

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

**August 25, 2008  
New Justice Complex  
6:30 PM**

- 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 Addition To - Covert – Holly Grove Road Minor Plat
  - B. Final Plat of Grace Farms Subdivision
  - C. Final Plat of Carson Crossing, Section B
  - D. Roadway Dedication and Final Plan of the Smith – Hwy 179 Minor Plat
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
  - A. Proposed Amendment to the Tipton County Regional Planning Commission By-Laws concerning Article VIII, Section 1, Section 3 and Section 4.
  - B. Approval of the Mid-South GIS Annual Conference on November 18-19, 2008 in Germantown as a Continuing Education Class.
  - C. Approval of the Revised 2008 Meeting Schedule
  - D. Discussion on Gated-Communities.
- VII. Adjournment

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**AUGUST 25, 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

**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and Phil Smith seconded said motion to approve the Agenda with the modification of item B & C under New Business being withdrawn from the Agenda. Vote: For-Unanimous

Ozell Wright made the motion and Bob Taylor seconded said motion to approve the July 28, 2008 minutes. Vote: For-Unanimous

**COVERT-HOLLY GROVE ROAD ADDITION MINOR PLAT/MAP 52/PARCEL 670/ ZONED R-1/4139 HOLLY GROVE ROAD**

Cecil Covert has submitted a final plat for subdividing a 1.44-acre lot from a 60.11-acre tract. Lot 2 is proposed as 1.44 acres with 51.8 feet of road frontage. There is an existing residence and shed on this property, both located within all required setbacks. There is a total of 0.40 acres of road dedication associated with this plat. There exists a 4 inch water main along the south side of Holly Grove Road. No new fire hydrant is required since this is a minor plat and the water main size is 4 inches. Public water has been installed to the residence since the July Planning Commission Meeting. The remaining acreage of 58.63 acres is vacant (has a barn meeting setbacks) and has approximately 347 feet of road frontage. Bob Taylor made the motion and Ozell Wright seconded said motion to approve the final plat 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 Road Bond)

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

Plat was withdrawn due to deficiencies. (Missing Road & Utility Bonds and Construction Approval letter)

**ROADWAY DEDICATION AND FINAL PLAN OF THE SMITH-HWY 179 MINOR PLAT/MAP 71, PARCEL 22.03/ZONED R-1**

Paul Erwin of Erwin Surveying representing TC Public Works has submitted a final plat for recording for rerouting Sanford Road at the intersection of Highway 179. The property is located along the south side of Highway 179 at the intersection of Sanford Road. The purpose of this plat is to realign Sanford Road. In doing so, this will create a subdivision of a 0.76-acre lot with an existing residence on a well (shown) and a total of 254.79 feet of frontage along Sanford Road and approximately 150 feet along Highway 179. The remaining acreage of the property is 17.54 acres with over 1,100 feet of frontage along Sanford Road and approximately 200 feet of frontage along Highway 170. Phil Smith made the motion and Ozell Wright seconded said motion to approve the plat as submitted subject to septic and signatures. Vote: For-Unanimous

**TIPTON COUNTY PLANNING COMMISSION**  
**AUGUST 25, 2008**  
**CONTINUED**

**PROPOSED AMENDMENT TO THE TIPTON COUNTY REGIONAL PLANNING COMMISSION BY-LAWS CONCERNING ARTICLE VIII, SECTION 1, SECTION 3 AND SECTION 4.**

Carlos Clowes made the motion and Roger Warmath seconded said motion to approve the Amendment to the Tipton County Regional Planning Commission By-Laws Concerning Article VIII, Section 1, section 3 and Section 4 as submitted. Vote: For-Unanimous

**APPROVAL OF THE MID-SOUTH GIS ANNUAL CONFERENCE ON NOVEMBER 18-19, 2008 IN GERMANTOWN, TN AS A CONTINUING EDUCATION CLASS.**

Bob Taylor made the motion and Debbie Otts seconded said motion to approve the Mid-South GIS Annual Conference on November 18-19, 2008 in Germantown, TN as a Continuing Education Class. Vote: For-Unanimous

**APPROVAL OF THE REVISED 2008 MEETING SCHEDULE**

Phil Smith made the motion and Debbie Otts seconded said motion to approve the Revised 2008 Meeting Schedule. Vote: For-Unanimous

**DISCUSSION ON GATED-COMMUNITIES**

The Planning Commission Members will send William Veazey ideas and suggestions regarding Gated-Communities, while he researches this matter and presents a draft amendment for review.

**Adjournment: 7:10 P.M.**