

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JUNE 25, 2018

PRESENT

CARLOS CLOWES
BOB TAYLOR
TOMMY SMITH
MIKE BREWER
DEBBIE OTTS
CARL LEWIS
GLENN LAZURE

OTHERS PRESENT

WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMINISTRATIVE ASSISTANT

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

The Agenda was approved as printed by Common Consent.

The minutes of the May 21, 2018 meeting were approved as printed by Common Consent.

SUSAN COX DEVELOPMENT (DOLLAR GENERAL) – REZONING REQUEST FROM R-1 TO C-2 – MAP 65 – PARCEL 45.09 – 1.97 ACRES – 5306 MUNFORD GILTEDGE ROAD – 38011 – OWNED BY VERBLE & MARY FLEMING - LETTER GIVING PERMISSION FOR REZONING REQUEST.

The purpose of this request is to rezone 1.97 acres from R-1 (Single-Family Residential District) to C-2 (Light Commercial District). There is an approved Revised Final Plat (Fleming – Munford Giltedge Road) that adds to the existing acreage to total 1.97 acres. This request would not be considered as a spot zone as there is an existing C-2 Zoning District directly across the road. There are no other uses like this (grocery type store) within 7 miles of this location. Tommy Smith made the motion for a Positive Recommendation to the Tipton County Legislative Commission to Rezone the property located at 5306 Munford Giltedge Road from R-1 to C-2 and Mike Brewer seconded motion. The Vote: Motion Carried

APPROVAL OF THE MTAS – NFIP TRAINING IN MEMPHIS ON AUGUST 14, 2018 AS A CONTINUING EDUCATION CLASS.

Debbie Otts made the motion and Glenn Lazure seconded said motion to Approve the MTAS – NFIP Training in Memphis August 14, 2018 as a Continuing Education Class. Vote: Motion Carried

APPROVAL OF THE MAGIC CONFERENCE IN MEMPHIS AT THE BOTANICAL GARDENS ON NOVEMBER 1 & 2, 2018 AS A CONTINUING EDUCATION CLASS.

Mike Brewer made the motion and Carl Lewis seconded said motion to Approve the MAGIC Conference in Memphis at the Botanical Gardens on November 1 & 2, 2018 as a Continuing Education Class. Vote: Motion Carried

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APPROVAL OF FIVE (5) CONTINUING EDUCATION HOURS FOR MIKE BREWER FOR ATTENDING THE TNGIC ANNUAL CONFERENCE AT MONTGOMERY BELL STATE PARK ON APRIL 25-27, 2018.

Carl Lewis made the motion and Debbie Otts seconded said motion to Approve the (5) Continuing Education Hours for Mike Brewer for Attending the TNGIC Annual Conference at Montgomery Bell State Park on April 25-27, 2018. Vote: Motion Carried

The Planning Commission Recessed the meeting to hold the Public Hearing that was scheduled at 6:45 P.M.

Public Hearing opened for comments at 6:45 P.M. for the Amendments to the Subdivision Regulations.

There was no public present and no comments. The Chairman adjourned the Public Hearing at 6:50 P.M.

The Planning Commission re-convened the regular meeting at 6:50 P.M.

AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE, TO AMEND APPENDIX B, SECTION III.D.12 IN ROAD CONSTRUCTION SPECIFICATION

Appendix B: Road Construction Specifications, Section III.D.12.

Exemptions. (a) - Replace 10-year storm with 25-year storm.

Exemptions. (b) -Replace 10-year storm with 25-year storm.

Definitions. (p) – Twenty-Five Percent Storm – a rainstorm of a given duration and depth of precipitation having a twenty-five-year percent of occurrence in any given year.

Detention Storage Volume – Replace ten-year storm with twenty-five-year storm in both locations in this section.

Method of Detention. (f) – Replace 10-year storm with 25-year storm in both locations in the first paragraph first paragraph of this section.

Control Structures. – Replace 10-year storm with 25-year storm in second paragraph of this section.

Tommy Smith made the motion and Carlos Clowes seconded said motion to approve the amendment.

Vote: Motion Carried

AMEND THE SUBDIVISION REGULATION OF TIPTON COUNTY, TENNESSEE, TO AMEND APPENDIX B, ROAD CONSTRUCTION SPECIFICATIONS

Appendix B: Road Construction Specifications

Section III.D.10 ...where any lot is created under 0.689 acres (30,000 square feet).

Carlos Clowes made the motion and Glenn Lazure seconded said motion to approve the amendment.

Vote: Motion Carried

AMEND THE SUDIVISION REGUALTION OF TIPTON COUNTY, TENNESSEE, TO ADD ARTICLE II, SECTION 2-104.4 PLAT TITLES.

Article II, Section 2-104.4 Plat Titles

All plat titles shall begin with a letter, not a number nor a symbol.

Debbie Otts made the motion and Tommy Smith seconded said motion to approve the amendment.

Vote: Motion Carried

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AMEND THE SUBDIVISION REGULATIONS OF TIPTON COUNTY, TENNESSEE, TO AMEND ARTICLE V, SECTION 5-103.3.3 CERTIFICATE OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

Article V, Section 5-103.3.3 Certificate of approval of Subsurface Sewage Disposal Systems

1. Replace “Division of ground Water Protection” with “Division of Water Resources”
2. Replace “Environmental Specialist” with “Environmental Scientist”.

Mike Brewer made the motion and Carlos Clowes seconded said motion to approve the amendment.

Vote: Motion Carried

AMEND THE SUBDIVISION REGULATION OF TIPTON COUNTY, TENNESSEE, TO AMEND ARTICLE V, SECTION 5-103.3.5 CERTIFICATE OF APPROVAL FOR SUBDIVISION AND ROAD NAME(S).

Article V, Section 5-103.3.5 Certificate of Approval For Subdivision and Road Name(s)

Certification on the final plat of Planning Commission approval for recoding, shows that the applicant is in accordance with the subdivision and road names, on major subdivision plats or plats with new roads.

Tommy Smith made the motion and Carl Lewis seconded said motion to approve the amendment.

Vote: Motion Carried

AMEND THE SUBDIVISION REGULATION OF TIPTON COUNTY, TENNESSEE, TO AMEND ARTICLE V, SECTION 5-103.2.23 – FEATURES.

Article V, Section 5-103.2.23 Features (Final Subdivision Plat)

23. The line size and location of gas, water (either shown on the final plat or stated in a note on the final plat) and sewer facilities (by permit drawing, affidavit or lot restriction signed on the final plat by an Environmental Scientist from the Division of Water Resources), including the location of all required fire hydrants.

Carl Lewis made the motion and Mike Brewer seconded said motion to approve the amendment.

Vote: Motion Carried

ADJOURNED MEETING AT: 7:35 P.M. WITHOUT OBJECTION.