

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

**December 19, 2005  
New Justice Complex  
6:30 PM**

- I. Establishment of a Quorum and Call to Order
- II. Approval of Agenda; Approval of Minutes
- III. Old Business
- IV. New Business
  - A. Preliminary Plan for the Adkins-Dolan Road Subdivision
- V. Other Business
  - A. Approval of the 2006 Meeting Schedule.
  - B. Amendment to the Subdivision Regulations Concerning Recording of Plat.
  - C. Amendment to the Subdivision Regulations Concerning Corrected Plat Reference.
  - D. Amendment to the Subdivision Regulations Concerning Monumentation of Lots.
  - E. Amendment to the Subdivision Regulations Concerning Fire Hydrants.
  - F. Amendment to the Subdivision Regulations Concerning Preliminary Plat Checklist.
  - G. Amendment to the Subdivision Regulations Concerning Preliminary Plat Features.
  - H. Amendment to the Subdivision Regulations Concerning Final Plat Checklist.
  - I. Amendment to the Subdivision Regulations Concerning Final Plat Features.
  - J. Billy Lawrence to Address the Planning Commission.
- VI. Adjournment

**MINUTES OF THE  
TIPTON COUNTY PLANNING COMMISSION  
DECEMBER 19, 2005**

**PRESENT:  
TOMMY SMITH  
DEBBIE OTTS  
ROGER WARMATH  
BOB TAYLOR**

**OTHERS PRESENT:  
WILLIAM VEAZEY, COUNTY PLANNER  
PAT HIBDON, ADMIN. ASSIST. TO CO. PLANNER**

**THE TIPTON COUNTY PLANNING AGENDA**

Bob Taylor made the motion and Roger Warmath seconded said motion to approve the December 19, 2005 Agenda as presented. Vote: For – Unanimous

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

Roger Warmath made the motion and Debbie Otts seconded said motion to approve the minutes of the November 28, 2005 meeting with a minor change. Vote: For-Unanimous

**ADKINS-DOLAN ROAD-PRELIMINARY PLAT/TAX MAP 93, PARCEL 10.01 ON 17.41 ACRES/ZONED R-1**

Jimmy Bream of Donald R. Cole and Associates representing Lynn Adkins submitted a preliminary plat for creating 8 lots from a 15.70-acre tract with Sec. B showing lot 10 with 4.34 acres as future development. The property is located between Dolan Rd, and Meadowland Dr. Bob Taylor made the motion and Debbie Otts seconded said motion to approve preliminary plat as submitted with minor changes concerning lot numbers and acreage. Vote: For-Unanimous

**APPROVAL OF THE 2006 MEETING SCHEDULE**

Roger Warmath made the motion and Bob Taylor seconded said motion to approve the meeting schedule for 2006. Vote: For-Unanimous

**SUBDIVISION REGULATIONS AMENDING RECORDING OF PLATS IN 2.204.2.3.**

The purpose of this amendment is to amend the following:

**2-104.2 Recording of Plat**

**3. All plats shall be filed by the enforcing officer, at the expense of the developer, with the county register's office within ten (10) days of the date of signature.**

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

**AMENDING SUBDIVISION REGULATIONS TO CORRECT RECORDING OF PLATS IN 1-112.103.**

The purpose of this amendment is to correct the following:

**1-112.103 Recording of Plats**

**Change reference of Section 2-105 to Section 2-104 in the first paragraph.**

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

**SUBDIVISION REGULATION AMENDING MONUMENTS AND PERMANENT MARKERS IN 4-101.3**

Debbie Otts made the motion and Bob Taylor seconded said motion not to make any changes to this Section. Vote: For-Unanimous

**AMENDING SUBDIVISION REGULATIONS TO ADD TO PARAGRAPH TWO OF FIRE HYDRANTS IN ARTICLE IV, SECTION 4-106.2.**

The purpose of this amendment is to add the following:

**4-106.2 Fire Hydrants**

Where a **minor subdivision** of three (3) or more lots (including the parent tract) are being subdivided along existing public ways and adequate water lines are available, (six (6) inches in diameter or greater) , fire hydrants shall be installed and color-coded in cooperation with the appropriate utility district. See Appendix C, for Color Code Standard.

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

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION MEETING  
DECEMBER 19, 2005**

**AMENDING SUBDIVISION REGULATIONS TO REPLACE PRELIMINARY PLAT CHECKLIST IN APPENDIX A, FORM NUMBER 1.**

Bob Taylor made the motion and Roger Warmath seconded said motion to schedule a Public Hearing to replace Preliminary Plat List with revised list as presented. Vote: For-Unanimous

**AMENDING SUBDIVISION REGULATION TO REMOVE “CULVERTS, DRIVEWAY TILES” FROM ITEM #8 IN PRELIMINARY PLAT FEATURES IN ARTICLE V, SECTION 5-101.2.**

The purpose of this amendment is to remove the following:

**Remove the words “culverts, driveway tiles” from item #8 in the Preliminary Plat Features in Article V, Section 5-101.2**

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

**AMENDING SUBDIVISION REGULATIONS TO REPLACE FINAL PLAT CHECKLIST IN APPENDIX A, FORM NUMBER 2.**

Roger Warmath made the motion and Bob Taylor seconded said motion to schedule a Public Hearing to replace Final Plat List with revised list as presented. Vote: For-Unanimous

**AMENDING SUBDIVISION REGULATIONS FINAL PLAT FEATURES IN ARTICLE V, SECTION 5.103.2.**

The purpose of this amendment is to add the follows:

**Add the words “Show total area of road dedication.” To Item #21 in the Final Plat Features in Article V, Section 5-103.2**

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

**BILLY LAWRENCE TO ADDRESS THE PLANNING COMMISSION**

Debbie Otts made the motion and Bob Taylor seconded said motion to postpone this matter due to no representation.

Vote: For-Unanimous

**Meeting Adjourned at 7:09 P.M.**