

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

**May 22, 2006  
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. Extension of Preliminary Plat for Wilson Manor
  - B. Final Plat of Wilson Manor, Section B
  - C. Rezoning Request by Valerie Crawford from FAR to C-3
- V. Other Business
  - A. Discussion on the Rezoning of Certain Subdivisions to R-3
- VI. Adjournment

**MINUTES OF THE  
TIPTON COUNTY PLANNING COMMISSION  
May 22, 2006**

**PRESENT:  
DEBBIE OTTS  
ROGER WARMATH  
TOMMY SMITH  
BOB TAYLOR  
JIMMY COUSAR**

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

**ADDITION TO THE TIPTON COUNTY PLANNING AGENDA**

Roger Warmath made the motion and Debbie Otts seconded said motion to add under New Business item D. Amendment to Lot 10 Holly Grove Subdivision.

**TIPTON COUNTY PLANNING AGENDA**

Bob Taylor made the motion and Jimmy Cousar seconded said motion to approve the April 24, 2006 Agenda as amended. Vote: For – Unanimous

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

Roger Warmath made the motion and Debbie Otts seconded said motion to approve the minutes of the April 24, 2006 meeting as submitted. Vote: For-Unanimous

**EXTENSION OF PRELIMINARY PLAT FOR WILSON MANOR/TAX MAP 98, PARCEL 11.0 ON 102.68 ACRES/ZONED R-1**

Bob Taylor made the motion and Jimmy Cousar seconded said motion to approve the preliminary plat extension until May 22, 2007. Vote: For-Unanimous

**FINAL PLAT OF WILSON MANOR, SECTION B/TAX MAP 98, PARCEL 11.0 ON 102.68 ACRES/ZONED R-1**

This plat was withdrawn by Jim Key of Key Development representing Calvin Beasley on May 22, 2006, due to lack of approval on construction plans and lack of bonds being presented.

**REZONING REQUEST BY VALERIE CRAWFORD FROM FAR TO C-3/TAX MAP 106, PARCEL 33.00 ON 6.0 ACRES**

Valerie Crawford submitted a rezoning request to rezone 6.00 acres located at 3951 Charleston Mason Road from FAR (Forestry, Agricultural and Residential) to C-3 (Highway Commercial). The C-3 zoning district is the only district in which a Bar/Lounge may operate. The property is located at the intersection of St. Paul Road and Charleston Mason Road. Bob Taylor made the motion and Roger Warmath seconded said motion to recommend negatively for this rezoning request to the Tipton County Legislative Commission, due to spot zoning, C-3 being designated for arterial roads and C-3 being designated for Planned growth Areas. Vote: For-Unanimous

**HOLLY GROVE SUBDIVISION AMENDMENT TO LOT 10-A/TAX MAP 52J, PARCEL 10.00 ON 1.10 ACRES/ZONED R-1**

Jim Key of Key Development submitted final plat request for the subdivision of Holly Grove Subdivision Lot 10. The purpose of this plat was to split Lot 10 in half, with the western portion of the lot going to a landlocked 3.0 acre lot providing frontage creating a 3.61 acre lot now labeled as Lot 10. The eastern portion of Lot 10 is to provide access to a 1.10 acre lot that is being divided out of a 4.00 acre lot and is not labeled as Lot 10A. The property has public water in a 3 inch waterline which does not require a hydrant. Roger Warmath made the motion and Debbie Otts seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

**Meeting Adjourned at 7:30 P.M.**