

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

**May 23, 2011  
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
  - A. Rezoning Request by Gordon Mills, Sanford Mills and Michael Beasley for Property Located on Indian Creek Road from R-1 to FAR.
- IV. New Business
  - A. Site Plan for Clopton United Methodist Church Life Center.
  - B. Approval of the Mid South Planning & Zoning Institute for Continuing Education Hours on May 20, 2011 at the University of Memphis.
  - C. Approval of 4 Continuing Education Hours for William Veazey for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.
  - D. Approval of 4 Continuing Education Hours for Roger Warmath for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.
  - E. Approval of 4 Continuing Education Hours for Carlos Clowes for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.
  - F. Approval of 4 Continuing Education Hours for Bob Taylor for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.
  - G. Approval of 4 Continuing Education Hours for Ozell Wright for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.
  - H. Approval of 4 Continuing Education Hours for Tommy Smith for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.
  - I. Approval of 4 Continuing Education Hours for Debbie Otts for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.
  - J. Approval of 4 Continuing Education Hours for Phil Smith for Attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis.

V. Public Forum (Maximum of 15 Minutes)

VI. Other Business

A. County Commission Report

B. Commissioner's Comments

VII. Adjournment

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**MAY 23, 2011**

**PRESENT:**

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

**OTHERS PRESENT:**

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

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

Debbie Otts made the motion and Ozell Wright seconded said motion to approve the agenda as presented. Vote: For - Unanimous

Bob Taylor made the motion and Debbie Otts seconded said motion to approve the minutes of the April 25, 2011 meeting as presented. Vote: For – Unanimous

**UNFINISHED BUSINESS**

**GORDON MILLS, SANFORD MILLS & MICHAEL BEASLEY-REZONING REQUEST- R-1 TO FAR/ TAX MAP 52, PARCEL 80.02/TAX MAP 67, PARCEL 6.02 & 6.01/ACRES 47.46**

Gordon Mill's property is on Tax Map 52, Parcel 80.02 and totals 18.66 acres and is located on Indian Creek Road just south of the Indian Creek Cemetery. There is excepted out of this acreage the portion of property that lies across Indian Creek Road containing approximately 2.5 acres. These 2.5 acres are not a part of this rezoning request.

Sanford Mills property is on Tax Map 67, Parcel 6.02 and totals 10.0 acres and is located at 2321 Indian Creek Road with a residence. Michael Beasley's property is on Tax Map 67, Parcel 6.01 and totals 18.8 acres and is located to the south and west of 2261 Indian Creek Road.

Phil Smith abstained from any vote and discussion due to a conflict of interest with relation to Michael Beasley.

Bob Taylor made a motion to send a negative recommendation to the County Commission due to the Growth Plan consistency requirements. Motion failed due to a lack of a second for the motion.

Roger Warmath made the motion and Bob Taylor seconded said motion for a positive recommendation to the County Commission for a public hearing. During discussion, Bob Taylor called for Previous Question; Debbie Otts seconded said motion to call for Previous Question. Vote: For – Unanimous. Original Motion Hand Vote: For – Roger Warmath, Ozell Wright; Against – Bob Taylor, Debbie Otts; Corky Clowes abstained during voting. Motion ended in a 2-2 tie, which the motion fails (since 7 members were present, any motion must have 4 votes to pass). Chairman, Tommy Smith voted against the motion, ending the voting as For -2 and Against -3. Therefore, there is no recommendation to the County Commission due to the By-Laws in Article VII, Section 10 requiring an affirmative or negative vote of the majority of the members present, which would require a minimum of four (4) votes for either a positive or negative recommendation.

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**MAY 23, 2011**  
**CONTINUED**

**NEW BUSINESS**

**CLOPTON UNITED METHODIST CHURCH FELLOWSHIP HALL-SITE PLAN/TAX MAP 109, PARCEL 14/8.46 ACRES/5285 BRIGHTON CLOPTON ROAD.**

Brent Seay has submitted a request for Site Plan Approval for Clopton United Methodist Church. The purpose of this request is to construct a fellowship hall on the church property. There exists a fire hydrant across Brighton Clopton Road at the end of the driveway. A stormwater analysis has been submitted, and has been approved via letter by Public Works director. Poplar Grove Utility District has also approved via letter the utilities for this new facility. The proposed facility has stated occupancy of 285 people, which would require a minimum of 57 parking spaces which will be paved, three of which are required to be handicapped spaces. This site plan meets all requirements in the zoning resolution. Phil Smith made the motion and Roger Warmath seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

**APPROVAL OF THE MID SOUTH PLANNING & ZONING INSTITUTE FOR CONTINUING EDUCATION HOURS ON MAY 20, 2011 AT THE UNIVERSITY OF MEMPHIS.**

Debbie Otts made the motion and Bob Taylor seconded said motion the approve the Mid South Planning & Zoning Institute for Continuing Education Hours on May 20, 2011 at the University of Memphis. Vote: For-Unanimous

**APPROVAL OF 4 CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY, ROGER WARMATH, CARLOS CLOWES, BOB TAYLOR, OZELL WRIGHT, TOMMY SMITH, DEBBIE OTTS AND PHIL SMITH FOR ATTENDING THE MID SOUTH PLANNING & ZONING INSTITUTE ON MAY 20, 2011 AT THE UNIVERSITY OF MEMPHIS.**

Roger Warmath made the motion Carlos Clowes seconded said motion for items C and E thru J (on the agenda) to approve 4 Continuing Education Hours for William Veazey, Carlos Clowes, Bob Taylor, Ozell Wright, Tommy Smith, Debbie Otts and Phil Smith for attending the Mid South Planning & Zoning Institute on May 20, 2011 at the University of Memphis. Vote: For-Unanimous

Bob Taylor made the motion and Phil Smith seconded said motion to amend the previous motion to include Item D (Roger Warmath) from the agenda. Vote: For-Unanimous

**PUBLIC FORUM (MAXIMUM OF 15 MINUTES)**

**OTHER BUSINESS**

**COUNTY COMMISSION REPORT**

On a motion by Tommy Dunavant, seconded by Bob Wilson the County Commission unanimously approve the rezoning of the Terry Gray property on Map 77, Parcel 44.02 of 1.01 acres located at 6492 Highway 59 S C-3 to FAR on May 9, 2011.

**COMMISSION'S COMMENTS**

Tommy Smith has concerns with site plan presentation standards. It was recommended that William Veazey provide some options to present at the next meeting.

**ADJOURNMENT: 7:35 PM**