

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE 2, 2020**

Pursuant to Governor's Executive Order No. 16 and in light of the COVID-19 pandemic, the Open, Public Regular Meeting of the Putnam County Regional Planning Commission was conducted via Zoom (Meeting ID: 834 6698 1649 Password: 002571) at 6:00 PM on Tuesday, June 2, 2020.

Members attending were Chairman Jere Mason, Vice-Chairman Dale Moss, Jim Martin, David Mattson, Phil Wilbourn, and Ron Williamson. Secretary Mike Atwood, Jeff Jones, and Ted McWilliams were absent. Others present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Taylor Dillehay (Whittenburg Surveying), Thomas Crawford, and members of the media.

Planning Director Rush stated that Chairman Mason, Planning Commission Engineer Rinks and he were in his office using two laptops and Chairman Mason would run the meeting. Some votes were by roll call vote.

ITEM 1: CALL TO ORDER AND ROLL CALL

Chairman Jere Mason called the meeting to order after a quorum was established.

ITEM 1A: APPROVAL OF USE OF ELECTRONIC MEETING

Jim Martin moved to approve the use of electronic meeting for the June 2, 2020 meeting. Motion was seconded and approved unanimously.

ITEM 2: APPROVE THE JUNE 2, 2020 AGENDA

Ron Williamson moved to approve the Agenda for the June 2, 2020 meeting. Motion was seconded and approved unanimously.

ITEM 3: MINUTES OF THE MAY 5, 2020 MEETING

Jim Martin moved to approve the May 5, 2020 Minutes. Motion was seconded and approved unanimously.

ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS

Revised Westowne Estates Preliminary Plat, Whittenburg Surveying. Conditional preliminary approval 7/10/18.

Autumn Woods Preliminary Plat, Vick Surveying. Conditional preliminary approval 4/7/2020.

Lee Subdivision Preliminary Plat, Vick Surveying. Conditional preliminary approval 4/7/2020.

ITEM 5: OUTSTANDING LETTERS OF CREDIT: Larry Hatfield (Pembroke Pines S/D) LOC \$200,000 Expires 8/6/2020. Planning Director Rush reported that they may need to extend Letter of Credit in July.

ITEM 6: ACCEPTANCE OF NEW STREETS: NONE

ITEM 7: REPORT ON ADMINISTRATIVELY APPROVED PLATS:

A. CHARLES AND TAMARA WILLIAMS COMBINATION PLAT, WHITTENBURG SURVEYING

Combined parcels 038-113.00 and 038-113.04 on Plunk Whitson Road.

B. LOTS 7 AND 8 HENSLEY PLANTATION COMBINATION PLAT, MAPLES SURVEYING

Combined parcels 038L-F-007.00 and 038L-F-008.00 on Hensley Drive.

C. COMBINATION OF LOTS 1, 2, AND 3 BLOCK 59 UNIT 7 CUMBERLAND COVE SUBDIVISION, MID-STATE SURVEYING

Combined parcels 104-242.00, 104-243.00, and 104-244.00 on Sawmill Road.

B. AUTUMN WOODS SUBDIVISION PHASE 1 HYDRANT INSTALLATION ISSUE

The Autumn Woods Subdivision Plat for Phase 1 was approved last month with the condition that the hydrants be installed before the plat was signed and recorded. The Utility District manager contacted me to inform me that they were going to be upgrading to a 12 inch water main in the next few months. He would like to delay installation of the hydrants until they complete the new line. They plan on installing the new line along these lots in the next couple of months before any houses are completed and landscaping is installed. Since approval of the plat was conditional on the hydrants being installed, the planning commission will have to approve accepting a bond for the hydrants in order for the plat to be signed before the hydrants are installed. He has submitted a certified check in the amount of \$9,000.00.

Patrick Rinks stated that we don't usually allow bonds for water infrastructure, but this appeared to be out of the Developer's control. Jim Martin moved to approve the use of the \$9,000 certified check to be used as a bond until the hydrants are installed within 6 months, as per the Utility District. Motion was seconded and approved on a roll call vote with Chairman Jere Mason, Vice-Chairman Dale Moss, Jim Martin, David Mattson, Phil Wilbourn, and Ron Williamson voting yes. Secretary Mike Atwood, Jeff Jones, and Ted McWilliams were absent.

C. JACKSON PASSAGE PHASE 1

This is create one 1.74 acre lot on Jackson Passage from 016 004.06 with more than 5 acres remaining. Remainder will not have any road frontage. In March of 2019, the developer adjusted the lot lines in a plat that was administratively approved. Staff informed surveyor that even though the one of the lots would be over 5 acres, the way that the new lines were drawn, no further subdivision would be allowed without the developer building a road. Developer now wants to re-divide in one 5 acre tract and one 1.74 acre tract with an easement for ingress/egress to the 5 acre tract. This was submitted in December with a 2.56 acre tract and then withdrawn.

Planning Director Rush recommended that the plat be denied as is but that the plat might be redrawn as a flag lot to comply with the subdivision regulations. Jim Martin moved to deny the plat as presented upon finding that the proposed subdivision would create a land locked tract. Motion was seconded and approved on a roll call vote with Chairman Jere Mason, Vice-Chairman Dale Moss, Jim Martin, David Mattson, Phil Wilbourn, and Ron Williamson voting yes. Secretary Mike Atwood, Jeff Jones, and Ted McWilliams were absent.

