

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**SEPTEMBER 26, 2022**

**PRESENT**

CARLOS CLOWES  
BOB TAYLOR  
DEBBIE OTTS  
CARL LEWIS  
TOMMY SMITH  
MIKE BREWER

**OTHERS PRESENT**

WILLIAM VEAZEY, TIPTON COUNTY PLANNER  
PAT HIBDON, ADMINISTRATIVE ASSIST.

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

The agenda was approved as printed by Common Consent.

The minutes for July 25, 2022 was approved as printed by Common Consent.

**NEW BUSINESS**

**ADDITION TO: MCWILLIAMS – HOLLY GROVE RD – MINOR PLAT – TAX MAP 52-PARCELS 27 & 27.01 - LOT 2 – 1.16 ACRES - 3277 HOLLY GROVE RD, LOT 3 –1.58 ACRES - 3225 HOLLY GROVE RD, 38019 – ZONED R-1.**

The purpose of this plat is to subdivide and create Lot 2 as 1.16 acres with 272.31 feet of road frontage and has a residence and barn. Lot 3 is proposed as a 1.58- acre lot with 346.6 feet of road frontage and has a residence and two sheds. Lot 3 also has a 50-foot easement running along the west side of the property to serve Lot 1 (which was platted and recorded in Plat Cabinet F, slide 32B on 8/31/99), There is a total of 59.09 acres remaining with approximately 932 feet of road frontage remaining along Holly Grove Rd. there exists a 4” water line along the south side of Holly Grove Road and an existing flush hydrant (approximately 87 feet west of the point between Lots 2&3) operate by First Utility District. All other requirements have been met. Debbie Otts made the motion and Carlos Clowes seconded said motion to approve this plat as presented. Vote: Motion Carried. None Opposed **Recorded 9-27-2022 H-1483**

**ROAD BOND EXTENSION FOR WILSON MANOR, SECTION C FOR CALVIN BEASLEY – (16<sup>TH</sup> YEAR)**

Calvin Beasley is requesting an extension of the road bond for Wilson Manor, Section C. The plat was approved on 10/22/07 with 31 lots in the R-1 Zoning District. This extension extends the road bond to a sixteenth year. The roads are built and paved, but have not had a final surfacing due to the subdivision being under the 85% completion stage (currently at 58.6%). Seventeen residences have been built at Wilson Manor, Section C at this time. There are three that are in the framing process and two permits were issued for Lots 40 & 41 on 9/15/22. Once those 5 are complete, the completion percentage will be a 76% (22 of 29 lots). The bond expires 10/20/22, and proposed to be extended until 8/27/23. The bond amount remained at \$84,236.25 per Tipton County Public Works Director. This letter is in hand at the office. Debbie Otts made the motion and Carl Lewis seconded said motion to approve the extension of the new bond until 8/27/2023. Vote: Motion Carried. None Opposed

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**CONTINUED**

**APPROVAL OF ELEVEN (11) CONTINUING EDUCATION HOURS FOR WILLIAM VEAZEY FOR ATTENDING THE TNAFPM ANNUAL CONFERENCE IN KNOXVILLE ON AUGUST 10-12, 2022.**

Mike Brewer made the motion and Carl Lewis seconded said motion to approve Eleven (11) Continuing Education Hours for William Veazey for attending the TNAFPM Annual Conference in Knoxville on August 10-12, 2022. Vote: Motion Carried None Opposed

**SUBDIVISION REGULATIONS AMENDMENTS CONCERNING MAINTENANCE BONDS**

Tommy Smith made the motion and Mike Brewer seconded said motion to postpone action on this amendment until the next meeting. Vote: Motion Carried None Opposed

**SUBDIVISION REGULATIONS AMENDMENTS CONCERNING PUBLIC CHAPTER 1128**

Debbie Otts made the motion and Mike Brewer seconded said motion to postpone action on this amendment until the next meeting. Vote: Motion Carried None Opposed

**ADJOURNMENT: 7:35 P.M. WITHOUT OBJECTION**