

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

**January 22, 2007
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 the Cromwell - Willie Pickens Road Minor Plat
 - C. Rezoning Request by John Chorley for a Planned Residential Overlay District over an existing R-1 District for property located on Richardson Landing Road.
 - D. Preliminary Plat of the Berford Place Subdivision
 - E. Rezoning Request by Eddie Stafford for property located on Atoka-Idaville Road from R-1 to C-2.
 - F. Extension of Road Bond for Huffman Estates.
 - G. Extension of Road Bond for Manor at Poplar Grove, Section B.
- V. Other Business
 - A. Approval of the TAPA Winter Retreat at Montgomery Bell State Park on February 1-2, 2007 as a Continuing Education Class.
 - B. Approval of the Mid-South Planning & Zoning Institute at the University of Memphis on March 30, 2007 as a Continuing Education Class.
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JANUARY 22, 2007

PRESENT:

TOMMY SMITH
BOB TAYLOR
PHIL SMITH
CARLOS CLOWES
ROGER WARMATH
DEBBIE OTTS

OTHERS PRESENT:

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

TIPTON COUNTY PLANNING AGENDA

Bob Taylor made the motion and Roger Warmath seconded said motion to approve the January 22, 2007 Agenda as Amended. Vote: For – Unanimous

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

Bob Taylor made the motion and Phil Smith seconded said motion to approve the minutes of the December 18, 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

Ruby Brown submitted a final plat for creating 2 lots from a 9.5-acre tract. Lot 1 is proposed as 1.849 acres with 50.50 feet of road frontage along Jamestown Lane. Lot 2 is proposed as 2.166 acres with 275.1 feet of frontage along Jamestown Road and 335.31 feet of frontage along Jamestown Lane. The remaining acreage of 5.019 acres has 243.41 feet of frontage along Jamestown Lane. The property is provided with a 2-inch water main along Jamestown Lane. 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

CROMWELL-WILLIE PICKENS ROAD FINAL MINOR PLAT/TAX MAP 9, PARCEL 4.05 AND TAX MAP 3, PARCEL 8.02/ZONED FAR/20.45 ACRES

Roger Cromwell submitted a final plat for subdividing 1.36 acres out of a 20.45-acre tract. The property is along the north side of Willie Pickens Road and about 1,000 feet north of Millstone Mountain Road. The first purpose of the plat is to create Lot 1. second purpose is to create a 50-foot easement to Lot 1. Third is to remove the tract line between the two parcels to make one tract of property. And fourth is to abandon the existing 50-foot easement. The 5-acre tract and the 15.45-acre tract are being combined into on 20.45-acre tract. There is an old easement that goes through the 5-acre tract to serve the 15.45-acre tract. This easement is being abandoned. A new easement is being created to serve Lot 1. There is a 4-inch waterline on the north side of Willie Pickens Road and there exists a hydrant approximately 145 feet east of the front of the now 20.45-acre tract. The location of Lot 1 of this division leaves 50 feet of property to access the back of the property of the 20/45 acres. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

JOHN CHORLEY JR. REZONING REQUEST FOR PLANNED RESIDENTIAL OVERLAY/TAX MAP 93, PARCEL 8.03/ZONED R-1/ RICHARDSON LANDING ROAD.

John Chorley Jr. has submitted a rezoning request to overlay a Planned Residential District over an R-1 zone on 36 acres on Richardson Landing Road. Roger Warmath made the motion and Carlos Clowes second said motion for a negative recommendation the to Tipton County Legislative commission for the rezoning request to overlay a Planned residential District due to (1) The lack of approval and commitment from Poplar Grove Utility District and (2) This would be in violation of the Zoning Regulations Article V Section 5.070.C.4 Development Standards for Planned Residential Developments. (Utilities)The development shall be service with public sewer and water on trunk lines not less than eight (8) inches and six (6) inches, respectively, and shall include fire hydrants for adequate protection, as defined in the Tipton County Subdivision Regulations. Phil Smith noted that this type of Subdivision needs to have City Services and not designed for a Volunteer Fire Department. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JANUARY 22, 2007
CONTINUED

Bob Taylor made a motion and Phil Smith seconded said motion to all an agenda item to explore the possibilities of an engineer to study decentralized sewer systems for Tipton County. Vote: For-Unanimous

BERFORD PLACE-PRELIMINARY PLAT/TAX MAP 146, PARCEL 7.06/ZONED R-1/QUITO DRUMMONDS ROAD/46.23 ACRES

Ledford Engineering and Planning, LLC submitted a preliminary plat for subdividing (38) lots out of a 46.23-acre trace. The property is located along the west side of Quito Drummonds Road. Bob Taylor made the motion and Debbie Otts seconded said motion to approve the preliminary plat subject to correcting chart notations and setbacks on Lots 1 & 38. Vote: For-Unanimous

REZONING FOR EDDIE STAFFORD ON ATOKA IDAVILLE ROAD/TAX MAP 130, PARCEL 38/ZONED R-1 TO C-2/1.05 ACRES

Eddie Stafford submitted a rezoning request to rezone 1.05 acres of property from R-1 to C-2. After a short discussion Mr. Stafford agreed to change the request from C-2 to C-1. 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 form R-1 to C-1 for a Public Hearing. Vote: For-Unanimous

HUFFMAN ESTATES ROAD BOND EXTENSION/TAX MAP 37, PARCEL 52

Bob Taylor made the motion and Debbie Otts seconded to extend the Huffman Estates Road Bond for (1) Year. The expiration will be February 11, 2008. Vote: For-Unanimous

MANOR AT POPLAR GROVE, SECTION B ROAD BOND EXTENSION/TAX MAP 93, PARCEL 14 & 14.01

Roger Warmath made the motion and Phil Smith seconded said motion to call the road bond February 26, 2007 if approval from Tipton County Public Works and Poplar Grove Utilities District has not been received. Vote: For-Unanimous

APPROVAL OF THE TAPA WINTER RETREAT AT MONTGOMERY BELL STATE PARK ON FEBRUARY 1-2, 2007 AS A CONTINUING EDUCATION CLASS

Roger Warmath made the motion and Bob Taylor seconded said motion to approve the TAPA Winter Retreat at Montgomery Bell State Park on February 1-2, 2007 as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF THE MID-SOUTH PLANNING & ZONING INSTITUTE AT THE UNIVERSITY OF MEMPHIS ON MARCH 30, 2007 AS A CONTINUING EDUCATION CLASS.

Phil Smith made the motion and Debbie Otts seconded said motion to approve the Mid-South Planning & Zoning Institute at the University of Memphis on March 30, 2007 as a Continuing Education Class. Vote: For-Unanimous

Meeting Adjourned at 8:45 P.M.