

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

**August 22, 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
- IV. New Business
 - A. Rezoning Request by J.S. Blackmon for Property Located at 5166 Mt. Carmel Road, from R-2 to C-2.
 - B. Final Plat of Wilson Manor Subdivision, Section A
- V. Other Business
 - A. Discussion on Building Permit Fee Schedule.
 - B. Discussion on Minor Plats, "Two-Tract Plats"
- VI. Adjournment

**MINUTES OF THE
TIPTON COUNTY PLANNING COMMISSION
AUGUST 22, 2005**

**PRESENT:
BOB TAYLOR
TOMMY SMITH
L.B. GLASS
JIMMY COUSAR**

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

THE TIPTON COUNTY PLANNING AGENDA

Bob Taylor made the motion and Jimmy Cousar seconded said motion to approve the August 22, 2005 Agenda as presented. Vote: For – Unanimous

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

Tommy Smith made the motion and Bob Taylor seconded said motion to approve the minutes of the July 27, 2005. Vote: For-Unanimous

J. S. BLACKMON REZONING REQUEST/TAX MAP 78, PARCEL 31.0/ZONED-R-2 TO C-2, 0.7 ACRES, 5166 MT. CARMEL RD.

J.S. Blackmon is requesting a rezoning from R-2 to C-2 on property located at 5166 Mt. Carmel Rd. He is requesting that the property go back to being C-2 the way it was to operate the small grocery store again. Mr. Blackmon was informed that if a sign was placed on the property a site plan would need to be submitted before the Planning Commission for approval. Tommy Smith made the motion and Jimmy Cousar seconded said motion to recommend the rezoning to the Tipton County Legislative Commission for approval. Vote: For-Unanimous

WILSON MANOR-SECTION A FINAL PLAT/TAX MAP 98, PARCEL 11.0/ZONED R-1

Jim Key of Key Development, representing Calvin Beasley, submitted a final plat for Wilson Manor Subdivision, Section A subdividing the first 7 lots of seventy nine lots out of a 102.68-acre tract. Section A is located along the north side of Beck’s Lane starting at the corner of Sunnyside Road. Bob Taylor made the motion and Tommy Smith seconded said to approve the plat as presented. Vote: For-Unanimous

DISCUSSION ON BUILDING PERMIT FEES

Tommy Smith made the motion and Bob Taylor seconded said motion to recommend the base cost at \$60/ sq. ft. under roof for Residential and the fee schedule to follow the Modified B proposal presented by the County Planner. Vote: For-Unanimous

TWO-TRACT MINOR PLATS OPTIONAL NOT MANDATORY ON 8 ½ X 14 LEGAL SIZE PAPER

Tommy Smith made the motion and Jimmy Cousar seconded said motion to make it policy that two-tract minor plats may be accepted on 8 ½ x 14 legal size paper that may be recorded with the deed at the Register’s Office. Vote: For-Unanimous

Meeting Adjourned at 7:40 P.M.