

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

**September 22, 2008
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. Final Plan of the Wakefield – Terry Lane North Minor Plat
 - B. Final Plat of the Resubdivision of Lot 14 – Dove Heights Subdivision Section A
 - C. Final Plan of Templeton Grains Minor Plat
 - D. Rezoning Request by Mike Jones for Lot 1 for CrossCreek Subdivision from C-1 to C-2.
 - E. Final Plat of Grace Farms Subdivision
 - F. Final Plat of Carson Crossing, Section B
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
 - A. Extension of Road Bond for Meadowland Subdivision (Tommy Turner)
 - B. Extension of Road Bond for Hillsong Subdivision (Mark McCall)
 - C. Extension of Road Bond for Wilson Manor, Section C (Calvin Beasley)
 - D. Extension of Utility Bond for Wilson Manor, Section C (Calvin Beasley)
 - E. Proposed Amendment for Gated-Communities.
- VII. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
September 22, 2008

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

OTHERS PRESENT:
WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMIN. ASSIST. TC PLANNER

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

Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the Agenda with the modification of item F being changed from **Final Plat** to **Preliminary Plat** on the Agenda. Vote: For-Unanimous

Bob Taylor made the motion and Ozell Wright seconded said motion to approve the August 25, 2008 minutes **eliminating Shannon Reed from being present**. Vote: For-Unanimous

WAKEFIELD-TERRY LANE NORTH-FINAL MINOR PLAT/TAX MAP 69. PARCEL 18.01 & TAX MAP 78. PARCEL 18.02/ZONED R-1

Paul Erwin of Erwin Surveying has submitted a final plat for redividing (2) lots. The purpose of this plat is to resubdivide the two main parcels, adding acreage to the parcel with the home and then subdividing out an acre lot. Lot 1 will become 5.53 acres with a residence and a total of 488.08 feet of road frontage. Lot 2 will become 1.00 acres with 73.08 feet of road frontage and is vacant. The remaining acreage is 32.97 acres with 1,241 feet of road frontage along Terry Lane North Road and 906 feet of road frontage along Robert Johnson Road and is vacant. Public Water is currently not available at this location; however each lot is served by a private waterline that connects into the water main along Robert Johnson Road. There is a total of 0.32 acres of road dedication associated with this plat. Roger Warmath made the motion and Bob Taylor seconded said motion to deny the final plat due to sewage easement. Vote: For-Unanimous

DOVE HEIGHTS SECTION A FINAL PLAT RESUBDIVISION OF LOT 14/TAX MAP 130, PARCEL 37.15/ZONED C-2

Plat was withdrawn by Mike Jones. To subdivide this Commercial Lot would be in violation of the Tipton County Subdivision Regulation.

TEMPLETON GRAINES-TEMPLETON ROAD FINAL MINOR/TAX MAP 79. PARCEL 13.03/ZONED R-1

Paul Erwin of Erwin Surveying has submitted a final plat for subdividing (2) lots. The property is located along the north side of Templeton Road. The purpose of this plat is to subdivide 2 lots for placing (1) grain bin on each lot. Lots 1 & 2 are purposed as 30,000 square feet in size. Lot 1 is proposed with 138.79 feet of road frontage and Lot 2 with 138.84 feet of road frontage. The remaining acreage is 72.15 with 1,755 feet of road frontage along Templeton Road and 392 feet of road frontage along Nolan Road. Public water is currently not available at this location. These lots have not been evaluated for septic systems. These lots are to be used for agricultural purposes only. The BZA granted an 8-foot accessory building setback for the common line between the two lots on August 25, 2008. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the plat as submitted subject to signatures. Vote: For-Unanimous

TIPTON COUNTY PLANNING COMMISSION
SEPTEMBER 22, 2008
CONTINUED

MIKE JONES-CROSSCREEK SUBDIVISION LOT 1 REZONING REQUEST/TAX MAP 130. PARCEL 38.05/FROM C-1 TO C-2

Bob Taylor made the motion and Ozell Wright seconded said motion to postpone this request until October 22, 2008, until a revised site plan for Cross Creek Lot 1 to be submitted and approved. Vote: For-Unanimous

GRACE FARMS SUBDIVISION FINAL PLAT/TAX MAP 147, PARCEL 4.0/ZONED R-1/CRIGGER ROAD

Has submitted a final plat for subdividing (29) lots out of an 84.23-acre tract, leaving 35.8 acres remaining at the rear of the subdivision. The Road Bond Letter of Credit has been received. The Utility Letter from Poplar Grove has been received all water utilities have been completed. Debbie Otts made the motion and Carlos Clowes seconded said motion to approve the final plat as submitted subject to signatures.

CARSON CROSSING, SECTION B-PRELIMINARY PLAT/TAX MAP 109, PARCEL 21.02/ZONED R-1/OLD MEMPHIS ROAD

Jim Key of Key Development requested the Preliminary Plat be extended for One (1) Year. Phil Smith made the motion and Roger Warmath seconded said motion to extend the Preliminary Plan for Carson Crossing Section B for One (1) year. Vote: For-Unanimous

MEADOWLAND SUBDIVISION ROAD BOND EXTENSION (TOMMY TURNER)

Roger Warmath made the motion and Carlos Clowes seconded said motion to extend the Road Bond for Meadowland S/D for One (1) year. Vote: For-Unanimous

HILLSONG SUBDIVISION ROAD BOND EXTENSION (MARK MCCALL)

Bob Taylor made the motion and Ozell Wright seconded said motion to extend the Road Bond for Hillsong S/D for One (1) year. Vote: For-Unanimous

WILSON MANOR SECTION C ROAD BOND EXTENSION (CALVIN BEASLEY)

Phil Smith made the motion and Debbie Otts seconded said motion to extend Wilson Manor Section C Road Bond for One (1) year. Vote: For-Unanimous

WILSON MANOR SECTION C RELEASE UTILITY BOND (CALVIN BEASLEY)

Bob Taylor made the motion and Phil Smith seconded said motion to Release the Utility Bond for Wilson Manor Section C. Vote: For-Unanimous

PURPOSED AMENDMENT FOR GATED-COMMUNITIES

William Veazey will present a copy of the resolution to be recommended for a hearing at next months meeting.

Adjournment: 8:40 P.M.