

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

**November 27, 2006  
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. Final Plat of Mattie's Place
  - B. Final Plat of John & Jody Birch Subdivision
  - C. Final Plat of Pecan Trails Subdivision
  - D. Bob Conrad and John Chorley to address the Commission Concerning a  
New Type of Sewer System
  - E. Extension of Preliminary Plat for Armstrong Estates
- V. Other Business
  - A. 2007 Educational Opportunities
- VI. Adjournment

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION  
NOVEMBER 27, 2006**

**PRESENT:**

**DEBBIE OTTS  
ROGER WARMATH  
TOMMY SMITH  
BOB TAYLOR  
PHIL SMITH  
CARLOS CLOWES**

**OTHERS PRESENT:**

**WILLIAM VEAZEY, TIPTON COUNTY PLANNER  
PAT HIBDON, ASSIST. TC PLANNER**

**TIPTON COUNTY PLANNING AGENDA**

Bob Taylor made the motion and Phil Smith seconded said motion to approve the November 27, 2006 Agenda as Amended. 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 October 24, 2006 meeting as submitted. Vote: For-Unanimous

**MATTIE’S PLACE ADDITION FINAL PLAT/TAX MAP106, PARCEL 40.07/LOT 2/1.32 ACRES/HWY 59 S./ZONED FAR**

Tim Pugh submitted an addition to Mattie’s Place final plat for creating 1 lot from an 81.13-acre tract. The property is located along Highway 59 south approximately 206 feet north of the intersection with Yarbro Lane. An additional hydrant has been paid for and approved by the Town of Mason through a letter and a septic drawing has been provided for this lot. Roger Warmath made the motion and Debbie Otts seconded said motion to approve the final plat as submitted subject to signatures. Vote: For-Unanimous

**JOHN & JODY BIRCH FINAL PLAT/TAX MAP 84D, GROUP A, PARCEL 2.00/ZONED FAR/1.98 ACRES/1322 AND 1340 DOLAN RD.**

John and Jody submitted a final plat for creating 2 lots from a 1.98-acre tract. The property is located along Dolan Road approximately 574 feet south of the intersection with Carrie Lane. The Board of Zoning Appeals granted a variance of 0.02 acres on November 27, 2006 at 5 P.M. The purpose of this plat is to split the acreage in half. Lot 1 is a total of 0.98 acres with 140.39 feet of road frontage. Lot 2 is a total of 1.00 acres with 134.53 feet of road frontage. Since the property is zoned FAR, the property is required to be 150 feet in width; however, since both residences are in existence, the property can go as low as 100 feet in width. Bob Taylor made the motion and Phil Smith seconded said motion to approve the plat as submitted subject to septic and signatures. Vote: For-Unanimous

**PECANS TRAILS FINAL PLAT/TAX MAP 141, PARCEL 6.01/ZONED R-1/30.95 ACRES/GALILEE CHURCH ROAD.**

Ledford Engineering and Planning, LLC representing Developer Ronnie Oliver withdrew the plat due to minor corrections and Septic Restrictions not completed.

**JOHN CHORLEY AND BOB CONRAD TO ADDRESS THE PLANNING COMMISSION NEW TYPE OF SEWER SYSTEM**

John Chorley and Bob Conrad did not show up and no information was presented.

**EXTENTION OF PRELIMINARY PLAT FOR ARMSTRONG ESTATES /ARMSTRONG RD. /ROY MEADORS**

Bob Taylor made the motion and Debbie Otts seconded said motion for the extension of the Preliminary Plat for Armstrong Estates until November 28, 2007 for one (1) year. Vote: For-Unanimous

**2007 EDUCATIONAL**

TAPA Winter Retreat at Montgomery Bell State Park, FEB.1<sup>ST</sup> AND 2<sup>ND</sup>, 2007  
Mid-South Planning And Zoning Institute At University Of Memphis, March 30, 2007  
TAPA Annual Conference held in Memphis in September or October 2007

**Meeting Adjourned at 7:00 P.M.**