

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

**December 18, 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 the Ruby Brown Minor Subdivision
  - B. Final Plat of Pecan Trails Subdivision
  - C. Minor Plat of the Thomas Edwin Nutt Subdivision
  - D. Informational Discussion Concerning a New Type of Sewer System in the County (This is only an informational gathering agenda item, there are no motions to be made for this agenda item.)
  - E. Proposed Subdivision Regulations Amendment concerning Replacement of Appendix B, Section III: Materials Specifications and Construction Procedures in its Entirety.
  - F. Proposed Subdivision Regulations Amendment concerning Wetlands
  - G. Extension of Road Bond for Adkins Subdivision
  - H. Approval of the 2007 Meeting Schedule for the Planning Commission
- V. Other Business
- VI. Adjournment

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**DECEMBER 18, 2006**

**PRESENT:**

**TOMMY SMITH**  
**BOB TAYLOR**  
**PHIL SMITH**  
**CARLOS CLOWES**

**OTHERS PRESENT:**

**WILLIAM VEAZEY, TIPTON COUNTY PLANNER**  
**PAT HIBDON, ASSIST. TC PLANNER**

**TIPTON COUNTY PLANNING AGENDA**

Bob Taylor made the motion and Carlos Clowes seconded said motion to add to Item D the following names to the agenda, Bob Conrad, John Chorley Jr. Bonnie Griffin and Jeff Embry. Vote: For-Unanimous

Bob Taylor made the motion and Phil Smith seconded said motion to approve the December 18, 2006 Agenda as Amended. Vote: For – Unanimous

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

Phil Smith made the motion and Bob Taylor seconded said motion to approve the minutes of the November 27, 2006 meeting as submitted. Vote: For-Unanimous

**RUBY BROWN FINAL MINOR PLAT/TAX MAP36, PARCEL 8.02/9.5 ACRES/JAMESTOWN RD.- JAMESTOWN LANE /ZONED FAR**

This plat is being deferred to the January 22, 2007 Meeting. This is the first deferral due to lack of representation.

**PECANS TRAILS FINAL PLAT/TAX MAP 141, PARCEL 6.01/ZONED R-1/30.95 ACRES/GALILEE CHURCH ROAD.**

Bob Taylor made a motion to deny the Final Plat, but the motion failed due to a lack of a Second on the motion.

Bob Taylor made the motion and Phil Smith seconded said motion to amend the August 28, 2006 minutes, Page 60 of the Tipton County Planning Commission for Pecan Trails Preliminary Plat to delete the wording widening the west side of Galilee Church Road to the intersection of Beaver Creek Road. Vote: For-Unanimous

Ledford Engineering and Planning, LLC representing Developer Ronnie Oliver submitted a final plat for subdividing (20) lots out of a 30.95-acre tract. The property is located along the west side of Galilee Church Road about 280 feet south of Beaver Creek Road. Bob Taylor made the motion and Phil Smith seconded said motion to approve the final plat as submitted. Vote: For-Unanimous

**THOMAS EDWIN NUTT FINAL PLAT/TAX MAP 141, PARCEL 32.20/ZONED R-1**

Jim Key of Key Development representing Mr. Nutt submitted a final plat for splitting a landlocked piece of property between two adjacent property owners. Their property is located at the intersection of Stafford Road and Beaver Creek Road. Lot 1 is going to go to Marvin Ferrell, Jr. as a total of 0.88 acres landlocked. The remaining portion of 0.29 acres is to go to T.E. Nutt. Since neither portion of either of these lots have road frontage, there is a note attached to state that each of these are non-buildable lots until such time that they are combined with the adjacent property. Phil Smith made the motion and Bob Taylor seconded said motion to approve the final plat as submitted.

Vote: For-Unanimous

**JOHN CHORLEY, BOB CONRAD, DAVID BRADEN AND JEFF EMBRY TO PROVIDE INFORMATION CONCERNING A NEW TYPE OF SEWER SYSTEM**

John Chorley and Bob Conrad discussed a new type of sewer system that they would like to begin in Tipton County. Bob Conrad provided the Planning Commission with information concerning the new type of sewer system. Also, present was David Braden, Director of Poplar Grove Utility District, who informed the Planning Commission on Poplar Grove's stance on the new sewer system. Jeff Embry, local citizen, provided information against allowing these types of sewer systems in Tipton County. No motions were made concerning this item as it was only for informational purposes.

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**DECEMBER 18, 2006**  
**CONTINUED**

**SUBDIVISION REGULATIONS AMENDMENT CONCERNING REPLACEMENT OF APPENDIX B, IN ITS ENTIRETY.**

Bob Taylor made the motion and Carlos Clowes seconded said motion to schedule a Public Hearing for this item, with a recommendation from the Public Works Committee on this subject. Vote: For-Unanimous

**SUBDIVISION REGULATIONS AMENDMENT CONCERNING WETLANDS**

Bob Taylor made the motion and Phil Smith seconded said motion to schedule a Public Hearing including the discussed changes. Vote: For-Unanimous

**ADKINS SUBDIVISION ROAD BOND EXTENSION/DOLAN ROAD /LEN ADKINS-DEVELOPER**

Phil Smith made the motion and Bob Taylor seconded to extend the Road Bond for Adkins Subdivision for (1) Year. The expiration will be January 20, 2008. Vote: For-Unanimous

**APPROVAL OF THE 2007 MEETING SCHEDULE FOR THE PLANNING COMMISSION**

Phil Smith made the motion and Carlos Clowes seconded said motion to approve the 2007 Meeting Schedule for the Planning Commission. Vote: For-Unanimous

**Meeting Adjourned at 9:05 P.M.**