

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

**July 28, 2008
New Justice Complex
6:30 PM**

**Note: The Public Hearing associated with the amendments to the Subdivision Regulations is scheduled for 6:15 P.M.

- I. Establishment of a Quorum and Call to Order
- II. Approval of Agenda; Approval of Minutes
- III. Unfinished Business
- IV. New Business
 - A. Final Plan of the Brotherton Farm Minor Plat
 - B. Final Plan of the Covert – Holly Grove Road Minor Plat
 - C. Minor Plat of the Thomas Simpson Subdivision
 - D. Final Plat of the Jones – Highway 14 Commercial Subdivision
 - E. Site Plan for Lot 1 of the Jones – Highway 14 Commercial Subdivision
 - F. Final Plat of Grace Farms Subdivision
 - G. Final Plat of Carson Crossing, Section B
 - H. Final Plat of Richardson Lakes Subdivision
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
 - A. Subdivision Regulations Amendment concerning Submittal Procedures for Preliminary Plats.
 - B. Subdivision Regulations Amendment concerning Submittal Procedures for Final Plats.
 - C. Subdivision Regulations Amendment revising the Preliminary Plat Checklist.
 - D. Subdivision Regulations Amendment revising the Final Plat Checklist.
 - E. Proposed Amendment to the Tipton County Regional Planning Commission By-Laws concerning Article VIII, Section 1 and Section 3.
 - F. Re-Approval of the 2008 Meeting Schedule
 - G. Approval of the Memphis Area GIS Annual Conference on December 3-4, 2008 in Memphis as a Continuing Education Class.
 - H. Approval of the Mid-South Planning & Zoning Institute Conference on October 24, 2008 in Memphis as a Continuing Education Class.
 - I. Discussion on Gated-Communities.
- VII. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
July 28, 2008

PRESENT:

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

OTHERS PRESENT:

WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMIN. ASSIST. TC PLANNER
SHANNON REED, TC PUBLIC WORKS DIRECTOR

TIPTON COUNTY PUBLIC HEARING HELD AT 6:15 P.M./SUBDIVISION REGULATION
AMENDMENT FOR SUBMITTAL PROCEDURES FOR PRELIMINARY AND FINAL
PLATS/REVISING PRELIMINARY AND FINAL PLAT CHECKLIST

There were no comments from the public.

Ozell Wright made the motion and Debbie Otts seconded said motion to close the Public Hearing.
Vote: For-Unanimous

Adjournment 6:25 P.M.

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

Bob Taylor made the motion and Roger Warmath seconded said motion to approve the July 28, 2008 agenda. Vote: For-Unanimous

Phil Smith made the motion and Ozell Wright seconded said motion to approve the June 23, 2008 minutes. Vote: For-Unanimous

Bob Taylor made the motion and Phil Smith seconded said motion to approve the Special Called Meeting July 2, 2008 minutes with the correction of the page number from 104 to 106. Vote: For-Unanimous

BROTHERTON FARM MINOR FINAL PLAT/TAX MAP 77, PARCEL 10.0/ZONED R-1/END
EMBRY ANDERSON RD.

Has submitted a final plat for subdividing two lots out of a 60.0-acre tract. Lot 1 is proposed as 1.00 acre with 82.1 feet of road frontage with an existing residence. Lot 2 is proposed as 1.08 acres with 52.20 feet of frontage with an existing residence. The remaining acreage of 57.92 acres has approximately 1,060 feet of road frontage. Public water is currently not available at this location, but the water well has been shown and is located at the southern portion of Lot 1. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the plat as submitted subject to septic and signatures. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JULY 28, 2008
CONTINUED

COVERT-HOLLY GROVE ROAD FINAL PLAT/52 PARCEL 670/ ZONED R-1

This plat has been withdrawn due to deficiencies. (Water well not shown)

THOMAS SIMPSON MINOR PLAT/TAX MAP 130, PARCEL 6.00/ZONED R-1/4898 & 4930
ATOKA-IDAVILLE ROAD

This plat was withdrawn due to the variance be being denied at the Board of Zoning Appeals meeting held at 5:00 P.M. July 28, 2008.

JONES-HIGHWAY 14 COMMERCIAL FINAL PLAT/TAX MAP 130, PARCEL 38.04/ZONED
C-2

Don R. Cole & Associates has submitted a final plat for property located at the intersection at Atoka-Idaville Road and Highway 14. There are proposed to be 2 lots to this subdivision. Lot 1 is proposed as 1.53 acres with 250.72 feet of road along Atoka-Idaville Road and 167.84 feet of road frontage along Highway 14. Lot 2 is proposed as 2.85 acres with 308.32 feet of frontage along Atoka-Idaville Road. Both lots are vacant. There is a total of 0.17 acres of road frontage dedication associated with this plat. There exists a 6" and 12" water main along the south side of Atoka-Idaville Road. There is an existing fire hydrant located approximately 42 feet from the intersection. Phil Smith made the motion and Bob Taylor seconded said motion to approve the final plat as submitted. Vote: For-Unanimous

JONES-LOT 1-HIGHWAY 14 COMMERCIAL SITE PLAN/TAX MAP 130, PARCEL
38.04/ZONED C-2

Don Cole & Associates has submitted a site plan for Lot 1 of the Jones-Highway 14 Commercial Subdivision. The property is located at the southwest intersection of Highway 14 and Atoka-Idaville Road. The building is to have 7,161 square feet of sales space, requiring a total of 36 parking spaces, which are shown. Bob Taylor made the motion and Ozell Wright seconded said motion to approve the site plan as submitted. Vote: For-Unanimous

GRACE FARMS SUBDIVISION FINAL PLAT/TAX MAP 147, PARCEL 4.0/ZONED R-
1/CRIGGER ROAD

Plat was withdrawn due to deficiencies. (Missing bonds and letters)

CARSON CROSSING, SECTION B-FINAL PLAT/TAX MAP 109, PARCEL 21.02/ZONED R-
1/OLD MEMPHIS ROAD

Plat has been withdrawn due to deficiencies. (Missing bonds and letters)

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
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COUNTINUED

RICHARDSON LAKES FINAL PLAT/TAX MAP 93, PARCEL 8.03/ZONED R-1/RICHARDSON LANDING ROAD

Bob Conrad has submitted a final plat for subdivision (26) lot out of a 36.0-acre tract. All lots in the subdivision meet the minimum requirements. The Homeowners Association has been completely removed and the lakes are divided among the adjacent lots. Lot 1 and 3-12 all increased in size to incorporate the lakes into private ownership. There is a walking trail easement (20 feet in width) that goes around the northern lake, but is in private ownership of Lots 10-12. Also, have a letter from Poplar Grove Utility District stating that all water mains, fire hydrants and water services have been installed in Richardson Lakes Subdivision. The Road Bond has been submitted. Bob Taylor made the motion and Roger Warmath seconded said motion to approve the final plat as submitted with the usable acreage diagram incorporated as a part of sheet 2 of 2 including notes 1 thru 39. Vote: For-Unanimous

AMEND SUBDIVISION REGULATIONS CONCERNING SUBMITTAL PROCEDURES FOR PRELIMINARY PLATS.

Carlos Clowes made the motion and Roger Warmath seconded said motion to amend Subdivision Regulations concerning Submittal Procedures for Preliminary Plats. Vote: For – Unanimous

AMEND SUBDIVISION REGULATIONS CONCERNING SUBMITTAL PROCEDURES FOR FINAL PLATS.

Roger Warmath made the motion and Carlos Clowes seconded said motion to amend Subdivision Regulations concerning Submittal Procedures for Final Plats. Vote: For-Unanimous

AMEND SUBDIVISION REGULATIONS REVISING THE PRELIMINARY PLAT CHECKLIST

Debbie Otts made the motion and Bob Taylor seconded said motion to amend Subdivision Regulations Revising the Preliminary Plat Checklist. Vote: For-Unanimous

AMEND SUBDIVISION REGULATIONS REVISING THE FINAL PLAT CHECKLIST

Bob Taylor made the motion and Phil Smith seconded said motion to amend the Subdivision Regulations Revising the Final Plat Checklist. Vote: For-Unanimous

AMENDMENT TO THE TIPTON COUNTY REGIONAL PLANNING COMMISSION BY-LAWS CONCERNING ARTICLE VIII, SECTION 1 AND SECTION 3.

Withdrawn by William Veazey to be resubmitted on the agenda for the August 25, 2008 meeting.

RE-APPROVAL OF THE 2008 MEETING SCHEDULE

Phil Smith made the motion and Ozell Wright seconded said motion to approve the revised 2008 Meeting Schedule. Vote: For-Unanimous

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
JULY 28, 2008
COUNTINUED

APPROVAL OF THE MEMPHIS AREA GIS ANNUAL CONFERENCE ON DECEMBER 3-4, 2008 IN MEMPHIS AS A CONTINUING EDUCATION CLASS

Debbie Otts made the motion and Roger Warmath seconded said motion to approve the Memphis Area GIS Annual Conference on December 3-4, 2008 as a Continuing Education Class. Vote: For-Unanimous

APPROVAL OF THE MID-SOUTH PLANNING & ZONING INSTITUTE CONFERENCE ON OCTOBER 24, 2008 IN MEMPHIS AS A CONTINUING EDUCATION CLASS

Roger Warmath made the motion and Ozell Wright/Carlos Clowes seconded said motion to approve the Mid-South Planning & Zoning Institute Conference on October 24, 2008 as a Continuing Education Class. Vote: For-Unanimous

DISCUSSION ON GATED-COMMUNITIES

Roger Warmath made the motion and Carlos Clowes seconded said motion to withdraw this discussion to be resubmitted on the agenda for August 25, 2008 meeting.

Adjournment: 9:00 P.M.