

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

**November 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. Unfinished Business
- IV. New Business
  - A. Extension of Road Bond for Pecan Trails Subdivision.
  - B. Proposed Subdivision Regulations Amendment Concerning Definition of Subdivision and Out-Parcel.
  - C. Proposed Subdivision Regulations Amendment Concerning Procedure for Subdivision When Resubdivision Occurs.
  - D. Proposed Subdivision Regulations Amendment Concerning Renaming “Streets” to “Roads”.
  - E. Proposed Subdivision Regulations Amendment Concerning Special Provisions Governing Unit Ownership (Condominium) Subdivisions.
  - F. Proposed Zoning Resolution Amendment Concerning Renaming “Streets” to “Roads”.
  - G. Proposed Zoning Resolution Amendment Concerning Definition of Subdivision, Out-Parcel, Changeable Message Signs and Kennel.
  - H. Proposed Zoning Resolution Amendment Concerning Standards For Signs, And Other Advertising Structures.
  - I. Proposed Zoning Resolution Amendment Concerning Swimming Pool Regulations.
  - J. Proposed Zoning Resolution Amendment Concerning Nonconforming Uses.
  - K. Proposed Zoning Resolution Amendment Concerning Requirements for Design of Parking Lots.
  - L. Proposed Zoning Resolution Amendment Concerning Restrictions For Adult-Oriented Business Establishments.
  - M. Proposed Zoning Resolution Amendment Concerning Condominiums as Uses Permitted in the R-2 Zoning District.
- V. Public Forum (Maximum of 15 Minutes)

VI. Other Business

- A. Approval of the 2009 Meeting Schedule
- B. Approval of 6 Continuing Education Hours for Tommy Smith for attending the Mid South GIS Conference in Germantown on November 18, 2008.
- C. Approval of 6 Continuing Education Hours for Phil Smith for attending the Mid South GIS Conference in Germantown on November 18, 2008.
- D. Approval of 3 Continuing Education Hours for William Veazey for attending the Mid South GIS Conference in Germantown on November 18, 2008.

VII. Adjournment

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**NOVEMBER 24, 2008**

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

**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.**

Bob Taylor made the motion and Ozell Wright seconded said motion to add the following items to the agenda:

**N.** Proposed Subdivision Regulations Amendment Concerning Utility Easements. **O.** Proposed Subdivision Regulations Amendment Concerning Control Structures in Appendix B. Vote: For-Unanimous

Bob Taylor made the motion and Phil Smith seconded said motion to approve the November 24, 2008 Agenda as amended. Vote: For-Unanimous

Ozell Wright made the motion and Roger Warmath seconded said motion to approve the October 27, 2008 minutes as presented. Vote: For-Unanimous

**UNFINISHED BUSINESS-NONE**

**PECAN TRAILS SUBDIVISION ROAD BOND EXTENSION**

Phil Smith made the motion and Roger Warmath seconded said motion to extend the Road Bond for Pecan Trails Subdivision for one (1) year. Vote: For-Unanimous

**AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS CONCERNING DEFINITION OF SUBDIVISION AND OUT-PARCEL BY ADDING TO ARTICLE VI, SECTION 6-102 WORDS AND TERMS DEFINED.**

Bob Taylor made the motion and Phil Smith seconded said motion to recommend this amendment for a public hearing for the January 26, 2009 meeting as corrected. Vote: For-Unanimous

**AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS CONCERNING PROCEDURE FOR SUBDIVISION WHEN RESUBDIVISION OCCURS BY ADDING TO ARTICLE I, SECTION 1-108.3 PROCEDURES FOR SUBDIVISION WHEN RESUBDIVISION OCCURS.**

Phil Smith made the motion and Ozell Wright seconded said motion to recommend this amendment for a public hearing for the January 26, 2009 meeting as presented. Vote: For-Unanimous

**AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS CONCERNING RENAMING “STREETS” TO “ROADS”. TO CORRECT ALL REFERENCES TO “STREETS” AND RENAMING THEM TO “ROADS”**

Debbie Otts made the motion and Bob Taylor seconded said motion to recommend this amendment for a public hearing for the January 26, 2009 meeting as presented. Vote: For-Unanimous

**AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS CONCERNING SPECIAL PROVISIONS GOVERNING UNIT OWNERSHIP (CONDOMINIUM) SUBDIVISIONS BY AMMENDING 2-101.501.B GENERAL PROVISIONS & 2-101.502 SUBMISSION OF PLAT REQUIRED.**

Roger Warmath made the motion and Ozell Wright second said motion to recommend this amendment for a public hearing for the January 26, 2009 meeting as presented. Vote: For-Unanimous

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**NOVEMBER 24, 2008**  
**CONTINUED**

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING RENAMING “STREETS” TO “ROADS” BY CORRECTING ALL REFERENCES TO “STREETS” AND RENAME THEM TO “ROADS”.**

Phil Smith made the motion and Roger Warmath seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for January 12, 2009 as presented.

Vote: For-Unanimous

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING DEFINITION OF SUBDIVISION, OUT-PARCEL, CHANGEABLE MESSAGE SIGNS AND KENNEL BY ADDING TO THE DEFINITIONS IN SUBSECTION 2.020 IN ARTICLE II.**

Bob Taylor made the motion and Ozell Wright seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for January 12, 2009 as corrected.

Vote: For-Unanimous

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING STANDARDS FOR SIGNS, AND OTHER ADVERTISING STRUCTURES BY ADDING TO SUBSECTION 4.070.A IN ARTICLE IV.**

Roger Warmath 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 January 12, 2009 as presented.

Vote: For-Unanimous

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING SWIMMING POOL REGULATIONS BY AMENDING SUBSECTION 4.160 IN ARTICLE IV.**

Bob Taylor 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 January 12, 2009 as presented.

Vote: For-Unanimous

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING NONCONFORMING USES BY AMENDING SUBSECTION 6.020.C&D IN ARTICLE VI.**

Phil Smith made the motion and Ozell Wright seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for January 12, 2009 as corrected.

Vote: For-Unanimous

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING REQUIREMENTS FOR DESIGN OF PARKING LOTS BY ADDING SUBSECTION 4.015.F IN ARTICLE IV.**

Debbie Otts made the motion and Roger Warmath seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for January 12, 2009 as corrected.

Vote: For-Unanimous

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING RESTRICTIONS FOR ADULT-ORIENTED BUSINESS ESTABLISHMENTS BY AMENDING SUBSECTION 4.140 IN ARTICLE IV.**

Bob Taylor made the motion and Ozell Wright seconded said motion for a positive recommendation to the Tipton County Legislative Commission to schedule a Public Hearing for January 12, 2009 as presented.

Vote: For-Unanimous

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**NOVEMBER 24, 2008**  
**CONTINUED**

**AMEND THE TIPTON COUNTY ZONING RESOLUTION CONCERNING CONDOMINIUMS AS USES PERMITTED IN THE R-2 ZONING DISTRICT BY ADDING TO SUBSECTION 5.053.B IN ARTICLE V.**

Roger Warmath 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 January 12, 2009 as presented.  
Vote: For-Unanimous

**AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS CONCERNING UTILITY EASEMENTS BY AMENDING ARTICLE IV, SECTION 4-109.A UTILITY EASEMENTS.**

Phil Smith made the motion and Ozell Wright seconded said motion to recommend this amendment for a public hearing for the January 26, 2009 meeting as corrected. Vote: For-Unanimous

**AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS CONCERNING DETENTION BY ADDING TO APPENDIX B, SECTION III.D.12 CONTROL STRUCTURES.**

Debbie Otts made the motion and Roger Warmath seconded said motion to recommend this amendment for a public hearing for the January 26, 2009 meeting as presented. Vote: For-Unanimous

**PUBLIC FORUM** – No one was present to speak.

**APPROVAL OF THE 2009 MEETING SCHEDULE**

Roger Warmath made the motion and Ozell Wright seconded said motion to approve the 2009 Meeting Schedule as presented. Vote: For-Unanimous

**APPROVAL OF 5 CONTINUING EDUCATION HOURS FOR TOMMY SMITH FOR ATTENDING THE MID SOUTH GIS CONFERENCE IN GERMANTOWN ON NOVEMBER 18, 2008.**

Bob Taylor made the motion and Roger Warmath seconded said motion to approve the 5 continuing education hours for Tommy Smith. Vote: For-Unanimous

**APPROVAL OF 5 CONTINUING EDUCATION HOURS FOR PHIL SMITH FOR ATTENDING THE MID SOUTH GIS CONFERENCE IN GERMANTOWN ON NOVEMBER 18, 2008.**

Debbie Otts made the motion and Roger Warmath seconded said motion to approve the 5 continuing education hours for Phil Smith. Vote: For-Unanimous

**APPROVAL OF 3 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE MID SOUTH GIS CONFERENCE IN GERMANTOWN ON NOVEMBER 18, 2008.**

Ozell Wright made the motion and Bob Taylor seconded said motion to approve the 3 continuing education hours for William Veazey. Vote: For-Unanimous

**Adjournment: 8:05 P.M.**