

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

**March 24, 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. Final Plan of the Hancock - Pickens Store Road Minor Plat
 - B. Final Plat of Adkins - Dolan Road Subdivision, Section B
 - C. Final Plat of J's and R's Development Minor Subdivision Plat
 - D. Preliminary Plat of Fields Subdivision
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
 - A. Proposed Zoning Resolution Amendment Concerning Family Burial Grounds.
 - B. Proposed Zoning Resolution Amendment Concerning Site Plan Requirements.
 - C. Proposed Zoning Resolution Amendment Concerning Site Plan Checklist.
 - D. Approval of 4 Continuing Education Hours for Roger Warmath for attending the MTAS Municipal Administration Program on March 4, 2008 in Bartlett.
 - E. Approval of 4 Continuing Education Hours for Debbie Otts for attending the MTAS Municipal Administration Program on March 4, 2008 in Bartlett.
 - F. Approval of 4 Continuing Education Hours for Bob Taylor for attending the MTAS Municipal Administration Program on March 4, 2008 in Bartlett.
 - G. Approval of 4 Continuing Education Hours for Corky Clowes for attending the MTAS Municipal Administration Program on March 4, 2008 in Bartlett.
 - H. Approval of 4 Continuing Education Hours for Ozell Wright for attending the MTAS Municipal Administration Program on March 4, 2008 in Bartlett.
- VII. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MARCH 24, 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

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

Roger Warmath made the motion and Bob Taylor seconded said motion to approve the March 24, 2008 Agenda. Vote: For – Unanimous

Bob Taylor made the motion and Ozell Wright seconded said motion to approve the February 25, 2008 minutes. Vote: For-Unanimous

HANCOCK-PICKENS STORE ROAD-FINAL MINOR PLAT/TAX MAP 132, GROUP A, PARCEL 26.04/ZONED FAR/ACRES 6.0/4750 PICKENS STORE RD.

Jack Hancock has submitted a minor plat to subdivide existing property located on Pickens Store Road. The purpose of this minor plat appearing before the Planning Commission is that Mr. Hancock is trying to subdivide 6.0 acres to place a second residence and a variance was required. The request was for an 8-foot variance to the required setback for an easement. Currently the setback for a 50-foot easement is 15 feet. The intention is that once the house is build and the son moves out of the existing manufactured is to remove the manufactured and put the property back together as one 6-acre tract. However, there is no real time frame for this to happen. On January 28, 2008 the BZA granted the 8-foot variance to the setback for a 50-foot easement. There exists a 6-inch water line located on the east side of Pickens Store Road. Lot 1 will consist of 1.12 acres with an existing residence and a total of 201.14 feet of road frontage. Lot 2 has 4.77 acres without a residence and a total of 50.29 feet of road frontage with an additional easement that varies in width from 33.66 feet to 64 feet. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the plat as submitted subject to septic and signatures. Vote: For-Unanimous

ADKINS-DOLAN ROAD SECTION B-FINAL PLAT/TAX MAP 93, PARCEL 10.01, /ZONED R-1/ DOLAN ROAD

Plat was withdrawn for lack of Water and Road Bond.

TIPTON COUNTY PLANNING COMMISSION
MARCH 24, 2008
CONTINUED

J'S AND R'S DEVELOPMENT FINAL MINOR PLAT/TAX MAP 126, PARCEL 12.06/ZONED R-1/ACRES 30.66/ARMSTRONG ROAD.

John Kay submitted a final plat for subdividing two lots out of a 30.66-acre tract. Lot 1 is proposed as 1.19 acres with 50.51 feet of road frontage. Lot 2 is proposed as 0.76 acres with 174.56 feet of road frontage. The remaining acreage of 28.52 acres has approximately 168 feet of road frontage on one side of the property and an additional 50-foot access on the east side of the property is the proposed I-69 path bisects the property. There exists an 8" water main along the south side of Armstrong Road. Phil Smith made the motion and Roger Warmath seconded said motion to approve this final minor plat with the following corrections: Lot 1 Change the east side yard setback to a rear yard setback of 30 feet, and show the front setback at the point where the lot width is at 100 feet wide. Lot 2 Change the south and east rear side yard setbacks to rear yard setbacks of 30 feet. Remove the lines beyond those lots that represent access to the remainder of the property. Vote: For-Unanimous

FIELDS SUBDIVISION PRELIMINARY PLAT/TAX MAP 113, PARCEL 50.01 & TAX MAP 126, PARCEL 9.02/ZONED R-1/ACRES 24.74/ARMSTRONG ROAD.

This is the second deferral. The plat must be resubmitted.

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION- BY ADDING SUBSECTION 4.270 IN ARTICLE IV – FAMILY BURIAL GROUNDS

Debbie Otts made the motion and Phil Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Vote: For - Unanimous

Subsection 4.270, Article IV of the Zoning Resolution is amended by adding Family Burial Grounds to read as follows:

4.270 FAMILY BURIAL GROUNDS PROTECTION REQUIREMENTS

This section is intended to provide notice to buyers of property with known burial grounds and gravesites for the protection of these sites. It is highly recommended that family burial grounds be subdivided from the original tract of property and recorded in the Register of Deeds Office for protection. There is no minimum lot size requirements if property for family burial grounds were to be subdivided, however, there shall be a minimum of ten (10) feet of road frontage or a ten (10) foot permanent ingress/egress easement for access to the subdivided family burial grounds. The subdivided area shall not allow for any residential or commercial construction and shall be noted on the plat. Only structures associated with the maintenance of the family burial grounds shall be allowed. A gravesite or crypt may not be disturbed in the area of ten (10) feet surrounding the perimeter of the gravesite or crypt.

TIPTON COUNTY PLANNING COMMISSION
MARCH 24, 2008
COUNTINUED

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-AMENDING
SUBSECTION 3.120.G.8&9 (SITE PLAN REQUIREMENTS) IN ARTICLE III.

Bob Taylor made the motion and Carlos Clowes seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Vote: For - Unanimous

Subsection 3.120.G.8&9, Article III of the Zoning Resolution is amended as follows:

3.120 Site Plan Requirement

- G.8 Sufficient grade and elevation information to demonstrate that the property will drain properly, and Show the topographic contour lines at a five (5) foot interval. The location of any potential wetlands areas.
- G.9 Location of all utilities, including all outside lighting (existing and proposed), fire hydrants, fire lines, meter, valves, and backflow preventers.

AMENDMENT TO THE TIPTON COUNTY ZONING RESOLUTION-AMENDING APPENDIX
A, FORM 1 (SITE PLAN CHECKLIST).

Roger Warmath made the motion and Phil Smith seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission to schedule a Public Hearing. Vote: For – Unanimous

That Appendix A, Form 1 (Site Plan Checklist) of the Zoning Resolution to read as follows:

- ___ 7. Location of existing or proposed utilities, including outdoor lighting, fire hydrants, fire line, meters, valves and backflow preventers.
- ___ 8. Nature of proposed use of the site. Location of any potential wetlands.

APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR ROGER WARMATH, DEBBIE
OTTS, BOB TAYLOR, CORKEY CLOWES AND OZELL WRIGHT FOR ATTENDING MTAS
MUNICIPAL ADMINISTRATION PROGRAM ON MARCH 4, 2008 IN BARTLETT, TN.

Phil Smith made the motion and Debbie Otts seconded said motion to approve four (4) continuing education hours for Roger Warmath, Debbie Otts, Bob Taylor, Corkey Clowes, and Ozell Wright for attending MTAS Municipal Administration Program on March 4, 2008 in Bartlett, TN. Vote: For - Unanimous

Adjournment: 7:30 P.M.