

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

**February 26, 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. Final Plat of CrossCreek Subdivision
 - B. Concept Plan of the John M. Folden Property
 - C. Revised Final Plat of Pecan Trails Subdivision
 - D. Revised Site Plan of the South Tipton Assembly of God
 - E. Subdivision Regulations Amendment Concerning Wetlands
 - F. Subdivision Regulations Amendment Concerning Appendix B: Road Construction Specifications
- V. Other Business
 - A. Road Bond Completion for Brier Ridge Subdivision
 - B. Road Bond Completion for Manor at Poplar Grove, Section B.
 - C. Approval of 6 Hours of Continuing Education for attending the TAPA Winter Retreat at Montgomery Bell State Park on February 1-2, 2007 for William Veazey.
 - D. Approval of the TAPA Annual Conference in Memphis on September 5-7, 2007 as a Continuing Education Class.
 - E. Discussion on acquiring an independent engineer study concerning decentralized sewer systems.
 - F. Proposed Amendment to the Tipton County Regional Planning Commission By-Laws Concerning a Public Forum Item to add to the agenda layout.
- VI. Adjournment

NOTE: There is a Public Hearing concerning the two Subdivision Regulations Amendments set at 6:15 PM.

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
FEBRUARY 26, 2007

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

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

PUBLIC HEARING CALLED TO ORDER AT 6:15 P.M. FOR THE FOLLOWING SUBDIVISION
REGULATION AMENDMENTS To add Article IV, Section 4-113 Wetlands Requirements, and to replace Appendix B, Road Construction Specifications, in its entirety. The Public Hearing was closed at 6:25 P.M. without any comments from the Public.

TIPTON COUNTY PLANNING AGENDA

Roger Warmath made the motion and Bob Taylor seconded said motion to approve the February 26, 2007 Agenda as submitted. Vote: For – Unanimous

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

Bob Taylor made the motion and Carlos Clowes seconded said motion to approve the minutes of the January 22, 2007 meeting as submitted. Vote: For-Unanimous

CROSSCREEK SECTION A- FINAL PLAT/TAX MAP130, PARCEL 38.00/35.15 ACRES/ATOKA-IDAVILLE RD- /ZONED R-1

Jim Key of Key Development Co. representing Eddie Stafford requested this plat be withdrawn and resubmitted for the March 26, 2007 meeting.

JOHN M. FOLDEN CONCEPT PLAN/TAX MAP 109, PARCEL 21.02 /ZONED R-1/43.8 ACRES/7774 OLD MEMPHIS ROAD

Jim Key of Key Development Co. submitted a concept plan. The purpose of this item appearing before the Planning Commission is to attain feedback concerning the design location of the proposed road through the proposed subdivision. There are to be no motions associated with this item. An aerial photo for the area was provided with this drawing.

PECAN TRAILS REVISED FINAL PLAT/TAX MAP 141, PARCEL 6.01/ZONED R-1/30.95 ACRES/GALILEE CHURCH ROAD

Ledford Engineering and Planning, LLC representing Developer Ronnie Oliver submitted a revised final plat for subdividing (20) lots out of a 30.95-acre tract. The purpose of the plat is to revise the drawing to show a 60' undisturbed buffer zone at the rear of the property (Lots 9-11 are affected by this change). TDEC is requiring this buffer zone. This being the case, the area reserved for stormwater detention had to be revised and is required to be located outside of this 60' buffer zone. The Public Works Director has approved the revised construction and detention plans for this subdivision. The new detention area is shown on the plat. The road and utility bonds have been presented and are in place. This is the only change to the previously approved plat from the December 2006 meeting. Roger Warmath made the motion and Debbie Otts seconded said motion to approve the final plat as submitted subject to signatures. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
FEBRUARY 26, 2007
CONTINUED

SOUTH TIPTON ASSEMBLY OF GOD REVISED SITE PLAN/TAX MAP 145D, PARCEL 15.0/ZONED R-1//14.14 ACRES/538 SIMMONS RD.

Donald R. Cole & Associates submitted a revised site plan for construction of a multi-purpose building. The property is located on the northeast corner of Simmons Road and Reed Circle. First, no construction permits have been issued in association with this site plan (approved in February of 2005) in two years, meaning that the site plan has expired. Second, the size of the building has changed from a 100'x120' (12,000 square feet) to a 140'x60' (11,200 square feet). There is an existing church on this property. The purpose of this site plan is to add a family life center building to this property. The County Engineer has approved this site for drainage and the grading along the R-O-W. There are 5 fewer parking spaces than were shown in the original site plan. The occupancy of the building is 275, which requires a total of 55 parking spaces and there are shown a total of 89 not including the gravel overflow parking area at the rear of the church. Bob Taylor made the motion and Debbie Otts seconded said motion to approve the revised site plan of the South Tipton Assembly of God as submitted. Vote: For-Unanimous

ADD SUBDIVISION REGULATIONS AMENDMENT WETLANDS ARTICLE IV, SECTION 4-113

Bob Taylor made the motion and Phil Smith seconded said motion to amend the Tipton County Subdivision Regulations by Adding Article IV, Section 4-113 Wetlands Requirements. Vote: For-Unanimous

REPLACE SUBDIVISION REGULATIONS AMENDMENT APPENDIX B: ROAD CONSTRUCTION SPECIFICATIONS. IN ITS ENTIRETY

Roger Warmath made the motion and Carlos Clowes seconded said motion to amend the Tipton County Subdivision Regulations by replacing Appendix B, Road Construction Specifications, in its entirety. Vote: For-Unanimous

BRIER RIDGE SUBDIVISION ROAD BOND COMPLETION

Bob Taylor made the motion and Phil Smith seconded motion to extend the Road Bond for Brier Ridge, until July 28, 2007. Vote: For-Unanimous

MANOR AT POPLAR GROVE, SECTION B ROAD BOND COMPLETION

Tipton County Public Works Committee has accepted Manor Way into the County Road Maintenance System for the Manor at Poplar Grove Subdivision, Section B.

APPROVAL OF (6) HOURS OF CONTINUING EDUCATION FOR ATTENDING THE TAPA WINTER RETREAT AT MONTGOMERY BELL STATE PARK ON FEBRUARY 1-2, 2007 FOR WILLIM VEAZEY

Roger Warmath made the motion and Carlos Clowes seconded said motion to approve six (6) hours of Continuing Education for the TAPA Winter Retreat at Montgomery Bell State Park on February 1-2, 2007 for William Veazey. Vote: For-Unanimous

APPROVAL OF THE TAPA ANNUAL CONFERENCE IN MEMPHIS ON SEPTEMBER 5-7, 2007 AS A CONTINUING EDUCATION CLASS.

Phil Smith made the motion and Carlos Clowes seconded said motion to approve the TAPA Annual Conference in Memphis on September 5-7, 2007 as a Continuing Education Class. Vote: For-Unanimous

DISCUSSION ON ACQUIRING AN INDEPENDENT ENGINEER STUDY CONCERNING DECENTRALIZED SEWER SYSTEMS.

Bob Taylor made the motion and Debbie Otts seconded said motion to place this item back on the March 26, 2007 Agenda and to ask David Braden Director of Poplar Grove Utilities if he will come and discuss the operation aspect of this type of system. 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.

After some discussion this item will be brought back on the Agenda for March 26, 2007 with proposals to be reviewed.

Meeting Adjourned: 8:30 P.M.