

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

**March 28, 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
  - A. None
- IV. New Business
  - A. Final Plan of the Pugh-Highway 59 Minor Subdivision.
  - B. Final Plan McIntyre Gift-Charleston Road Minor Subdivision.
  - C. Extension of Road Bond for Roberts Estates (Final Extension).
  - D. Group Rezoning Request by James Wood, et.al. from R-1 to C-3.
  - E. Commercial Site Plan Request for Mike and Laura Jackson.
- V. Other Business
  - A. Discussion on Sign Regulations and Carriage Houses.
- VI. Adjournment

**MINUTES OF THE  
TIPTON COUNTY PLANNING COMMISSION  
MARCH 28, 2005**

**PRESENT:  
BOB TAYLOR  
ROGER WARMATH  
DEBBIE OTTS  
L.B. GLASS**

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

THE TIPTON COUNTY PLANNING AGENDA

Roger Warmath made the motion and Bob Taylor seconded said motion to approve the February 28, 2005 Agenda as presented. Vote: For – Unanimous

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

Bob Taylor made the motion and Roger Warmath seconded said motion to approve the minutes of the February 2005 meeting. Vote: For – Unanimous

PUGH-HIGHWAY 59 SOUTH- FINAL PLAT/TAX MAP 106, PARCEL 40.07, ZONED FAR

Don Cole of Donald R. Cole & Associates representing Mr. James Pugh has submitted a final plat for a 2-lot subdivision. The property is located along the east side of Highway 59 South. Lot 1 is proposed as a 1.3-acre lot with 221.56 feet of road frontage. Lot 2 is proposed as a 1.62-acre lot with 135 feet of road frontage. The remaining acreage of approximately 82 acres has approximately 1,326 feet of road frontage. Bob Taylor made the motion and Debbie Otts seconded said motion to approve the corrected final plat as presented subject to signatures and septic. Vote: For – Unanimous

MCINTYRE GIFT-CHARLESTON ROAD- FINAL PLAT/TAX MAP 43, PARCEL 36.02, ZONED FAR

Don Cole of Donald R. Cole & Associates representing Mr. Arnold McIntyre has submitted a final plat for a 2-lot subdivision. The property is located along the east side of Charleston-Gift Road. Lot 1 is proposed as a 1.50-acre lot with 225 feet of road frontage. Lot 2 is proposed as a 1.50-acre lot with 229.35 feet or road frontage. The remaining acreage of approximately 22.8 acres has approximately 1,449 feet of road frontage along Charleston-Gift Road. Roger Warmath made the motion and Bob Taylor seconded said motion to approve the final plat as submitted subject to signatures and septic. Vote: For-Unanimous

ROBERTS ESTATES FINAL ROAD BOND EXTENSION

Roger Warmath made the motion and Debbie Otts seconded said motion to extend the Final Road Bond for Roberts Estates. Vote: For-Unanimous

TIPTON COUNTY PLANNING COMMISSION  
MARCH 28, 2005  
CONTINUED

JAMES WOODS, ET.AL. GROUP REZONING REQUEST FROM R-1 TO C-3

James Woods, et.al. has presented a rezoning request for a portion of 6 properties located along highway 51 South. The properties are located on Tax Map 80, Parcel 16.0 and Tax Map 68, Parcels 5.0, 5.01, 6.0, 19.0 and 20.0. The property to be rezoned is only the front 800 feet from the centerline of Highway 51 South, with the remainder of the properties to remain R-1. Roger Warmath made the motion and Debbie Otts seconded said motion for a positive recommendation to the Tipton County Legislative Commission for approval of the rezoning request.

Vote: For-Unanimous Bob Taylor abstained.

MIKE & LAURA JACKSON-COMMERCIAL SITE PLAN/TAX MAP 98, PARCEL 45.02, ZONED C-2, 1.89 ACRES

Mike and Laura Jackson presented a request for Commercial Site Plan approval for a business. The property is located along the west side of Brighton-Clopton Road. The purpose of the site plan is to locate a business named Stitch-N-Time Embroidery. The proposed building is to be a 40'x60' structure, with only a 20'x40' customer. The remainder of the building is for storage and working area. The parking requirements would require 4 parking spaces plus one space for each two employees. There are 6 parking spaces shown on the site plan. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the site plan as submitted subject to septic. Vote: For-Unanimous

Meeting adjourned at 7:30 P.M.