

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

**September 26, 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. The Resubdivision of Lots 1 & 2, Terry Minor Subdivision
 - B. Final Plat of the Cole - Quito Drummonds Rd. Subdivision
 - C. Final Plat of the Roy A. Meadors - Drummonds Road Minor Subdivision
 - D. Extension of Road Bond for Meadowlands Subdivision
- V. Other Business
 - A. Discussion on Building Permit Fee Schedule.
- VI. Adjournment

**MINUTES OF THE
TIPTON COUNTY PLANNING COMMISSION
SEPTEMBER 26, 2005**

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

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

THE TIPTON COUNTY PLANNING AGENDA

Bob Taylor made the motion and Roger Warmath seconded said motion to approve the September 26, 2005 Agenda as presented. Vote: For – Unanimous

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

Debbie Otts made the motion and Jimmy Cousar seconded said motion to approve the minutes of the August 22, 2005. Vote: For- Unanimous

TERRY MINOR- FINAL PLAT LOTS 1 & 2/TAX MAP 125, PARCEL 67.03 & 67.06/ZONED R-1

Don Cole of Donald R. Cole & Associates submitted a final plat for Terry Minor re-subdivision of Lot 1 and 2 and to create a new Lot 3. Lot 1 will be 0.82 acres with 380.5 feet of road frontage, Lot 2 will be 2.58 acres with 190.95 feet of road frontage and Lot 3 will be 1.07 acres with 289.16 feet of road frontage. The property is located along the south side of Fellowship Baptist Church Road. Bob Taylor made the motion and Roger Warmath seconded said to approve the plat as presented subject to septic drawing and affidavits and all required signatures. Vote: For-Unanimous

COLE-QUITO DRUMMONDS RD. FINAL PLAT/TAX MAP 93, PARCEL 60.01, /ZONED R-1

Don Cole of Donald R. Cole & Associates submitted a final plat for Cole-Quito Drummonds Rd. for the subdivision of Lot 1 and 2. Lot 1 will be 1.25 acres with 101.42 feet of road frontage, Lot 2 will be 1.00 acres with 172.2 feet of road and is a vacant lot. The property is located along the north side of Quito Drummonds Rd. Jimmy Cousar made the motion and Roger Warmath seconded said to approve the plat as presented subject to septic drawing and affidavits and all required signatures. Vote: For-Unanimous

ROY A. MEADORS-DURMMONDS ROAD MINOR FINAL PLAT/TAX MAP 93, PARCEL 14.0/ZONED R-1

Roy A. Meadors, represented by Michael Meadors submitted a final plat for Roy A. Meadors- Drummonds Rd. for the subdivision of Lot 1 and 2 Lot 1 will be 2.83 acres with 182.54 feet of road frontage, Lot 2 will be 1.51 acres with 53.28 feet of road frontage through an easement., in addition Lot 2 also has a 20 foot lake access easement. The remaining 12.82 acres has 51.29 feet of road frontage with an additional 50 foot ingress/egress easement. The property is located along the south side of Drummonds Rd. Jimmy Cousar made the motion and Roger Warmath seconded said to approve the plat as presented subject to septic drawing and affidavits and all required signatures. Vote: For-Unanimous

MEADOWLANDS SUBDIVISION-TOMMY TURNER/ROAD BOND EXTENSION

Jimmy Cousar made the motion and Roger Warmath seconded said motion to extend the Road Bond for Meadowlands Subdivision for one year. Vote: For-Unanimous

DISCUSSION ON BUILDING PERMIT FEES

Roger Warmath made the motion and Jimmy Cousar seconded said motion to recommend that the requirement of 16 inch centers be removed from the local amendments and go to 24 inch centers as the code book calls for. Also, it was recommended that the contingency for the base value for permits be annual using the Consumer Price Index as provided by the U.S. Department of Labor, Bureau of Labor Statistics for the South Region class size B/C (50,000 – 1,500,000 population). Vote: For-Unanimous

Meeting Adjourned at 7:45 P.M.