

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

**October 23, 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. Rezoning Request by Vernon Fleming for the Beer Barn from R-3 to C-3.
 - B. Site Plan for Reid and Tonya Hodge for Recycling Center
 - C. John Chorley to address the Planning Commission.
- V. Other Business
 - A. Wetlands Update
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
OCTOBER 24, 2006

PRESENT:
DEBBIE OTTS
ROGER WARMATH
TOMMY SMITH
BOB TAYLOR
PHIL SMITH
L.B. GLASS
CARLOS CLOWES

OTHERS PRESENT:
WILLIAM VEAZEY, TIPTON COUNTY PLANNER

TIPTON COUNTY PLANNING AGENDA

Tommy Smith made the motion and Roger Warmath seconded said motion to amend the Agenda by adding to New Business Item D. Road Bond Extension for Meadowland S/D. Tommy Smith made the motion and Debbie Otts seconded said motion to approve the October 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 September 25, 2006 meeting as submitted. Vote: For-Unanimous

VERNON C. FLEMING-REZONING THE BEER BARN FROM R-3 TO C-3/TAX MAP 65, PARCEL 43.07/1.56 ACRES/5281 MUNFORD-GILT EDGE RD.

Vernon C. Fleming has submitted a rezoning request to rezone 1.56 acres located at 5281 Munford-Gilt Edge Road from R-3 to C-3. The Beer Barn closed in January 2006. There was a discussion on whether or not a C-2 rezoning would be sufficient for what Mr. Fleming wishes to do. Mr. Fleming agreed and requested the rezoning request be changed from C-3 to C-2. Bob Taylor made the motion and Phil Smith seconded said motion for a positive recommendation to the Tipton County Legislative Commission for the rezoning of this property from R-3 to C-2 for a Public Hearing. Vote: For-Unanimous

REID & TONYA HODGE-SITE PLAN/RECYCLING CENTER/TAX MAP 102, PARCEL 3.00/ZONED I-2/40.00 ACRES/170 HODGE LANE.

Reid & Tonya Hodge submitted a site plan for approval for a Recycling Center for metal products. The property is located at 170 Hodge Lane, approximately 600 feet north of the intersection with Sanders Road. The County Commission rezoned this property from FAR to I-2 on 10/9/06. The Board of Zoning Appeals approved the Use Permitted as a Special Exception for the I-2 zoning district subject to specific conditions, at their meeting held on 10-24-06 at 5 P.M. Tommy Smith made the motion and Roger Warmath seconded said motion to approve the site plan as submitted subject to: 1. moving the proposed new fence to the area of the property where the office is to be located at the top of the hill and extending east to the tree line. 2. A notation stating that the existing buffer is to remain undisturbed. Vote: For-Unanimous

JOHN CHORLEY TO ADDRESS THE PLANNING COMMISSION NEW TYPE OF SEWER SYSTEM

John Chorley did not show up and no information was presented.

ROAD BOND EXTENTION FOR MEADOWLANDS SUBDIVISION/TOMMY TURNER

Tommy Smith made the motion and Bob Taylor seconded said motion to extend the road bond for Meadowlands Subdivision for one (1) year. Vote: For-Unanimous

WETLANDS UPDATE- William Veazey spoke about the types of Regulations that were found concerning wetlands. Debbie Otts made the motion and Carlos Clowes seconded said motion for William Veazey to develop a draft resolution regarding wetlands areas within the Sub. Regs or Zoning Resolution. Vote: For-Unanimous

Meeting Adjourned at 7:16 P.M.