

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

**June 26, 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. Final Plat of Wilson Manor, Section B
  - B. Addition to Lot 1 of Anderson-Melrose Road Minor Subdivision
  - C. Final Plat of the Betty Sanders Subdivision
  - D. Final Plat of the Scott-Pisgah Road Minor Subdivision
  - E. Site Plan for Dollar General
- V. Other Business
  - A. Completion of Road Bond for Pristine Lake 2000 Subdivision
  - B. Completion of Road Bond for J.E. Roberts Estates
  - C. Approval of Continuing Education Course - Tipton County GIS Mapping Website Class on August 15, 2006.
  - D. Update on the New FEMA Maps
  - E. Update on Code Enforcement Citations and Violations
  - F. Discussion on the Rezoning of Various Subdivisions in the Planned Growth Area of Tipton County to R-3.
- VI. Adjournment

**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**

**TIPTON COUNTY PLANNING AGENDA**

Bob Taylor made the motion and Jimmy Cousar seconded said motion to approve the June 26, 2006 Agenda 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 May 22, 2006 meeting as submitted. Vote: For-Unanimous

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

Roger Warmath made the motion and Bob Taylor seconded said motion to approve the final plat as submitted for 17 Lots along Sunnyside Road subject to signatures. Vote: For-Unanimous

**ANDERSON-MELROSE ROAD MINOR ADDITION #1/TAX MAP 51, PARCEL 22 ON 1.22 ACRES/ZONED R-1**

Don Cole of Donald R. Cole & Assoc. submitted a final plat for adding 0.48 acres to an existing 0.74-acre lot. The addition of 0.48 acres will bring the total acreage of the lot to 1.22 acres. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

**BETTY SANDERS SUBDIVISION FINAL PLAT/TAX MAP 108, PARCEL 19.01 ON 10.04 ACRES/ZONED R-1**

Betty Jo Sanders withdrew this 3-lot plat on Brighton-Clopton Road due to not meeting the fire hydrant requirements.

**SCOTT-PISGAH ROAD MINOR FINAL PLAT/TAX MAP 51, PARCEL 3.00 ON 3.98 ACRES/ZONED R-1**

Don Cole of Donald R. Cole & Assoc. a final plat has been submitted for creating a total of three lots out of two lots totaling 3.98 acres. #1 is a total of 1.86 acres with 110.00 feet of road frontage with an existing barn that is to be removed. #2 is a total of 0.69 acres with 186.56 feet of road frontage with an existing residence. #3 is a total of 1.42 acres with 222.89 feet of road frontage and is vacant. There exists a six-inch water main down Pisgah Road so this division requires a hydrant. The property is located on Pisgah Rd. Debbie Otts made the motion and Jimmy Cousar seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

**MINUTES OF THE  
TIPTON COUNTY PLANNING COMMISSION  
JUNE 26, 2006  
CONTINUED**

**SITE PLAN-DOLLAR GENERAL-SAM WARE/TAX MAP 93, PARCEL 19.00/ZONED C-2/1.15 ACRES**

Don Cole of Donald R. Cole & Assoc. submitted a site plan for Dollar General located at 5729 Richardson Landing Rd.

There are 36 spaces for parking and a sign shown on the site plan at a maximum of 30 feet. TC Public Works has approved the stormwater and construction plans. The Board of Zoning Appeals approved the variance request to relieve the rear setback adjacent to residential requirement for a 42-foot area located behind the southeast part of the building. Bob Taylor made the motion and Jimmy Cousar seconded said motion to approve the Site Plan for Dollar General for Lot 1 and the reserved stormwater retention area for Lots 1 and 2 located on Lot 2 subject to the stormwater retention area being recorded along with the deed. Vote: For-Unanimous

**PRISTINE LAKE 2000 SUBDIVISION ROAD BOND COMPLETION**

Bob Taylor made the motion and Debbie Otts seconded said motion to release the road bond for Pristine Lake 2000 Subdivision due to completion and an approval letter from the Tipton County Public Works Department. Vote: For-Unanimous

**J.E. ROBERTS ESTATES ROAD BOND COMPLETION**

Roger Warmath made the motion and Jimmy Cousar seconded said motion to release the road bond for JE Roberts Estates due to completion and an approval letter from the Tipton County Public Works Department. Vote: For-Unanimous

**APPROVAL OF CONTINUING EDUCATION COURSE-TIPTON COUNTY GIS MAPPING WEBSITE CLASS ON AUGUST 15, 2006.**

Roger Warmath made the motion and Jimmy Cousar seconded said motion to approve the Continuing Education Course for Tipton County GIS Mapping Website Class On August 15, 2006. Vote: For-Unanimous

**DISCUSSION ON THE REZONING OF VARIOUS SUBDIVISIONS IN THE PLANNED GROWTH AREA OF TIPTON COUNTY TO R-3.**

The County Planner presented a proposal to rezone 5 subdivisions located in the Planned Growth Area (Mt. Carmel Hills, Cedar Point Estates, Caughron Subdivision, Witherington Bluff Estates and Clyde Hill & Dower Subdivision). Jimmy Cousar made the motion and Debbie Otts seconded said motion not to pursue any rezoning changes as they are all established subdivisions and all fall within the Nonconforming Use criteria. Vote: For-Unanimous

**Meeting Adjourned at 8:30 P.M.**