

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

**January 26, 2009
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. Subdivision Regulations Amendment Concerning Definition of Subdivision and Out-Parcel.
 - B. Subdivision Regulations Amendment Concerning Procedure for Subdivision When Resubdivision Occurs.
 - C. Subdivision Regulations Amendment Concerning Renaming “Streets” to “Roads”.
 - D. Subdivision Regulations Amendment Concerning Special Provisions Governing Unit Ownership (Condominium) Subdivisions.
 - E. Subdivision Regulations Amendment Concerning Utility Easements.
 - F. Subdivision Regulations Amendment Concerning Detention.
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
 - A. Approval of the TAPA Winter Retreat in Burns, TN on January 29-30, 2009 as a Continuing Education Class.
 - B. Discussion Concerning Galilee Church Road and Pecan Trails Subdivision
 - C. Comments and Corrections to the Proposed Gilt Edge Subdivision Regulations.
- VII. Adjournment

NOTE: The Public Hearing for the Amendments to the Subdivision Regulations is to begin at 6:15 P.M.

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JANUARY 26, 2009

PRESENT:
TOMMY SMITH
PHIL SMITH
BOB TAYLOR
OZELL WRIGHT
DEBBIE OTTS
CARLOS CLOWES

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 TO ADD TO ARTICLE VI, SECTION 6-102 WORDS AND TERMS DEFINED, ARTICLE I, SECTION 1-108.3 PROCEDURES FOR SUBDIVISION WHEN RESUBDIVISION OCCURS, CORRECT ALL REFERENCES TO “STREETS” AND RENAME THEM TO “ROADS”, TO AMEND 2-101.501.b AND 2-101.502 CONCERNING SPECIAL PROVISIONS GOVERNING UNIT OWNERSHIP (CONDOMINIUM) SUBDIVISIONS, TO AMEND ARTICLE IV, SECTION 4-109.A UTILITY EASEMENTS, AND TO ADD TO APPENDIX B, SECTION III.D.23 CONTROL STRUCTURES. There were no comments from the public. **The public hearing was adjourned at 6:26 P.M.**

THE TIPTON COUNTY PLANNING COMMISSION WAS CALLED TO ORDER AT 6:32 P.M.
Bob Taylor made the motion and Ozell Wright seconded said motion to add the following item to the agenda: **G. Amend the Zoning Resolution of Tipton County, Tennessee by Updating Subsection 7.030.B In Article VII. Basis for Establishing the Areas of Special Flood Hazard.** Vote: For-Unanimous

Debbie Otts made the motion and Carlos Clowes second said motion to approve the Agenda as amended. Vote: For-Unanimous

Bob Taylor made the motion and Carlos Phil Smith seconded said motion to approve the December 22, 2008 minutes as presented. Vote: For-Unanimous

UNFINISHED BUSINESS-NONE

AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS TO ADD ARTICLE IV, SECTION 6-102 WORDS AND TERMS DEFINED/SUBDIVISION AND OUT-PARCEL
Phil Smith made the motion and Debbie Otts seconded said to approve amendment as presented. Vote: For-Unanimous

AMEND THE TIPTON COUNTY SUBDIVISION REGULATIONS TO ADD TO ARTICLE I, SECTION 1-108.3 PROCEDURES FOR SUBDIVISION WHEN RESUBDIVISION OCCURS.
Carlos Clowes made the motion and bob Taylor seconded said to approve amendment as presented. Vote: For-Unanimous

AMEND THE SUBDIVISION REGULATIONS TO CORRECT ALL REFERENCES TO “STREETS” AND RENAME THEM TO “ROADS”
Debbie Otts made the motion and Carlos Clowes seconded said motion to approve amendment as presented. Vote: For-Unanimous

AMEND THE SUBDIVISION REGULATIONS TO AMEND 2-101.501.b AND 2.101.502 CONCERNING SPECIAL PROVISIONS GOVERNING UNIT OWNERSHIP (CONDOMINIUM) SUBDIVISIONS
Bob Taylor made the motion and Ozell Wright seconded said motion to approve amendment as presented. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JANUARY 26, 2009
CONTINUED

AMEND THE SUBDIVISION REGULATIONS TO AMEND ARTICLE IV, SECTION 4-109.A UTILITY EASEMENTS

Carlos Clowes made the motion and Bob Taylor seconded said motion to approve the amendment as presented.
Vote: For-Unanimous

AMEND THE SUBDIVISION REGULATIONS TO ADD TO APPENDIX B, SECTION III.D.12 CONTROL STRUCTURES "DETENTION"

Phil Smith made the motion and Ozell Wright seconded said motion to approve the amendment as presented. Vote:
For-Unanimous

AMEND THE TIPTON COUNTY ZONING RESOLUTION BY UPDATING SUBSECTION 7.030.B IN ARTICLE VII "BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD"

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 April 13, 2009. Vote: For-Unanimous

APPROVAL OF THE TAPA WINTER RETREAT IN BURNS, TN ON JANUARY 29-30, 2009 AS A CONTINUING EDUCATION CLASS.

Bob Taylor made the motion and Phil Smith seconded said motion for the TAPA Winter Retreat in Burns, TN on January 29-30, 2009. Vote: For-Unanimous

DISCUSSION CONCERNING GALILEE CHURCH ROAD AND PECAN TRAILS SUBDIVISION.

Phil Smith had questions regarding street signs and stop signs in subdivisions being in place before building permits are sold. Mr. Veazey is working with Shannon Reed, TC Public Works Director regarding this matter and the acquisition of the right-of-way on Galilee Church Rd.

COMMENTS AND CORRECTIONS TO THE PROPOSED GILT EDGE SUBDIVISION REGULATIONS.

Make changes as needed.

Adjournment: 7:30 P.M.