

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
MARCH 27, 2023

PRESENT

BOB TAYLOR
GLENN LAZURE
CARL LEWIS
TOMMY SMITH
MIKE BREWER

OTHERS PRESENT

WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMINISTRATIVE ASSIST.

A PUBLIC HEARING FOR SEVEN AMENDMENTS TO THE GILT EDGE SUBDIVISION REGULATIONS

The public hearing began at 6:15 P.M., no one commented on the items, and the public hearing adjourned at 6:30 P.M. without any comments

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

Agenda was approved as printed by Common Consent. Vote: Motion Carried. None Opposed

The February 27, 2023 minutes were approved as printed by Common Consent. Vote: Motion Carried. None Opposed

UNFINISHED BUISNESS

ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 2.020 (DEFINITIONS) IN ARTICLE II AND ADDING SUBSECTION 4.300 (DEVELOPMENT STANDARDS FOR CAMPING GROUNDS) IN ARTICLE IV.

Mike Brewer made the motion and Glenn Lazure seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to approve Amending Subsection 2.020 (Definitions) in Article II and Adding Subsection 4.300 (Development Standards For Camping Grounds) in Article IV as amended. Vote: Motion Carried. None Opposed

ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 3.120.B AND SUBSECTION 3.120.G.11 (SITE PLAN REQUIREMENTS) IN ARTICLE III.

Tommy Smith made the motion and Carl Lewis seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to approve Amending Subsection 3.120.B and Subsection 3.120.G.11 (Site Plan Requirements) in article III. Vote: Motion Carried. None Opposed

ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 5.056.B.2 (USES PERMITTED) IN THE R-3 ZONING DISTRICT AND DELETING SUBSECTIONS 5.056.C.2 AND 5.057.C.2 (USES PERMITTED AS SPECIAL EXCEPTIONS) IN THE C-2 AND C-3 ZONING DISTRICTS

Mike Brewer made the motion and Glenn Lazure seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission to approve Amending Subsection 5.054.B.2 (Uses Permitted) in The R-3 Zoning District and Deleting Subsections 5.056.C.2 and 5.057.C.2 (Uses Permitted As Special Exceptions) in the C-2 And C-3 Zoning Districts Respectively. Vote: Motion Carried. None Opposed

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ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 3.030.D (LOT MUST ABUT A PUBLIC ROAD OR PERMANENT EASEMENT) IN ARTICLE III.

Tommy Smith made the motion and Carl Lewis seconded said motion for a Positive Recommendation to the Tipton County Legislative Commission by Adding Subsection 3.030.D (Lot Must Abut A Public Road Or Permanent Easement) in Article III. Vote: Motion Carried. None Opposed

ZONING RESOLUTION AMENDMENT TO AMEND SUBSECTION 2.020 (DEFINITIONS) IN ARTICLE II AND SUBSECTION 4.090 (DEVELOPMENT STANDARDS FOR MOBILE HOME PARKS/TRAVEL TRAILER PARKS) IN ARTICLE IV.

Glenn Lazure made the motion and Mike Brewer seconded motion to table this amendment until April 24, 2023 meeting. Vote: Motion Carried. None Opposed

NEW BUSINESS

AMENDMENT TO THE SUBDIVISION REGULATIONS OF GILT EDGE, TENNESSEE, FOR ARTICLE I, SECTION 1-102 IN AUTHORITY

Mike Brewer made the motion and Tommy Smith seconded said motion to Approve the Gilt-Edge Subdivision Regulations Amendment for Article I, Section 1-102 In Article I, Section 1-102 in Authority. Vote: Motion Carried. None Opposed

AMENDMENT TO THE SUBDIVISION REGULATIONS OF GILT EDGE, TENNESSEE, FOR FEATURES IN ARTICLE V, SECTION 5-103.2.21 AND FINAL PLAT CHECKLIST IN APPENDIX A, FORM NUMBER 2, ITEM 21

Glenn Lazure made the motion and Carl Lewis seconded said motion to Approve the Gilt-Edge Subdivision Regulations Amendment for Features In Article V, Section 5-103.2.21 and Final Plat Checklist in Appendix A, Form Number 2, Item 21. Vote: Motion Carried. None Opposed

AMENDMENT TO THE SUBDIVISION REGULATIONS OF GILT EDGE, TENNESSEE, FOR SURETY INSTRUMENT IN ARTICLE III, SECTION 3-101.2, MAINTENANCE OF IMPROVEMENTS IN ARTICLE III, SECTION 3-103 AND FRONTAGE ON IMPROVED ROADS IN ARTICLE IV, SECTION 4-103.101.

Carl Lewis made the motion and Tommy Smith seconded said motion to Approve the Gilt-Edge Subdivision Regulations Amendment for Surety Instrument in Article III, Section 3-101.2, Maintenance of Improvements in Article III, Section 3-103 and Frontage on Improved Roads In Article IV, section 4-103.101. Vote: Motion Carried. None Opposed

AMENDMENT TO THE SUBDIVISION REGULATIONS OF GILT EDGE, TENNESSEE, FOR DELETION OF CERTIFICATE OF APPROVAL OF AVAILABILITY OF WATER (MINOR PLATS ONLY, IF APPLICABLE) IN PLAT CERTIFICATES IN ARTICLE V, SECTION 5-103.3.3

Mike Brewer made the motion and Carl Lewis seconded said motion to Approve Gilt Edge Subdivision Regulations to Delete Certificate of Approval of Availability of Water (Minor Plat Only, If Applicable) in Plat Certificates in Article V, Section 5-103.3.3. Vote: Motion Carried. None Opposed

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AMENDMENT TO THE SUBDIVISION REGULATION OF GILT EDGE, TENNESSEE, FOR PLAT CERTIFICATES IN ARTICLE V, SECTION 5-103.3.1

Glenn Lazure made the motion and Tommy Smith seconded said motion to Approve the Gilt-Edge Subdivision Regulations Amendment for Plat Certificated in Article v, Section 5-103.3.1. Vote: Motion Carried. None Opposed

AMENDMENT TO THE SUBDIVISION REGULATIONS OF GILT EDGE, TENNESSEE, FOR ROAD IMPROVEMENTS ON EXISTING ROADS IN ARTICLE IV, SECTION 4-103.5

Carl Lewis made the motion and Mike Brewer seconded said motion to Approve Gilt Edge Subdivision Regulations Amendment for Road Improvements on Existing Roads in article IV, Section 4-103.5. Vote: Motion Carried. None Opposed

AMENDMENT TO THE SUBDIVISION REGULATIONS OF GILT EDGE, TENNESSEE, FOR RIGHT-OF-WAY WIDTH DEDICATION ON EXISTING ROADS IN ARTICLE IV, SECTION 4-103.3

Glenn Lazure made the motion and Tommy Smith seconded said motion to Approve Gilt Edge Subdivision Regulations Amendment for Right-Of-Way Width Dedication on Existing Roads in Article IV, Section 4-103.3. Vote: Motion Carried. None Opposed

ADJOURNMENT 7:55 P.M. WITHOUT OBJECTION