

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

**April 28, 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. Preliminary Plat of Fields Subdivision
  - B. Final Plan of the Brotherton Farm Minor Plat
  - C. Rezoning Request by Kimberly Way from R-1 to C-2
  - D. Final Plat of Adkins - Dolan Road Subdivision, Section B
  - E. Revised Site Plan of Pro-Med Concepts LLC
- 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. Discussion of Proposed By-Laws Amendment Concerning Deficiencies on Submittals.
- VII. Adjournment

**NOTE: There is a Public Hearing Scheduled for 6:15 P.M. for the Amendment Listed in Other Business.**

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**APRIL 28, 2008**

**PRESENT:**

TOMMY SMITH  
 PHIL SMITH  
 ROGER WARMATH  
 CARLOS CLOWES  
 OZELL WRIGHT  
 BOB TAYLOR  
 DEBBIE ODTTS

**OTHERS PRESENT:**

WILLIAM VEAZEY, TIPTON COUNTY PLANNER  
 PAT HIBDON, ADMIN. ASSIST. TC PLANNER

**TIPTON COUNTY PUBLIC HEARING HELD AT 6:15 P.M. /SUBDIVISION REGULATIONS AMENDMENTS/SIGNING OF PLATS, CUL-DE-SAC BUBBLES AND CONTINUING STREETS.**

There were no comments from the public.

**Adjournment 6:25 P.M.**

**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 April 28, 2008

Agenda. Vote: For – Unanimous

Phil Smith made the motion and Ozell Wright seconded said motion to approve the March 24, 2008 minutes. 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.**

Joseph Fields has submitted a preliminary plat for subdividing 30 lots out of a 24.74-acre tract. There are no wetlands on this property. There is a 6" water main running along Armstrong Road. Bob Taylor made the motion and Ozell Wright seconded said motion to approve the preliminary plat with the following corrections: Lot 1 & Lot 30 setbacks need to be 30 feet on the north property lines. Vote: For-Unanimous

**BROTHERTON FARM MINOR FINAL PLAT/TAX MAP 77, PARCEL 10.0/ZONED R-1/END EMBRY ANDERSON RD.**

Defer plat until May 19, 2008 meeting. Plat had no representation.

**KIMBERLY WAY/REZONING REQUEST FROM R-1 TO C-2/TAX MAP 130, PARCEL 37.16/ACRES 5.15/174 NELSON DR.**

Kimberly Way has submitted a rezoning request to rezone 5-15 acres at 174 Nelson Drive (property also fronts off of Highway 14 South from R-1 to C-2. The purpose of this request is for light commercial.

The property across Highway 14 is zoned C-2 and the adjacent property to the south is zoned C-2. Roger Warmath made a motion and Phil Smith seconded said motion for a negative recommendation to the Tipton County Legislative Commission to have this property rezoned for R-1 to C-2 because the request does not meet the following in **Article 5056.A. C-2 Light Commercial District. District Description of the Tipton County Zoning Resolution as follows:** The areas of C-2, Light Commercial will be compact, and will be adjacent to, but not internal to, major subdivisions as defined by the Tipton County Subdivision Regulations. The C-2, Light Commercial District, will be permitted on arterial or collector status roads only. Vote: 6-For Bob Taylor Abstained

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

Plat was withdrawn for lack of Road Construction Approval.

**TIPTON COUNTY PLANNING COMMISSION**  
**APRIL 28, 2008**  
**CONTINUED**

**PRO-MED CONCEPTS LLC-REVISED SITE PLAN/TAX MAP 130, PARCEL 48.00/ZONED C-2/ACRES 4.854/HWY 14.**

A revised site plan has been submitted for a Medical Research and Development Facility. The reason for this site plan appearing before the planning commission again is that the originally approved site plan has over a year since approval and there has been an increase in the size of the office building from 3,000 square feet to 4,800 square feet. Bob Taylor made the motion and Ozell Wright seconded said motion to approve the revised site plan with the stipulation that once utilities are installed a revised drawing be submitted for filing. Vote: For-Unanimous

**AMENDING THE SUBDIVISION REGULATIONS TO ADD TO SIGNING OF PLATS 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 drawings and/or affidavits associated with the plat, including the remaining property if less than five (5) acres, shall be provided before endorsing approval.**

Bob Taylor made the motion and Debbie Otts seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for this Subdivision Amendment as presented. Vote: For - Unanimous

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

The purpose of this amendment is to amend the following:

Article IV, Section in Table I, General Design Standards For Streets

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 beginning of the cul-de-sac.

Roger Warmath made the motion and Carlos Clowes seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for this Subdivision Amendment as presented. Vote: For – Unanimous

TIPTON COUNTY PLANNING COMMISSION  
APRIL 28, 2008  
CONTINUED

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

The purpose of this amendment is to amend the following:

- a. Arrangement of Continuing Streets -- The arrangement of streets shall provide for the continuation of major streets 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 street temporarily, the right-of-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 streets as required in the following turnabout standards, with a notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutting property owners whenever the street is continued.

The Planning Commission **shall** limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

Debbie Otts made the motion and Phil Smith seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for this Subdivision Amendment as presented. Vote: For – Unanimous

DISCUSSION CONCERNING DEFICIENCIES ON SUBMITTALS

The Planning Commission requested that the planning staff review and propose amendments to streamline the submittal versus agenda deadlines so that items presented at the Planning Commission Meetings are the updated versions through the use of checklists that are provided in the regulations.

**Adjournment: 8:30 P.M.**