

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

**June 25, 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 Re-approval for Faith Baptist Church
 - B. Final Plat of the Parr Estate ~ Long Road Minor Subdivision
 - C. Preliminary Plat of Hillsong Estates
 - D. Site Plan for AT&T Tennessee on Mt. Carmel Road
 - E. Site Plan for AT&T Tennessee on Sadler School Road
 - F. Site Plan for AT&T Tennessee on Poindexter Road
 - G. Site Plan for Mike Jones on Dove Heights, Lot 10
 - H. Preliminary Plat for Richardson Lakes Subdivision
 - I. Final Plat of Adam's Acre Subdivision
- V. Other Business
 - A. Proposed Amendment to the Tipton County Regional Planning Commission By-Laws Concerning a Public Forum Item to add to the agenda layout.
 - B. Discussion Concerning Horses on Acreage.
 - C. Discussion Concerning Decentralized Sewer Systems (If New Information is Available).
 - D. Handout Maps for Marking on the Tipton County Transportation Plan
- VI. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JUNE 25, 2007

PRESENT:

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

OTHERS PRESENT:

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

TIPTON COUNTY PLANNING AGENDA

Bob Taylor made the motion and Debbie Otts seconded said motion to approve the June 25, 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 May 21, 2007 meeting as submitted. Vote: For-Unanimous

FAITH BAPTIST CHURCH SITE PLAN RE-APPROVAL/MAP 145D, PARCEL 1.0/ZONED R-1/4.0 ACRES/900 SIMMONS RD.

The purpose of the site plan is to construct an 18,000 square foot gym. This site plan was originally approved the October meeting of 2005. The purpose is for re-approval as the original site plan has expired. (Originally the site plan was approved for grading purposes.) The site plan meets all the requirements, and has been approved for drainage by the Public Works Department. Phil Smith made the motion and Bob Taylor seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

PARR ESTATES-LONG ROAD FINAL MINOR PLAT/TAX MAP 16, PARCEL 65.14/ZONED FAR/LONG ROAD~38019.

The Parr Family has submitted a minor plat to subdivide 4.673 acres with four existing residence in to four equal lots. The residences are addressed from west to east as 1025, 1005, 993 and 947 Long Road. Each lot is a total of 1.041 acres in area with Lot 3 having a total of 124.47 feet of road frontage. There exists a 6-inch water main located on the north side of Long Road. A hydrant is to be placed at the property line of Lot 2 and 3, and the hydrant has been paid for via a letter from First Utility District. All lots meet the minimum lot width of 150 feet with the exception of Lot 2, however, each of these residences meet the qualification of being exempt from the 150-foot lot width requirement as all the residences were in place before November 13, 2003. The Parr's have met with Leo Smith to correct the septic issues to have each septic and field lines on the correct lots. Roger Warmath made the motion and Phil Smith seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

HILLSONG ESTATES PRELIMINARY PLAT/TAX MAP 99, PARCEL 13.02/41.35 ACRES/ZONED R-1 NORTH SIDE OF HUFFMAN ROAD.

Mark McCall has submitted a preliminary plat has been submitted for subdividing twelve lots (making a total of fourteen) out of a 41.35-acre tract. The preliminary plat was approved for this subdivision (formerly known as Old Tree Subdivision) in December of 2004. This is exactly the same plan as was previously approved other than the change in the name of the subdivision and the name of the road within the subdivision. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the preliminary plat as submitted. Vote: For-Unanimous

AT&T TENNESSEE-SITE PLAN-REMOTE TERMINAL CABINET/TAX MAP 108, PARCEL 24.0 /ZONED R-1/MT. CARMEL RD. /PROPERTY OWNER-ROBERT AND MELINDA DONNELL

Jane Casey with AT&T Tennessee has submitted a site plan to place a remote terminal cabinet on a private 30'x30' easement (900 square feet). The Donnell's will be doing landscaping around the cabinet. Carlos Clowes made the motion and Roger Warmath seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**JUNE 25, 2007****CONTINUED****AT&T TENNESSEE-SITE PLAN-REMOTE TERMINAL CABINET/TAX MAP 130, PARCEL 36.0/ZONED C-2/SADLER SCHOOL RD. PROPERTY OWNER-ATOKA RACEWAY PARK, LLC.**

Jane Casey with AT&T Tennessee has submitted a site plan for property on Sadler School Rd. Their request is to place a remote terminal cabinet on a private 25' x 25' easement (657 square feet). A fence of some kind will be placed around the cabinet at some future date. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

AT&T TENNESSEE-SITE PLAN-REMOTE TERMINAL CABINET/TAX MAP 130, PARCEL 17.0/ZONED R-1/POINDEXTER ROAD/PROPERTY OWNER-CATHY LYNN & SCOTT ALSBROOK

Site Plan was withdrawn prior to meeting by Jane Casey with AT&T Tennessee.

MIKE JONES –SITE PLAN-DOVE HEIGHTS, LOT 10/TAX MAP 130, PARCEL 37.11/0.56 ACRES/ZONED C-2/HWY. 14

Mike Jones has submitted a site plan for property at the intersection of Nelson Drive and Hwy. 14. The proposed use of the building is service/retail. The development shows a total of 15 parking spaces, one of which is handicapped. Bob Taylor made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted subject to septic. Vote: For-Unanimous

RICHARDSON LAKES-PRELIMINARY PLAT/TAX MAP 93, PARCEL 8.03/36 ACRES/ZONED R-1/RICHARDSON LANDING ROAD.

John Chorley Jr. requested this preliminary plat be withdrawn due to numerous deficiencies.

ADAM'S ACRE-FINAL PLAT/TAX MAP 84, PARCEL 23.0/2.34 ACRES/ZONED FAR/7169 RICHARDSON LANDING RD.

Patricia Meadors has submitted a final plat to subdivide existing property located on Richardson Landing Road. The purpose of this plat appearing before the Planning commission is that Mrs. Meadors is trying to subdivide 2.34 acres to place a second residence (one used to be at this site but has lost its "grandfather" since the residence has been gone for over a year). Lot 1 will have (1) acre and lot 2 will have 0.84 acre. The BZA approved the 0.16 variance at their meeting. Roger Warmath made the motion and Debbie Otts seconded said motion to approve final plat as submitted subject to septic and signatures. 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.

Bob Taylor made the motion and Carlos Clowes seconded said motion to add Article VII, Section 11 as amended giving speakers (3) three minutes to speak not (5) five minutes to the By-Laws. Vote: For-Unanimous

DISCUSSION CONCERNING HORSES ON ACREAGE.

William Veazey, TC Planning and Leon Davenport, TC Public Works Director have discussed that the density of animals should be part of animal control. William Veazey will coordinate with Leon Davenport parts associated with zoning.

DISCUSSION CONCERNING DECENTRALIZED SEWER SYSTEMS (IF NEW INFORMATION IS AVAILABLE.)

It has been proposed to drop this item from the agenda. Each Commissioner has been asked to submit a punch list, etc. to William Veazey so that a file can be created for future reference.

Meeting Adjourned at 8:15 P.M.