

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

**March 26, 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. Site Plan for Sandra Mills Home Occupation
  - B. Revised Site Plan for Tonya Hodge
  - C. Tim Waywell requesting advice for Home Occupation
- V. Other Business
  - A. Discussion Concerning Decentralized Sewer Systems.
  - B. Update Concerning the Major Road Plan
  - C. Proposed Amendment to the Tipton County Regional Planning Commission By-Laws Concerning a Public Forum Item to add to the agenda layout.
- VI. Adjournment

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**MARCH 26, 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 Carlos Clowes seconded said motion to approve the March 26, 2007 Agenda as submitted. Vote: For – Unanimous

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

Debbie Otts made the motion and Phil Smith seconded said motion to approve the minutes of the February 26, 2007 meeting as submitted. Vote: For-Unanimous

**SANDRA MILLS-SITE PLAN-HOME OCCUPATION/TAX MAP102 PARCEL 17.06/5.00 ACRES/1184**  
**BUD EUBANK RD- /ZONED FAR**

Sandra Mills has submitted a site plan to operate a home occupation on 5.00 acres on Bud Eubank Road. The purpose of this request is to operate a home occupation of a beauty salon. The request is for part-time, one chair, no advertising (by referral of existing customers only). This is considered as a “major” home occupation, which requires approval of a Use Permitted as a special Exception before the BZA. BZA granted the approval at their earlier meeting. The operation is to be conducted within the existing accessory building only, Ms. Mills is the only employee, there will be no advertisements or signs, the use are not a storage area for a business conducted elsewhere, no activity will be visible from the road, and the use will not generate a nuisance. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

**TONYA HODGE-REVISED SITE PLAN/TAX MAP 102, PARCEL 3.00 /ZONED I-2/40 ACRES/170**  
**HODGE LAND-38069**

Tonya Hodge has submitted a revised site plan for approval for a Recycling Center for metal products for property located at 170 Hodge Lane. There are 3 changes to the previously approved site plan. (1) The addition to the existing building is to be moved from the rear of the existing building to the front of the existing building. (2) The fence is to be moved from the northern portion of the property to the front area of the property. (3) The Hodges wish to add a security station at the entrance of the property. The buffer at the entrance of the property will consist of the following. (1) First row will be Autumn Olives. (2) Second row will be Ponderosa Pines. (3) Third row will be Lob Holly Pine. All of the above has been noted on the site plan. Roger Warmath made the motion and Bob Taylor seconded said motion to approve the site plan. Vote: For-Unanimous

**TIM WAYWELL REQUESTING ADVICE FOR HOME OCCUPATION BORDING HORSES/MAP 65,**  
**PARCEL 24.02/ZONED R-1/9.76 ACRES/933 BOSWELL RD.**

Tim Waywell wishes to operate a home occupation to board horses. Agricultural uses are allowed in R-1 on 5.0 acres or greater; however by definition, agricultural uses do not include riding stables, livery or boarding stables. Conclusion of this topic is that Mr. Waywell would have a better chance rezoning this property to FAR than they would C-1.

**DISCUSSION CONCERNING DECENTRALIZED SEWER SYSTEMS**

David Braden, Director of Poplar Grove Utility District talked about the decentralized sewer systems. Roger Warmath made the motion and Bob Taylor seconded said motion that Tommy Smith, William Veazey and David Braden make an appointment with the County Executive Jeff Huffman to see where the County Commission stands on this system these types of systems. Vote: For-Unanimous

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**MARCH 26, 2007**  
**CONTINUED**

**UPDATE CONCERNING THE MAJOR ROAD PLAN**

Roger Warmath made the motion and Carlos Clowes seconded said motion to defer this item until the April 23, 2007 meeting. Vote: For-Unanimous

**PROPOSED AMENDMENT TO THE TIPTON COUNTY REGIONAL PLANNING COMMISSION BY-LAWS CONCERNING A PUBLIC FORUM ITEM TO ADD TO THE AGENDA LAYOUT.**

Roger Warmath made the motion and Phil Smith seconded said motion to defer this item until the April 23, 2007 meeting. Vote: For-Unanimous

**Meeting Adjourned at 8:40 P.M.**