

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

**February 25, 2008
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 of Verizon Wireless Tower
 - B. Preliminary Plat of Fields Subdivision
 - C. Preliminary Plat of Grace Farms Subdivision
 - D. Final Plan of the Glenn - Highway 54 East Minor Plat
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
 - A. Proposed Subdivision Regulations Amendment Concerning Signing of Plats
 - B. Proposed Subdivision Regulations Amendment Concerning Cul-De-Sac Bubbles
 - C. Proposed Subdivision Regulations Amendment Concerning Continuing Streets
 - D. Approval of the MTAS Municipal Administration Program on March 4, 2008 in Bartlett as a Continuing Education Class.
 - E. Approval of the MTAS Municipal Administration Program on March 5, 2008 in Jackson as a Continuing Education Class.
 - F. Approval of 5 Continuing Education Hours for William Veazey for attending the TAPA Winter Retreat.
- VII. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
FEBRUARY 25, 2008

PRESENT:
TOMMY SMITH
PHIL SMITH
ROGER WARMATH
DEBBIE OTTS
CARLOS CLOWES
BOB TAYLOR
OZELL WRIGHT

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 February 25, 2008 Agenda.
Vote: For – Unanimous

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

Bob Taylor made the motion and Debbie Otts seconded said motion to approve the January 28, 2008 minutes. Vote:
For-Unanimous

VERIZON WIRELESS/ SITE PLAN-CELL TOWER/TAX MAP 71, GROUP A, PARCEL 26.0/ZONED R-1/ACRES 43.7/HWY 179 & 14

Phillip Head, Attorney representing Verizon Wireless has submitted a site plan to locate a cellular tower in the R-1 Zoning district on 43.7 acres at the intersection of Highway 179 and Highway 14. The BZA at the earlier meeting approved their request for a Use Permitted as a Special Exception to locate the cell tower in R-1 Zoning. The purpose of the site plan is to construct a 205' wireless communication tower with a 7' beacon totaling 212'. The fall zone is shown as 222' in radius. All of the site plan requirements have been met. The fencing height and barbed wire requirements and also the planting/screening, which is stated to be shrubs between 2' and 8' and they wish to plant trees of 6' to 8' in height located 10' on center. All lease agreement and FAA approvals have been submitted. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted.
Vote: For-Unanimous

FIELDS SUBDIVISION PRELIMINARY PLAT/TAX MAPS 131 & 126, PARCELS 50.01 & 9.02/ZONED R-1/ACRES 27.74/ARMSTRONG ROAD

This will be the 1st deferral. There was no representation for this plat.

GRACE FARMS PRELIMINARY PLAT/TAX MAP 147, PARCEL 4.0, /ZONED R-1/ACRES 84.23/CRIGGER ROAD

Sonny Pittman of Pittman Surveying has submitted a preliminary plat for subdividing (43) lots out of an n 84.23-acre tract. The property is located along the west side of Crigger Road at the county line approximately 1,249.50 feet north of Charles Bartlett Road. The 911 Director has approved the road names in this subdivision. There are 9 new fire hydrants proposed for this subdivision and an additional 13 fire hydrants located along Crigger Road going north to Smith Road. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the preliminary plat with the following corrections to be shown on the final plat. (1) Lots 18 & 35 are dual road frontage. These setbacks are two fronts at 35' and two rears at 30'. (2) Flood Hazard area should be Zone A. (3)Public Water note should be corrected. (4) No construction of any kind in wetlands should be added to the note.
Vote: For-Unanimous

TIPTON COUNTY PLANNING COMMISSION
FEBRUARY 25, 2008
CONTINUED

GLENN-HIGHWAY 54 EAST FINAL MINOR PLAT/TAX MAP 43, PARCEL 36.0/ZONED FAR/ACRES 2.07/5349 & 5311 HIGHWAY 54 EAST AND CHARLESTON-GIFT ROAD.

Paul Erwin of Erwin Surveying submitted a final plat for subdividing a 2.07-acre lot into two lots. The purpose of this plat appearing before the Planning Commission is that a variance was required for this division. Even though there is 2.07 acres on this property, 0.34 acres ended up as dedication toward R-O-W, leaving only 1.72 acres. There are two existing residences on this property. The first addressed as 5311 was built in 1956. The second addressed as 5349 has a residence that has been on tax roll at least since 1980. The BZA approved the 0.40-acre variance due to the fact that both residences existed before zoning codes came into effect and that the dedication of R-O-W took over 1/3 of an acre. Lot 1 is proposed to be 1.12 acres with a brick residence, carport and shop with 222.54 feet of road frontage along Highway 54 East. Lot 2 is proposed to be 0.60 acres with a modular home and carport with 102.91 feet of road frontage along Highway 54 East and 78.06 feet of road frontage along Charleston-Gift Road. There is no public water available to this site. Roger Warmath made the motion and Phil Smith seconded said motion to approve this final minor plat as submitted. Vote: For-Unanimous

AMENDING THE SUBDIVISION REGULATIONS TO ADD TO SIGNING OF PLAT IN 2-104.1.2.

The purpose of this amendment is to amend the following:

2-104.1.2 Signing of Plat

2. In addition, all septic documentation associated with the plat, including the remaining property if less than five (5) acres, shall be provided before endorsing approval.

Roger Warmath made the motion and Phil Carlos Clowes seconded said motion to schedule a Public Hearing for April 28, 2008 for this Subdivision Regulation Amendment as presented. Vote: For-Unanimous

AMENDING THE SUBDIVISION REGULATIONS TO AMEND TABLE I, GENERAL DESIGN STANDARDS FOR ROADS IN ARTICLE IV, SECTION 4-103.2 DESIGN STANDARDS.

The purpose of this amendment is to amend the following:

ARTICLE IV, SECTION 4-103.2 IN TABEL I, GENERAL DESIGN STANDARDS FOR ROADS

LENGTH OF CUL-DE-SAC

| | |
|-----------|------------|
| Permanent | 1,000 feet |
| Temporary | 1,000 feet |

A cul-de-sac may extend to an absolute maximum of 2,000 feet; however, any cul-de-sac that extends to a distance of greater than 1,000 feet shall be required to install a circular turnaround, with the same specifications as the terminus of the cul-de-sac, every **400 to 600 feet**, from the beginning of the cul-de-sac.

Bob Taylor made the motion and Ozell Wright seconded said motion to schedule a Public Hearing for April 28, 2008 for this Subdivision Regulation Amendment as presented. Vote: For-Unanimous.

TIPTON COUNTY PLANNING COMMISSION
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CONTINUED

AMENDING THE SUBDIVISION REGULATIONS TO AMEND ARTICLE IV, SECTION 4-103.109.a
ARRANGEMENT OF CONTINUING ROADS

The purpose of this amendment is to amend the following:

Section 4-103.109.a Arrangement of Continuing Roads

a. **Arrangement of Continuing Roads** -- The arrangement of roads shall provide for the continuation of major roads between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, efficient provisions of utilities, and when such continuation is in accordance with the major street or road plan. If the adjacent property is undeveloped and the public way must be a dead-end road temporarily, the right-way shall be extended to the property line. **At such time, when the adjacent property is to be developed, the developer of the new development, at their expense, shall connect the existing temporary cul-de-sac to a road in the new development.** A temporary cul-de-sac, temporary T-, or L-shaped turnabout shall be provided on all temporary dead-end roads as required in the following turnaround standards, with a notation on the subdivision plat that land outside the normal road right-of-way shall revert to abutting property owners whenever the road is continued.

The Planning Commission shall limit the length of temporary dead-end roads in accordance with the design standards of these regulations. Phil Smith made the motion and Ozell seconded said motion to schedule a Public Hearing for April 28, 2008 for this Subdivision Regulation Amendment as presented. Vote: For-Unanimous

APPROVAL OF THE MTAS MUNICIPAL ADMINISTRATION PROGRAM ON MARCH 4, 2008 IN BARTLETT AS A CONTINUING EDUCATION CLASS.

Debbie Otts made the motion and Bob Taylor seconded said motion to approve the MTAS Municipal Administration Program on March 4, 2008 in Bartlett as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF THE MTAS MUNICIPAL ADMINISTRATION PROGRAM ON MARCH 5, 2008 IN JACKSON AS A CONTINUING EDUCATION CLASS.

Withdrawn

APPROVAL OF 5 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TAPA WINTER RETREAT.

Debbie Otts made the motion and Ozell Wright seconded said motion to approve five (5) Continuing Education hours for William Veazey for attending the TAPA Winter Retreat. Vote: For-Unanimous

Adjournment: 8:20 P.M.