

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

**August 27, 2007
New Justice Complex
6:30 PM**

- I. Establishment of a Quorum and Call to Order
- II. Approval of Agenda; Approval of Minutes (July 23, 2007 and August 7, 2007)
- III. Old Business
- IV. New Business
 - A. Revised Site Plan for Stitch-N-Time
 - B. Site Plan for Cardinal Fence Company
 - C. Rezoning Request for Laura & Mike Jackson from C-2 to R-1
 - D. Zoning Resolution Amendment Concerning Utilities and Wireless Communication Towers.
 - E. Zoning Resolution Amendment To Repeal Subsection 4.080 in Article IV.
 - F. Animal Control: Density Requirements of Large Breed Animals.
- V. Public Forum (15 Minutes)
- VI. Other Business
 - A. Fill the Vacancy of Chairman of the Planning Commission.
 - B. Update on the Major Road Plan.
- VII. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
AUGUST 27, 2007

PRESENT:

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

OTHERS PRESENT:

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

TIPTON COUNTY PLANNING AGENDA

Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the August 27, 2007 Agenda with the addition of the following items under VI Other Business: C. D. and E... Vote: For – Unanimous

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

Phil Smith made the motion and Carlos Clowes seconded said motion to approve the minutes of the July 23, 2007 meeting as submitted. Vote: For-Unanimous

Roger Warmath made the motion and Bob Taylor seconded said motion to approve The Special Called Meeting held on August 7, 2007 as submitted. Vote: For-Unanimous

STITCH-N-TIME REVISED SITE PLAN RE-APPROVAL/MAP 98, PARCEL 45.02/ZONED C-2/1.89 ACRES/4487 BRIGHTON COLPTON RD.

The purpose of the site plan is to add to the existing building for a business named Stitch-N-Time Embroidery that was approved through the Planning Commission at the March 2005 meeting. The existing building is a 40'x60' structure, of that only a 20'x40' customer area. The remainder of the building is for storage and working area. The additions are to the rear of the building which is a 35'x 14' storage area and a 27'x16' carport awning over an existing concrete slab for parking. Bob Taylor made the motion and Phil Smith seconded said motion to approve the site plan as submitted subject to half of the parking lot be paved. Vote: For-Unanimous

CARDINAL FENCE COMPANY-SITE PLAN/TAX MAP 141, PARCEL 11/ZONED C-1/1538 DUNLAP ORPHANAGE RD.-38011/ACREAGE 1.03.

John Baldinger representing Mike Duffy owner of Cardinal Fence Company has presented a request for a Site Plan approval for a business. The purpose of the site plan is to open the existing building for a business and to add a 30'x16' front awning. There is no customer area for this building. The site plan shows a 25-foot driveway entrance on Beaver Creek Road with the rest of the property being fenced off either by an 18" pipe and rail traffic control barrier and a 6' chain link fence. The rear of the property is to have a 6' privacy wood fence with a buffer strip of 11 evergreen trees to be planted. The site plan shows 9 parking spaces, although there is no customer area and only 3 employees. The entire parking area is paved, but not in the best of condition. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

LAURA & MIKE JACKSON-REZONING/TAX MAP 98, PARCEL 45.02/ZONED C- TO R-1/ACRES 1.06/ BRIGHTON -CLOPTON RD.

Laura and Mike Jackson have submitted a rezoning request to rezone 1.06 acres from a 1.89 acre lot on Brighton-Clopton Road. from C-2 to R-1. The purpose of this request is to subdivide the property and build a residence on the 1.06 acres. Bob Taylor made the motion and Roger Warmath seconded said motion for a positive recommendation to the County Legislative Body for rezoning. Vote: For-Unanimous

PROPOSED ZONING RESOLUTION AMENDMENT CONCERNING UTILITIES AND WIRELESS COMMUNICATION TOWERS: AMEND TIPTON COUNTY ZONING RESOLUTION BY MODIFYING SUBSECTION 2.020, 5.052.B&C, 5054.B&C, 5.55.B,5.058.B AND 3.120.A IN ARTICLES II, V AND III RESPECTIVELY.

Roger Warmath made the motion and Carlos Clowes seconded said motion to recommend this zoning resolution amendment to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
AUGUST 27, 2007
CONTINUED

ZONING RESOLUTION AMENDMENT TO REPEAL SUBSECTION 4.080 IN ARTICLE IV.

This resolution was withdrawn for further research on Mobil Homes regarding the set-up inspections done by the state.

ANIMAL CONTROL; DENSITY REQUIREMENT OF LARGE BREED ANIMALS.

The overall view was to stay out of it and leave it to Public Works to deal with.

FILL THE VACANCY OF CHARIMAN AND VICE CHAIRMAN OF THE PLANNING COMMISSION THRU THE END OF DECEMBER 2007

Carlos Clowes nominated Tommy Smith to finish out the term of Chairman thru the end of December 2007, Bob Taylor seconded said motion, Deddie Otts made the motion and Phil Smith seconded said motion to cease nomination. Vote: For-Unanimous

Bob Taylor nominated Phil Smith to finish out the term of Vice Chairman thru the end of December 2007, and Roger Warmath seconded said motion. Vote: For-Unanimous

UPDATE ON THE MAJOR ROAD PLAN

William Veazey stated that he was working on the data from each map turned in. He would like to put the information on one map for review.

PROPOSED RESOLUTION TO AMEND THE ZONING RESOLUTION BY ADDING TO SUBSECTION 3.120.G.10 IN ARTICLE III

The purpose of this amendment is to add the following:

3.120 Site Plan Requirement

G.10. See Subdivision Regulations of Tipton County, Tennessee, Appendix B for requirements.

Bob Taylor made the motion and Debbie Otts seconded said motion to recommend this zoning resolution amendment to the Tipton county Legislative commission for approval. Vote: For-Unanimous

PROPOSED RESOLUTION TO AMEND THE SUBDIVISION REGULATIONS TO ADD TO APPENDIX B, ROAD CONSTRUCTION SEPCIFICATIONS, SECTION I, ITEM G.

Phil Smith made the motion and Bob Taylor seconded said motion to deny this amendment. Vote: For-Unanimous

PROPOSED RESOLUTION TO AMEND THE SUBDIVISION REGULATIONS TO MODIFY ARTICLE IV, SECTION 4-108.1.

The purpose of this amendment is to modify the following:

Section 4-108.1 Sidewalks and bicycle Paths

Change “is less than or equal to three-fourths (3/4) of an acre of 32,670 square feet,” to read as “is less than 30,000 square feet.”

Bob Taylor made the motion and Roger Warmath seconded said motion to schedule a Public Hearing for this Subdivision Regulation Amendment as presented. Vote: For-Unanimous

Meeting Adjourned at 8:30 P.M.