHY LYNN ALSBROOK-SITE PLAN-DAY CARE HOME (FAMILY)/TAX MAP130 PARCEL 17.0/2.07 ACRES/6067 HWY. 14 SOUTH-38011 /ZONED R-1**

Cathy Lynn Alsbrook has submitted a request for a Special Exception to operate a Day Care Home (Family) on 2.07 acres at the intersection of Highway 14 South and Poindexter Road. According to the Zoning Resolution/Tennessee State Code Annotated, a Day Care Home (Family) includes day care in an occupied residence of not more than seven (7) children under seventeen (17) years of age for less than twenty-four (24) hours per day without transfer of custody, including children living in the home. All requirements have been met for a Day Care Home (Family). Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted subject to the shed in the side yard being moved to the back yard. Vote: For-Unanimous

**CHARLES AND WAYNE CLICK-REZONING REQUEST/TAX MAP 141, PARCEL 3.00 /ZONED R-1/1.04 ACRES/1538 DUNLAP ORPHANAGE RD. -38011**

Charles and Wayne Click have submitted a rezoning request. The purpose of this request is to rezone 1.04 acres for R-1 to C-1 to operate a Fence Company. This property is surrounded by R-1. The nearest commercially zoned property is located at the intersection of Beaver Creek and Highway 14, approximately 3,800 feet away. This property was zoned C-1 years ago and was changed to R-1 on November 10, 2003. A site plan must be submitted after the rezoning if approved by the County Legislative Body. Phil Smith made the motion and Roger Warmath seconded said motion for a positive recommendation to the Tipton County Legislative Commission for the rezoning of this property from R-1 to C-1. Vote: For-Unanimous

**VIRGINIA & TIM WAYWELL-REZONING REQUEST/MAP 65, PARCEL 24.02/ZONED R-1/9.76 ACRES/933 BOSWELL RD.**

Virginia and Tim Waywell have submitted a rezoning request to rezone 9.76 acres of property from R-1 to FAR. The purpose of this request is to operate a horse boarding activity. The property is surrounded by R-1. The nearest FAR zoning district is located approximately 3,200 feet away. A site plan must be submitted after the rezoning if approved by the County Legislative Body. Phil Smith made the motion and Roger Warmath seconded said motion for a positive recommendation to the Tipton County Legislative commission for the rezoning of this property from R-1 to FAR. Vote: For-Unanimous

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**APRIL 23, 2007**  
**CONTINUED**

**AMENDMENT TO THE ZONING RESOLUTION CONCERNING ROAD CONSTRUCTION IN THE FAR ZONING DISTRICT BY REPLACING THE SECOND PARAGRAPH TO SUBSECTION 5.051.A IN ARTICLE V.**

Roger Warmath made the motion and Debbie Otts seconded said motion for a positive recommendation to the Tipton County Legislative Commission to replace the second paragraph to Subsection 5.051.A. Vote: For-Unanimous

**PROPOSED AMENDMENT TO THE TIPTON COUNTY REGIONAL PLANNING COMMISSION BY-LAWS CONCERNING A PUBLIC FORUM ITEM TO ADD TO THE AGENDA LAYOUT.**

Roger Warmath made the motion and Carlos Clowes seconded said motion to defer this item until the May 21, 2007 meeting. Vote: (4) For-Unanimous and (1) Vote Against

**DISCUSSION CONCERNING DECENTRALIZED SEWER SYSTEMS**

TC Planner William Veazey, Planning Commissioner Tommy Smith and Poplar Grove Utility Director David Braden meet with Tipton County Executive Jeff Huffman and discussed the matter concerning the decentralized sewer systems. There has been no decision as to the direction the Planning Commission need to take at this point.

**UPDATE TO THE MAJOR ROAD PLAN**

TC Planner William Veazey updated the Planning Commission with information on the progress occurring with the TC Public Works Director Leon Davenport and the Municipalities with which he is working with. More work is needed with updates to follow.

**APPROVAL OF 5 HOURS OF CONTINUING EDUCATION FOR ATTENDING THE MID-SOUTH PLANNING & ZONING INSTITUTE ON MARCH 30, 2007 FOR WILLIAM VEAZEY.**

Debbie Otts made the motion and Phil Smith seconded said motion to approve five (5) hours of Continuing Education for attending the Mid-South Planning & Zoning Institute on March 30, 2007 for William Veazey. Vote: For-Unanimous

**APPROVAL OF 5 HOURS OF CONTINUING EDUCATION FOR ATTENDING THE MID-SOUTH PLANNING & ZONING INSTITUTE ON MARCH 30, 2007 FOR PHIL SMITH**

Roger Warmath made the motion and Debbie Otts seconded said motion to approve five (5) hours of Continuing Education for attending the Mid-South Planning & Zoning Institute on March 30, 2007 for Phil Smith. Vote: For-Unanimous

**APPROVAL OF 5 HOURS OF CONTINUING EDUCATION FOR ATTENDING THE MID-SOUTH PLANNING & ZONING INSTITUTE ON MARCH 30, 2007 FOR CORKY CLOWES.**

Roger Warmath made the motion and Debbie Otts seconded said motion to approve five (5) hours of Continuing Education for attending the Mid-South Planning & Zoning Institute on March 30, 2007 for Corky Clowes. Vote: For-Unanimous

**Meeting Adjourned at 8:25 P.M.**