

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

**October 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 Wilson Manor Subdivision Section C
 - B. Final Plat of the Jonathan Francis Minor Subdivision
 - C. Final Plat of Revision to Lot 1 & Addition to Dyson Minor Subdivision
 - D. Final Plat of Lot 5 & Amendment to Lot 4 of Murphy-Watkins Road Minor Subdivision
 - E. Minor Plat of the Gerald Melton Subdivision
 - F. Subdivision Regulations Amendment Concerning Minimum Acreage Requirements for Section 4-108.1.
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
 - A. Update on the Major Road Plan.
- VII. Adjournment

NOTE: There is a public hearing set for 6:15 P.M. concerning the Amendment to the Subdivision Regulations, Section 4-108.1.

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
OCTOBER 22, 2007

PRESENT:
TOMMY SMITH
PHIL SMITH
ROGER WARMATH
DEBBIE OTTS
BOB TAYLOR

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

PUBLIC HEARING-SUBDIVISION REGULATIONS AMENDMENT TO MODIFY ARTICLE IV, SECTION 4-108.1.

A public hearing was held at 6:15 p.m. for public input on the modification of the attached Subdivision Regulations Amendment. There were no comments from the public. The public hearing was closed at 6:20 p.m.

TIPTON COUNTY PLANNING AGENDA

Roger Warmath made the motion and Bob Taylor seconded said motion to approve the October 22, 2007 Agenda. 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 September 24, 2007. Vote: For-Unanimous

WILSON MANOR SECTION C FINAL PLAT/TAX MAP 99, PARCEL 11.0/LETA LOOP AND BEN LANE/ZONED R-1

Jim Key of Key Development has submitted a final plat for subdividing thirty-two lots. Shown are 8 new fire hydrants and revised detention. All requirements have been met, and Road and Water Bonds have been obtained. Roger Warmath made the motion and Bob Taylor seconded said motion to approve the final plat as submitted with all septic restrictions and signatures with the exception of the Sec. of Planning's signature. Vote: For-Unanimous

JONATHAN FRANCIS MINOR FINAL PLAT/TAX MAP 42, PARCEL 50.00, /ZONED R-1/ACRES 4.00/ ARNOLD SANDERS RD.

Don Cole of Cole & Associates withdrew this plat due to lack of septic approval and deficiencies to the plat having not been corrected.

REVISION TO LOT 1 & ADDITION TO DYSON MINOR DYSON PLAT/TAX MAP 48, PARCEL 22.04 & TAX MAP 71, PARCELS 10.01 & 10.02/ACREAGE 4.00/ZONED FAR/ARNOLD SANDERS ROAD.

Don Cole of Cole and Associates submitted a final plat for revising Lot 1 of the Dyson Minor Subdivision and an additional 1.00-acre lot with the combination of remaining acreage. The purpose of this plat is to revise Lot 1 by adding 3.96 acres to the existing 1.32-acre lot to make it a total of 5.28 acres. Create Lot 2, which is 1.00 acres with 110.25 feet of road frontage. The third purpose of this plat is to combine the remaining acreage of 4.28 & 5.28 acres into a single tract of 9.56 acres with a total of 118.76 feet of road frontage. Bob Taylor made the motion and Phil Smith seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

MURPHY-WATKINS ROAD MINOR FINAL PLAT LOT 5 & AMEND LOT 4/TAX MAP 113, PARCELS 4.0 & 23.03/ZONED R-1

Don Cole of Cole and Assoc. submitted a final plat to reduce Lot 5 by adding to Lot 4. Lot 4 was 4.22 acres and is having 0.45 acres added to it to make a total of 4.67 acres with a total of 485.6 feet of road frontage with an existing residence. Lot 5 was 1.52 acres and is being reduced to 0.97 acres with 0.45 acres being added to Lot 4 and the other 0.19 acres being road dedication with a total of 87.8 feet of road frontage (the property widen to 112 feet at the front building setback line) with an existing residence. A fire hydrant exists in the middle of Lot 4 near the existing residence. Phil Smith made the motion and Roger Warmath seconded said motion to approve the final plat as submitted subject to septic and signatures. Vote: For-Unanimous

GERALD MELTON MINOR PLAT/TAX MAP 79, PARCEL 14.01 & 14.09/NELSON/ZONED R-1

Jim Key of Key Development withdrew the plat to research well water being on two of the three lots located within Flood Zone A.

AMEND SUBDIVISION REGULATION CONCERNING MINIMUM ACREAGE REQUIREMENTS FOR SECTION 4-108.1.

Roger Warmath made the motion and Phil Smith seconded said motion to approve the following modification to the **Subdivision Regulations Section 4-108.1 Sidewalks and Bicycle Paths**: Change "is less than or equal to three-fourths (3/4) or an acre or 32,670 square feet," to read as "is less than 30,000 square feet.". Vote: For-Unanimous

UPDATE ON THE MAJOR ROAD PLAN

William Veazey combined all ideas presented by Planning Commission members onto one map. There will be more information and discussion at a later date.

ADJOURNMENT: 7:50 P.M.