

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**SEPTEMBER 25, 2017**

**PRESENT**

**CARLOS CLOWES**  
**DEBBIE OTTS**  
**TOMMY SMITH**  
**MIKE BREWER**  
**CARL LEWIS**

**OTHERS PRESENT**

**PAT HIBDON, ADMINISTRATIVE ASSISTANT**  
**WILLIAM VEAZEY, TIPTON COUNTY PLANNER**

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

Debbie Otts made the motion and Carlos seconded said motion to approve the revised agenda. Vote: For - Unanimous

Mike Brewer made the motion and Carl Lewis seconded said motion to approve the minutes of the August 28, 2017 meeting as printed. Vote: For - Unanimous

**AMENDMENT TO WADE STUBBLEFIELD SUBDIVISION / TAX MAP 84, PARCEL 6.15 / 10.77 ACRES / ZONED FAR / DOLAN ROAD.**

Ronnie Oliver submitted an amended minor plat. The purpose of this plat is to subdivide the 10.77 acre tract into three parcels. Lot 9 is proposed as 6.67 acres with 50.60 feet of road frontage along Dolan Road and is vacant. Lot 10 is proposed as 1.86 acres with 162.63 feet of road frontage along Dolan Road and is vacant. Lot 11 is proposed as 1.85 acres with 387.95 feet of road frontage along Dolan Road and is vacant. There is a total of 0.39 acres of road dedication associated with this plat. There exists a 4-inch water main along the west side of Dolan Road. Due to the property being served by a 4-inch water main, no hydrant is required on a minor plat. Debbie Otts made the motion and Carlos Clowes seconded said motion to approve the amended final plat as presented due to meeting all the subdivision requirements and the zoning resolution. Vote: For – Unanimous.

**HILLSONG ESTATES FOR DAVE TUCKER - ROAD BOND EXTENSION FOR AN (11<sup>TH</sup> YEAR)**

Dave Tucker owner of D&D Custom Homes, LLC is requesting an extension to the road bond for Hillsong Estates due to new ownership. The plat was approved on 9/24/07 with 11 lots in the R-1 Zoning District. This extends the road bond to an eleventh year. The roads are built and paved, but have not had final surfacing due to the subdivision being under the 85% completion stage. Four residences have been built at Hillsong Estates at this time, and there are three current residential permits on three other lots. The bond expires 9/30/17, and proposed to be extended until 9/30/18, if approved. The bond amount has not been reduced any further and stands at \$36,475.06 per Tipton County Public Works Director. The original copy of the road bond is on file at the Planning Office. Carlos Clowes made the motion and Debbie Otts seconded said motion to approve the extension of the new bond until 9/30/18 due to new ownership. Vote: For - Unanimous

**WILSON MANOR, SECTION C FOR CALVIN BEASLEY - ROAD BOND EXTENSION FOR AN (11<sup>TH</sup> YEAR)**

Calvin Beasley is requesting an extension of the road bond for Wilson Manor, Section C due to the lack of housing starts. The plat was approved on 10/22/07 with 32 lots in the R-1 Zoning District. This extension extends the road bond to an eleventh year. The roads are built and paved, but have not had final surfacing due to the subdivision being under the 85% completion stage. Eight residences have been built at Wilson Manor, Section C at this time. The bond expires 10/15/17, and is proposed to be extended until 10/15/18, if approved. The bond amount has not been reduced any further and stands at \$64,905.35 per Tipton County Public Works Director. The original copy of the road bond is on file at the TC Planning Office. Mike Brewer made the motion and Carl Lewis seconded said motion to approve the extension of the new bond until 10/15/18 due to slow housing starts. Vote: For - Unanimous

**ADJOURNED MEETING AT: 6:55 P.M. WITHOUT OBJECTION.**