



Highlands Planning Department

Serving: Putnam County and the town of Monterey

Kevin Rush, Planning Director

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AGENDA PUTNAM COUNTY REGIONAL PLANNING COMMISSION

MAY 12, 2026

The Putnam County Regional Planning Commission meeting will be MAY 12, 2026, at the Cookeville Community Center, located at 240 Carlen Dr, Cookeville at 5:30 PM.

ITEM 1: CALL TO ORDER AND ROLL CALL.

ITEM 2: APPROVE MAY 12, 2026 AGENDA.

ITEM 3: MINUTES OF THE APRIL 14, 2026 MEETING

ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS

- **Hwy 70 Baxter Sketch Plat**, Legacy South. Conditional concept approval 05/14/2024.
- **Cane Creek Farms at Window Cliff Subdivision Phase II**, Vick Surveying. Conditional preliminary approval 05/14/2024.
- **Scott Farm Concept Plan**, M2 Group. Conditional approval 08/13/24.
- **Revised Horizon Hills Preliminary Plat**, Vick Surveying. Conditional approval 03/11/25.
- **Overlook at the Waterfalls Preliminary Plat** - Maples Surveying. Conditional approval 02/11/2025
- **The Grove Preliminary Plat**, Whittenburg Surveying. Conditional approval 04/08/25.
- **The Reese Subdivision Preliminary Plat**, Clinton Surveying. Conditional approval 05/13/25.
- **Town Creek Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 07/08/25.
- **G & C Properties Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 11/18/25.
- **Trinity Trace Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 01/16/2026.
- **Spring Valley Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 02/10/2026.
- **Bujean Mann Subdivision Preliminary Plat**, Southeast Surveyors Conditional approval 04/14/2026.

___ David Mattson (C)
___ Jim Martin

___ Terry Randolph (V-C)
___ Ted McWilliams

___ Dale Moss (Sec)
___ Robert Riddle

___ Adam Johnson
___ Phil Wilbourn

___ Jeff Jones
___ Patrick Rinks



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ITEM 5: ACCEPTANCE OF NEW STREETS:

- A. Road(s) with submitted documentation (ready for acceptance)
 - a) None
- B. Road(s) awaiting completion and/or documentation (NOT ready for acceptance)
 - a) None

ITEM 6: OUTSTANDING LETTERS OF CREDIT:

- None

ITEM 7: ADMINISTRATIVELY APPROVED PLATS:

A. PAUL ALLEN MEADOWS FINAL PLAT, WHITTENBURG SURVEYING

Divided one 2.77-ac tract (029-066.00) on Gainesboro Hwy, Bloomington Road, and Old Gainesboro Road into 2 lots of 0.77-ac and 2.00-ac respectively.

B. CARTER AND PATCH DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Created one 0.64-ac lot from parcel 030-016.09 on Carrington Road with more than 5-ac remaining.

C. CHEYENNE INVESTMENTS FINAL PLAT, MOORE SURVEYING

Created two lots from 1.40-ac parcel 063-084.00 at the corner of Old Baxter Road and Chafin Road into one 0.65-acre lot with home on Chaffin Road and a vacant 0.75-ac lot at the corner.

ITEM 8: SUBDIVISION PLATS (PDF OF EACH PLAT ATTACHED):

A. OVERLOOK AT THE WATERFALLS SUBDIVISION FINAL PLAT - MAPLES SURVEYING

Public Comments:

This plat is located on Medlin Road, adjoining the Watermark at Center Hill development. The developer is Matt Sliger. The development consists of 75 lots on 87.4 acres (parcels [128-022.00](#) and [117-040.05](#)). Preliminary plat approval was in February of 2025. The watermains, laterals, and hydrants have been installed. Roads have been graded, proof rolled, and had 4-in of gravel base installed. The developer will be submitting a letter of credit to cover the rest of the rock and paving.



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B. MANN SUBDIVISION FINAL PLAT - SOUTHEAST SURVEYORS

Public Comments:

Creates 5 lots. on Martin Creek Road from parcel [030-011.00](#). There is a 4-in water main on Martin Creek Road. Nearest 6-in main is a mile away at Old Gainesboro Hwy. They are planning on using fire suppression sprinklers on each lot. Lots range from 0.75-ac to 1.25-ac.

C. ANGELA CRIPPS SUBDIVISION FINAL PLAT - SOUTHEAST SURVEYORS

Public Comments:

This is a plat to fix a title issue on property that was improperly divided many years ago. Lots 1 and 2 are owned by Willie and Evelyn Allison and Angela Cripps, respectively. Lot 2 is a flag lot with a pole length of over 300 feet, but the acreage is 5.01-ac and therefore exempt from the subdivision regulations. They are not making any changes to the property lines. The Allison parcel is [087-085.02](#) and Cripps parcel is [087-085.01](#).

D. DIVISION OF TRACT 11 OF THE JAMES THOMAS PROPERTY SUBDIVISION FINAL PLAT - VICK SURVEYING

Public Comments:

Creates 5 lots, all on Old Baxter Road from parcel [092-011.02](#). There is a 6-in water main on Old Baxter Road. A fire hydrant will be required. Lots range from 0.95-ac to 1.02-ac.

E. HORIZON HILLS SUBDIVISION PHASE 1 FINAL PLAT - VICK SURVEYING

Public Comments:

The preliminary plat of this subdivision was approved in March of 2025. This is the first 3 lots, all on Ditty Road, from parcel [110-013.01](#).

F. THE GROVE SUBDIVISION FINAL PLAT - WHITTENBURG SURVEYING

Public Comments:

The preliminary of this plat was approved in April of 2025. The plat consists of 16 along a new road, Reed Ln, off Gainesboro Grade. The water lines and hydrants and underground electric conduits are installed and road has been graded and proof rolled. Parcel [016-017.07](#)



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G. RE-DIVISION OF JONATHAN & CONSTANCE KEY DIVISION FINAL PLAT - MAPLES SURVEYING

Public Comments:

Creates 3 lots. on Southfork Road from parcel [086-044.07](#). There is a 6-in main on Southfork Road, and an existing fire hydrant located approximately 370 feet, located at the corner of Southfork Road and John Gentry Lane. Lots range from 0.489-ac to 0.607-ac.

ITEM 9: OTHER BUSINESS

ITEM 10: STAFF REPORTS

- Report from Chairman:
- Report from Planning Commission Engineer
- Report from Planning Director:
- Report from other Members

ITEM 11: ADJOURNMENT

MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
APRIL 14, 2026

The Putnam County Regional Planning Commission met on April 14, 2026, at the Cookeville Community Center at 5:30 PM.

Members present: Chairman David Mattson, Vice-Chairman Terry Randolph, Secretary Dale Moss, Adam Johnson, Jeff Jones, Ted McWilliams, Robert Riddle, Phil Wilbourn

Members absent: Jim Martin

Staff present: Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks

Others present: Charles Whittenburg of Whittenburg Surveying, Lee Wilson, Laura Wilson, Al Abbott, Hunter Hinshaw, Matthew Webb, Daniel Averitt, Steve Huck, Jim Herrin with the Herald-Citizen, and a reporter with Stonecom Radio.

ITEM 1: CALL TO ORDER AND ROLL CALL.

Chairman David Mattson called the meeting to order after a quorum was established.

ITEM 2: APPROVE APRIL 14, 2026, AGENDA.

The agenda was approved by mutual consent of the board. Before the meeting, Mr. Wilson withdrew his discussion item and said he would submit it at a later date.

ITEM 3: MINUTES OF MARCH 10, 2026, MEETING

Terry Randolph moved to approve March 10, 2026, meeting minutes. Motion was seconded and approved unanimously.

ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS

- **Hwy 70 Baxter Sketch Plat**, Legacy South. Conditional concept approval 05/14/2024.
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- **The Reese Subdivision Preliminary Plat**, Clinton Surveying. Conditional approval 05/13/25.
- **Town Creek Subdivision Preliminary Plat**, Maples Surveying. Conditional approval 07/08/25.

- **Trinity Trace Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 01/16/2026.
- **Spring Valley Subdivision Preliminary Plat**, Vick Surveying. Conditional approval 02/10/2026.

Phil Wilbourn asked if there was any updates on these. Rinks reported Overlook at Waterfalls had 4" of rock on road and it would likely be in for Final Approval in May and The Grove had 6" of rock on road and was ready for binder and final plat would likely be submitted in May.

ITEM 5: ACCEPTANCE OF NEW STREETS:

- A. Road(s) with submitted documentation (ready for acceptance)
 - a) None
- B. Road(s) awaiting completion and/or documentation (NOT ready for acceptance)
 - a) None

ITEM 6: OUTSTANDING LETTERS OF CREDIT:

- None

ITEM 7: ADMINISTRATIVELY APPROVED PLATS:

A. RE-DIVISION OF LOT 1 OF ROY SPURLOCK DIVISION FINAL PLAT, MAPLES SURVEYING

Created one 0.99-ac lot from parcel 037-040.03 on Brown Ridge Road and combined the remaining 1.70 acres with an adjoining parcel.

ITEM 8: SUBDIVISION PLATS (PDF OF EACH PLAT ATTACHED):

A. MANN SUBDIVISION FINAL PLAT, SOUTHEAST SURVEYORS

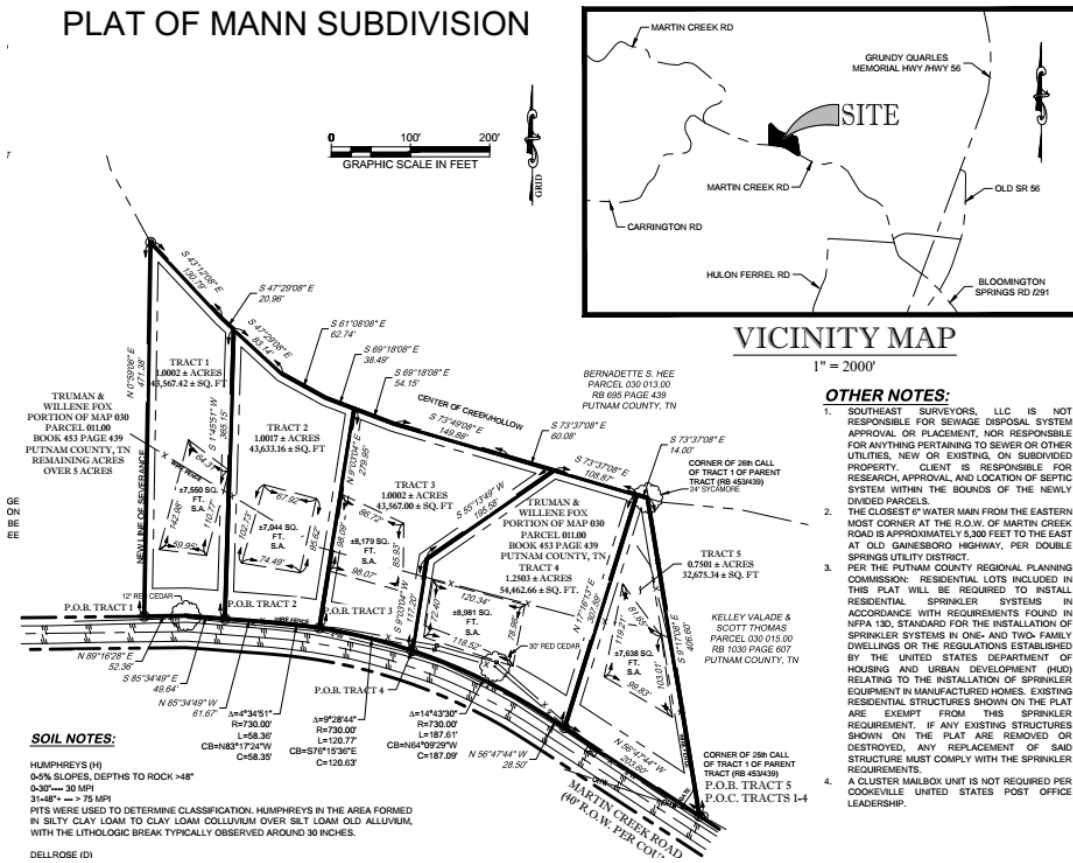
Public Comments: No public comments

Creates 5 lots. on Martin Creek Road from parcel [030-011.00](#). There is a 4-in water main on Martin Creek Road. Nearest 6-in main is a mile away at Old Gainesboro Hwy. They are planning on using fire suppression sprinklers on each lot. Lots range from 0.75-ac to 1.25-ac.

Planning Director Rush stated that when he and Patrick did their site visits, the lot lines were not staked and there were trees/brush along the road making it difficult to see. Patrick Rinks stated that lot 1 will be very tight to fit a house on the lot as drawn. Rush recommended granting preliminary approval tonight.

Ted McWilliams moved to grant preliminary plat approval but not final plat approval so that the lots can be staked. Motion was seconded and approved unanimously.

PLAT OF MANN SUBDIVISION



ITEM 9: OTHER BUSINESS

Withdrawn before the meeting.

Lee Wilson (Southeast Surveyors) has a discussion item he would like to discuss with the Planning Commission. From an email "For platted subdivisions in the county, mainly for subdivisions that have smaller lots (1 Ac or less), I would like to bring up for consideration some changes to approving those subdivisions based on certain conditions. This is an issue that I have dealt with personally the last year or two, and it has raised some potential problems that I feel need to be addressed. We live in a deed restricted neighborhood, but those restrictions do not have any 'teeth', so to speak, to be able to enforce anything. The last part of the document mentions that the way to enforce the restrictions is to take your neighbor to court, basically. Also, the builder/developer is no where to be found. Hardly anyone is going to do that and spend \$20K+ to do that. These things cause problems with neighbors in these closer packed subdivisions in the county. I understand people want to live in the county to not have the restrictions that are in the city, but when you put people close together in the county, that mentality doesn't work. When people are on top of each other and have the thought that they can do whatever they want on their property, it causes problems among neighbors, it brings down the property values of the houses in the neighborhood, and it doesn't support peace and public welfare. I have some proposals/ideas to help mitigate this problem, and it may take a multi-pronged effort to address it. But I believe the planning commission and the approval

process can help greatly in this matter.” Rush recommended Mr. Wilson submit a written proposal to him so he and County Attorney could review prior to bringing back to Planning Commission.

ITEM 10: STAFF REPORTS

- Report from Chairman: None
- Report from Planning Commission Engineer: None
- Report from Planning Director: None
- Report from other Members: None

ITEM 11: ADJOURNMENT

With no further business to discuss, the meeting was adjourned by mutual consent.

Chairman

Date

Secretary

Date