

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 6, 2012**

The monthly meeting of the Putnam County Regional Planning Commission convened at 6:30 PM on Tuesday, November 6, 2012 in the Putnam County Public Library at 50 E. Broad Street in Cookeville, TN, with Chairman Richard Wright presiding. Planning Commission members present included Chairman Richard Wright, Dale Moss, Phil Wilbourn, Vice-Chairman Jim Martin, Jere Mason, John Donnelly, Leslie Sullins and Secretary Mike Atwood. Member Kay Detwiler was absent. Planning Commission Engineer Patrick Rinks and Planning Director Jonathan Ward were also present. Others present included Skip Bartlett, Chip Bouton, Gary Bouton and Herald Citizen Reporter Bailey Darrow.

AGENDA APPROVED

A motion was made by Mike Atwood to amend the November 6, 2012 agenda to include the Nash Grove Division at the request of Planning Director Jonathan Ward, and accept the amended agenda. Motion was seconded and approved unanimously with Chairman Wright abstaining.

OCTOBER 2, 2012 MINUTES APPROVED

Leslie Sullins moved to approve the October minutes as presented. Motion was seconded and approved unanimously, with Chairman Wright abstaining.

CONSIDERATION OF FINAL PLAT, BELLIS DIVISION

Surveyor Skip Bartlett, Bartlett Surveying, 214 East Stevens Street, Cookeville, TN 38501, (931) 526-9000 was in attendance to present a plat for Cindy Bellis, 590 Straton Road, Baxter, TN 38544 to the Planning Commission for consideration. The plat consists of two (2) lots on approximately 4.45 acres located on Highway 70 (West Broad Street) just southeast of the intersection with Miller Road in the 7th Civil District (tax map 039, parcel 200.00). The proposed lots are served by an existing six-inch (6") water line running along Highway 70, with an existing fire hydrant depicted at the northwestern boundary of proposed lot two (2). The plat depicts lot one (1) of approximately 1.53 acres with an existing home with existing septic system and detached carport, both of which are sited over the 50 foot front setback from an arterial street. A note was added to the plat stating "Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current building setbacks." Proposed lot two (2) is a vacant lot consisting of approximately 2.925 acres, with 51.93 feet of road frontage on Highway 70, extending 406.40 feet before opening up into the lot. This would not be considered a flag lot due to proposed lot meeting the minimum 50 feet road frontage requirement. The vacant lot was evaluated and approved for an SSDS. The only deficiencies with the plat are the setback encroachments of the existing structures on proposed lot one (1). Staff Planner recognizes no further deficiencies with the plat and recommended approval. A motion was made by John Donnelly to approve the Bellis Division, with a variance granted to the setback encroachment of the existing structures. Motion was seconded and approved unanimously, with Chairman Wright abstaining.

CONSIDERATION OF FINAL PLAT, THE DIVISION OF LOT 1 OF THE ODIS MASON DIVISION, PLAT CABINET E SLIDE 197B

Surveyor Skip Bartlett, Bartlett Surveying, 214 East Stevens Street, Cookeville, TN 38501, (931) 526-9000 was in attendance to present a plat for Cindy Bellis, 590 Straton Road, Baxter, TN 38544 to the Planning Commission for consideration. The plat consists of two (2) lots on approximately 2.28 acres located on Highway 70 (West Broad Street) and on Miller Road in the 7th Civil District (tax map 039, parcel 201.00). The proposed lots are served by an existing six-inch (6") water line running along Highway 70 and Miller Road with two (2) hydrants depicted to serve the lots. Proposed lot one (1) of approximately 1.15 acres depicts an existing building, sited within setback requirements. Proposed lot 1A is a vacant lot consisting of approximately 1.13 acres. A wetland area is depicted on proposed lot 1A, and this vacant lot was evaluated and approved for an SSDS. Staff Planner included this plat on the agenda as this is another two (2) lot subdivision of property under the same ownership adjacent to the previously considered Bellis Division included on this agenda. This could have been interpreted as a four (4) lot subdivision, which could not be approved administratively. Staff Planner recognizes no deficiencies with the plat and recommended approval. A motion was made by Jim Martin to approve the Division of Lot 1 of the Odis Mason Division, Plat Cabinet E, Slide 197B. Motion was seconded and approved unanimously, with Chairman Wright abstaining.

CONSIDERATION OF FINAL PLAT, CONNER DIVISION & ADDITION TO LOT 3, FULTON HEIGHTS (C-163)

Surveyor Skip Bartlett, Bartlett Surveying, 214 East Stevens Street, Cookeville, TN 38501, (931) 526-9000 was in attendance to present a plat for Carley Conner, 205 Hub Circle, Algood, TN 38506, (931) 537-9667 to the Planning Commission for consideration. The plat consists of three (3) lots on approximately 5.84 acres located off Highway 136 on East Bangham Road in the 15th Civil District (tax map 009, parcels 054.10, tax map 009L, group C, parcel 003.00). The properties are served by an existing four-inch (4") water line running along East Bangham Road. The plat depicts an existing home on proposed lot one (1) and proposed lot two (2), both of which have minor front setback encroachments. A note was added to the plat stating "Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current building setbacks." The purpose of the plat is to subdivide an existing parcel into two (2) lots and combine remaining acreage with existing lot three (3) of Fulton Heights subdivision, creating one additional parcel. The issue with this three (3) lot subdivision is the lots are served by a four-inch (4") water line. A blow off valve is depicted across East Bangham Road from the southwest corner of proposed lot two (2). A hydrant is depicted northeast

across East Bangham Road from lot three (3) of Fulton Heights. This hydrant was installed on a four-inch (4") water line. The nearest six-inch (6") water line is located along Hillham Highway approximately two (2) miles from this site. Members were concerned with further subdivision of the additional property of lot three (3) of Fulton Heights consisting of approximately 4.07 acres, Donna Boyd, owner. Members were also concerned with fire protection with the hydrant and blow off valve in place on a four-inch (4") water line. Staff Planner explained that any further subdivision would require road and utility construction, and would have to be platted and submitted to the Planning Commission for consideration. A motion was made by Jim Martin to approve the Conner Division & Addition to Lot 3, Fulton Heights (C-163) with a variance granted to the setback encroachments of existing structures. The motion was seconded. Further discussion was held concerning future development and the existing fire hydrant and blow-off valve. Surveyor Bartlett stated that the additional acreage added to lot (3) of Fulton Heights was located in a low lying area, and could be limited for future development due to inadequate soils to support subsurface septic disposal systems. A vote was called and the motion was approved unanimously, with Chairman Wright abstaining.

SKETCH PRELIMINARY PLAT, CHIP BOUTON, EAST WHITE HALL ROAD

Chip Bouton, 370 Cora Road, Cookeville, TN 38501, (931) 260-4273 was in attendance to present a sketch plat to the Planning Commission for consideration. The plat consists of nine (9) lots located off Hillham Highway on East White Hall Road (tax map 008, parcel 005.00) The sketch plat was presented as the property is currently served by a four-inch (4") water line running along East White Hall Road. A six-inch (6") water line is located along Hillham Highway, approximately 850 feet from the beginning of the proposed development. Approximately 1,300 feet of six-inch (6") water line would need to be installed with a fire hydrant to serve the proposed development. This would also require a road bore under Hillham Highway, which is a state road and would have to be state approved. Mr. Bouton has provided the sketch plat to request subdividing this property, allowing this to be served by the existing four-inch (4") water line with a fire hydrant depicted to be installed on the four-inch (4") water line. Planning Commission Engineer Patrick Rinks recommended against installing a fire hydrant on a four-inch (4") water line. Mr. Bouton provided a letter from Bangham Utility Water District, stating that all hydrants within their district are usable to refill booster tanks only, and can not be pumped from by pumper trucks. Mr. Bouton further explained that estimated costs to upgrade the water line would be approximately \$27,000 to \$35,000, dependent on the type of bore required to access the six-inch (6") water line along Hillham Highway. Chairman Wright suggested the developer consider installing sprinkler systems in the residences constructed on these proposed lots for fire protection in lieu of a hydrant. Staff Planner explained that Mr. Bouton had provided the sketch plat for direction on how to proceed prior to making the investment of having the property surveyed. Mr. Bouton stated, given the option, that he would install sprinklers in all residences constructed on the property versus upgrading the water line and installing the hydrant. Members indicated they would consider the plat with a residential sprinkler requirement. Members extensively discussed the issue with development in the county in areas served by water mains of less than six-inches (6") and what options may be considered when considering such developments. Members agreed that further study was needed on the issue.

CONSIDERATION OF FINAL PLAT, NASH GROVE BAPTIST CHURCH

Staff Planner provided a plat, Surveyor Jim Helton, Helton & Associates, P.O. Box 2533, Cookeville, TN 38502, (931) 525-1707, Developer Stanton Clay Massa, 9550 Cookeville Boatdock Rd., Cookeville, TN 38544, (931) 267-1981 to be considered by the Planning Commission. The plat consists of one (1) lot on approximately 2.396 total acres located off Austin Bottom Road on Cookeville Boatdock Road in the 8th Civil District (tax map 117, parcel 053.01). The purpose of the plat is to add approximately 1.013 acres to the property of Nash Grove Mission Baptist Church, (tax map 117, parcel 021.00). The property is served by a six-inch (6") water line running along Cookeville Boatdock Road. The plat depicts the existing church and parsonage located on the property, the church is located beyond the front setback requirement. Staff Planner explained that he had originally believed that this plat could be handled administratively, however, due to the front setback encroachment, felt this should be considered by the full commission. A note was added to the plat stating "Any new construction or additions to any current structures or any replacement of a depicted structure encroaching on setback requirements must abide by current building setbacks." A motion was made by Mike Atwood to approve the Nash Grove Division, with a variance to the front setback encroachment. The motion was seconded and approved unanimously with Chairman Wright abstaining.

SKETCH PLAT, MAMIE CHAFFIN PROPERTY

Surveyor Skip Bartlett, Bartlett Surveying, 214 East Stevens Street, Cookeville, TN 38501, (931) 526-9000 was in attendance to present a sketch plat for Marsha Maxwell, 1085 Pippin Road, Cookeville, TN 38501, (615) 489-3368 to the Planning Commission for consideration. The current property consists of approximately 6.49 acres located on Pippin Road in the 7th Civil District (tax map 039, parcel 021.04). Ms. Maxwell has requested to subdivide approximately 2.50 acres off the rear portion of the existing parcel to deed to her son for a residence. Ms. Maxwell is requesting to provide a 24 foot ingress/egress/utility easement along an existing driveway to serve the property. Staff Planner had discussed possibly proposing a flag lot off Pippin Road; however, Ms. Maxwell has requested to subdivide by establishing an easement for access. A motion was made by Jim Martin to approve the Mamie Chaffin proposal. The motion was seconded. Further discussion was held concerning the proposal and designing this as a flag lot. Jim Martin withdrew his motion to approve the Mamie Chaffin property. Surveyor Bartlett stated that he would take this back to the property owner to explain that the Planning Commission indicated they would consider a flag lot design.

REPORT OF ADMINISTRATIVELY APPROVED PLATS

Staff Planner recommended the following plat(s) for administrative approval:

September 26, 2012
Heffner Division

Surveyor Jim Helton, Helton & Associates, P.O. Box 2533, Cookeville, TN 38502, (931) 525-1707 provided a final plat for Jackson Heffner Jr., 1823 Timber Trail, Cookeville, TN 38501, (931) 839-3678 for review and approval. The plat consists of two (2) lots on approximately 15.00 acres located off Dodson Branch Road (Highway 136) on Timber Trail in the 15th Civil District (tax map 010, parcel 002.00). This plat is a re-subdivision of lots 29-32 and p/o 33 of the Dry Creek Meadows Subdivision recorded in plat cabinet A, slide 38. The plat depicts an existing home on tract one (1) of approximately 11.436 acres. This is exempt from subdivision regulation, but was included on the plat. Tract two (2) is a vacant lot and consists of approximately 3.559 acres. The lots are served by an existing four-inch (4") water line running along Timber Trail. The vacant lot was evaluated and approved for a three (3) bedroom SSD system. Staff Planner recognizes no deficiencies with the plat and recommends administrative approval.

REVIEW OF PLATS PREVIOUSLY APPROVED

- 1) **Legends at Spring Creek Phases I + II:** Owner/Developer Brown Properties, Surveyor Skip Bartlett, and Owner's Representative Paul Kramer. 35 lots, 24 acres, located on Bilbrey Lane north of Algood. Preliminary reapproved September 4, 2012, expiration date of September 4, 2013.
- 2) **Locust Grove Commercial-Industrial Park:** Owner/Developer Oscar Gaw Jr. 673 Locust Grove Road, Cookeville, TN 38501 (931) 526-3470, Surveyor Skip Bartlett, 214 E. Spring St., Cookeville, TN 38501, (931) 526-9000, Owner's Representative Monte Gaw. 26 Tracts, 94.54 acres located off Highway 70 on Locust Grove Road, south of the Nashville & Eastern Railroad right-of-way in the 7th Civil District (tax map 054, parcel 001.00). Preliminary approved July 3, 2012.

OUTSTANDING LETTERS OF CREDIT

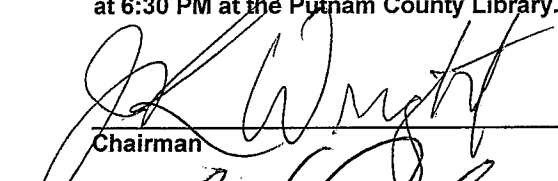
- 1) **Cumby Acres:** \$175,000 letter of credit from First Mercantile Bank, expiring on October 6, 2013 at 3:00 pm., developer Sue Neal.

OTHER BUSINESS

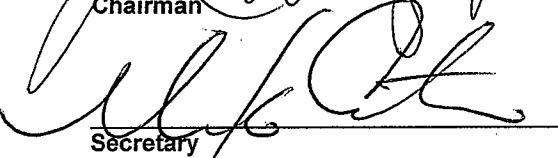
- Staff Report, Patrick Rinks: Planning Commission Engineer Patrick Rinks had nothing further to report.
- Staff Report, Jonathan Ward: Planning Director Jonathan Ward had nothing further to report.

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

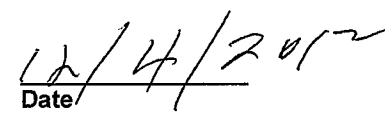
The next regular meeting of the Putnam County Regional Planning Commission will be on Tuesday, December 4, 2012 at 6:30 PM at the Putnam County Library.




 Chairman



 Secretary



 Date



 Date

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 4, 2012**

The monthly meeting of the Putnam County Regional Planning Commission convened at 6:30 PM on Tuesday, December 4, 2012 in the Putnam County Public Library at 50 E. Broad Street in Cookeville, TN, with Chairman Richard Wright presiding. Planning Commission members present included Chairman Richard Wright, Dale Moss, Kay Detwiler, Jere Mason, John Donnelly, Leslie Sullins and Secretary Mike Atwood. Members Phil Wilbourn and Vice-Chairman Jim Martin were absent. Planning Commission Engineer Patrick Rinks and Planning Director Jonathan Ward were also present. Others present included Chip Bouton, Taylor Dillehay, Charles Whittenburg, Wayne Crabtree, Ron Taylor, and Herald Citizen Reporter Bailey Darrow.

AGENDA APPROVED

Chairman Wright noted changes to the December 4, 2012 agenda to correct item four (4) to Consideration of Property Division, Sketch Plat, Wayne Crabtree, add an item after item six (6), James Bryant Division and add an item after item seven (7) Discussion of Sprinkler Systems. The amended agenda was accepted by mutual consent.

NOVEMBER 6, 2012 MINUTES APPROVED

Leslie Sullins moved to approve the November minutes as presented. Motion was seconded and approved unanimously, with Chairman Wright abstaining.

CONSIDERATION OF PRELIMINARY PLAT, WHITEHALL ACRES

Surveyor Charles Whittenburg, Whittenburg Land Surveying, 240 W. Jere Whitson Road, Cookeville, TN 38501, (931) 528-5869 was in attendance to present a preliminary plat for Chip Bouton, 370 Cora Road, Cookeville, TN 38501, (931) 260-4273 to the Planning Commission for consideration. The plat consists of nine (9) lots on approximately 9.56 acres located off Hillham Highway on East Whitehall Road in the 15th Civil District (tax map 008, parcel 005.00). The plat depicts an existing residence with sheds and barn on proposed lot three (3) of 4.17 acres, all of which is located within required building setbacks. The remaining lots are vacant lots, all meeting minimum lot size requirements. The property is served by an existing four-inch (4") water line running along East Whitehall Road. Mr. Bouton attended the November 2012 Planning Commission meeting to present the proposal due to the four-inch (4") water line serving the property. A six-inch (6") water line is located at the intersection of East Whitehall Road and Hillham Highway. Mr. Bouton explained that this would require a road bore under Hillham Highway in order to upgrade the existing four-inch (4") water line to a six-inch (6") water line and install a hydrant to serve the properties. The nearest hydrant is located approximately 1,872 feet from the property boundary at the Bangham Community Center, which is also the location of the Bangham Volunteer Fire Department. Planning Commission members indicated they would approve the subdivision plat if the developer agreed to install residential sprinkler systems to the national standard for all newly constructed homes on the properties. Planning Director Jonathan Ward had obtained a copy of the NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, 2013 Edition. Members discussed the edition provided and applying this edition to the Whitehall Acres development. Planning Commission Engineer Patrick Rinks recommended a twenty foot (20') drainage easement originating on lot eight (8) from a drained pond running north through lot nine (9) be added to the plat. Staff Planner asked if the developer would be installing the sprinkler systems or contracting this work out. Mr. Bouton stated that he would be contracting sprinkler system installation out to a licensed contractor. The drainage easement and notation about sprinkler installation will be included on the plat prior to final consideration. A motion was made by Mike Atwood to grant preliminary approval of Whitehall Acres. The motion was seconded and passed unanimously with Chairman Wright abstaining.

CONSIDERATION OF PROPERTY DIVISION, SKETCH PLAT, WAYNE CRABTREE

Wayne Crabtree, 2283 Herbert Garrett Road, Cookeville, TN 38501 was in attendance to present a sketch for property located at 2283 Herbert Garrett Road (tax map 084, parcel 006.02). Mr. Crabtree currently owns approximately 4.5 acres of property with an existing residence accessed by an easement running approximately 424 feet from Herbert Garrett Road. Due to health reasons and inability to continue upkeep of the property, Mr. Crabtree is requesting to subdivide approximately 3.5 to 4 acres of the property, keeping approximately 1/2 acre and the existing home. This would be a two (2) lot subdivision plat. The access easement serving the property also serves an additional parcel with a residence owned by Thomas Andrew Dyer, 2287 Herbert Garrett Road (tax map 084, parcel 006.03), located beyond Mr. Crabtree's property. Water is provided to the property along the easement from an existing water line along Herbert Garrett Road. Mr. Crabtree provided sketch plats to illustrate his proposal. Members discussed issues with the proposal, including the existing easement and maintenance of the access and also utility access and the location of the water meters. This issue was discussed extensively, with Planning Commission members expressing concerns for another residential lot accessed off the easement with inadequate access and no fire protection. Chairman Wright summed up the issues the Planning Commission had with the proposal that would need to be addressed prior to considering approval of a subdivision of the property. Mr. Crabtree was given direction on issues to be addressed. No action was taken.

CONSIDERATION OF PRELIMINARY PLAT, BOB JACKSON DIVISION

Surveyor Ron Taylor, 6311 Window Cliff Drive, Baxter, TN 38544, (931) 261-2295 was in attendance to present a plat for Robert Jackson, P.O. Box 727, 11727 Indian Creek Road, Baxter, TN 38544 to the Planning Commission for consideration. The plat consists of one (1) lot on approximately 0.60 acres located off Tightfit Road and Tightfit Lane on Tucker Lane in the 17th Civil District (tax map 057, parcel 028.00). The current parcel consists of approximately 240 acres. Mr. Jackson is requesting to subdivide one lot with an existing house. The property is served by a private water source (well water) with no public utilities located along Tucker Lane. Tucker Lane is a county road approximately 0.21 miles (1109 feet) consisting of a 26 foot right-of-way with a 12 foot tar and

chip surface. Right-of-way dedication to extend the right-of-way 25 feet from the center line of the existing county road would place the right of way approximately four feet (4') inside the structure. The west side of Tucker Lane contains topography that would be unsuitable for road construction or right-of-way dedication. The home currently has no public water available. Staff Planner indicated that a public water line is located along Tightfit Road, approximately 0.21 miles from the home. Members discussed the need for public water to be extended in order for the Planning Commission to approve the subdivision of property. Members further discussed Putnam County abandoning a portion of Tightfit Lane in order to eliminate the concerns with the right-of-way. Also, discussion was held that if the property was subdivided in a lot greater than five (5) acres, Planning Commission approval would not be necessary. A motion was made by John Donnelly to deny Bob Jackson Division due to no public water being available. The motion was seconded and approved with five yes votes, with Mike Atwood opposed and Chairman Wright abstaining. Surveyor Ron Taylor stated he would discuss the issues with Mr. Jackson.

CONSIDERATION OF PRELIMINARY PLAT, WEEKS DIVISION

Surveyor Ron Taylor, 6311 Window Cliff Drive, Baxter, TN 38544, (931) 261-2295 provided a plat for Dennis Weeks, 901 Providence Road, Cookeville, TN 38506 for consideration by the Planning Commission. The plat consists of one (1) lot on approximately 2.1 acres located off Brotherton Mountain Road on Providence Road in the 6th Civil District (tax map 025, p/o parcel 018.05). The proposed vacant lot is served by an existing four-inch (4") water line running along Providence Road. An existing 50 foot easement established in 1979 is depicted on the plat to serve the remaining acreage. This easement serves Mark Ward and the home of Dennis Weeks currently. Mr. Weeks is subdividing off his county road frontage with Providence Road and retaining access through the easement to serve the approximately 13 acres of remaining property. Members questioned why Mr. Weeks was subdividing off the easement to transfer to another owner and also discussed the need for Mr. Weeks to retain some access to Providence Road for his remaining acreage, establishing the lot line for the new lot on the western boundary of the easement to serve the remaining acreage and including this property owned in fee simple by Mr. Weeks. Surveyor Taylor stated that he would take this back to Mr. Weeks and discuss how he would like to retain access to Providence Road. Soils work was not completed at this time. Action was deferred until the next meeting or until the portion of the easement is retained by Mr. Weeks for access, with approval completed administratively.

CONSIDERATION OF FINAL PLAT JAMES BRYANT DIVISION

Surveyor Allen Maples, 38 Mayberry Street, Sparta, TN 38583, (931) 837-5446 provided a plat for James Bryant, 5500 Spring Creek Road, Cookeville, TN 38506, (931) 537-38506 to be considered by the Planning Commission. The plat consists of one (1) lot on approximately 1.000 acres located off Old Highway 42 on Spring Creek Road near the Overton County line in the 19th Civil District (Tax map 020, parcel 009.00). The plat depicts an existing one-story vinyl home with basement located on the proposed lot. The front porch of the existing home encroaches on the required front setback by approximately 5 feet. A note was included on the plat stating "If the structure on this lot is ever destroyed or removed, if replaced it must be within the minimum building setbacks." The proposed lot is served by an existing four-inch (4") water line running along Spring Creek Road. The existing home has an existing septic system contained within the proposed lot boundaries. The plat was noted stating "Lot 1 has not been evaluated pursuant to this plat review for an SSD system and plat approval does not constitute approval of this lot or the existing system." Staff Planner recognizes no deficiencies other than the minor setback encroachment. A motion was made by John Donnelly to approve the James Bryant Division, with a variance granted to the front setback encroachment. The motion was seconded and passed unanimously with Chairman Wright abstaining.

REPORT OF ADMINISTRATIVELY APPROVED PLATS

Staff Planner recommended the following plat(s) for administrative approval:

None approved.

DISCUSSION CONCERNING SPRINKLER SYSTEMS

Chairman Wright discussed the possibility of incorporating sprinkler system requirements into the subdivision regulations to address issues of potential subdivisions of property where infrastructure is insufficient for fire hydrants. A list of discussion points was provided to the members. Members began discussing under what circumstances sprinkler systems would be an option. Staff Planner explained that currently, all new infrastructures installed is required to be a six-inch (6") water line with hydrants. Chairman Wright encouraged all Planning Commission members to consider this issue for a potential subdivision regulation amendment in the future.

REVIEW OF PLATS PREVIOUSLY APPROVED

- 1) **Legends at Spring Creek Phases I + II:** Owner/Developer Brown Properties, Surveyor Skip Bartlett, and Owner's Representative Paul Kramer. 35 lots, 24 acres, located on Bilbrey Lane north of Algood. Preliminary reapproved September 4, 2012, expiration date of September 4, 2013.
- 2) **Locust Grove Commercial-Industrial Park:** Owner/Developer Oscar Gaw Jr. 673 Locust Grove Road, Cookeville, TN 38501 (931) 526-3470, Surveyor Skip Bartlett, 214 E. Spring St., Cookeville, TN 38501, (931) 526-9000, Owner's Representative Monte Gaw. 26 Tracts, 94.54 acres located off Highway 70 on Locust Grove Road, south of the Nashville & Eastern Railroad right-of-way in the 7th Civil District (tax map 054, parcel 001.00). Preliminary approved July 3, 2012.

OUTSTANDING LETTERS OF CREDIT

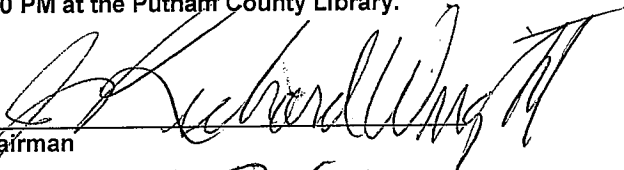
- 1) **Cumby Acres:** \$175,000 letter of credit from First Mercantile Bank, expiring on October 6, 2013 at 3:00 pm., developer Sue Neal.

OTHER BUSINESS

- Staff Report, Patrick Rinks: Planning Commission Engineer Patrick Rinks reported that he had conducted a warranty inspection on the road with South Fork Subdivision. The inspection revealed shoulder stone was washed at one location in the cul-de-sac. A memo will be sent to the developer to report on the findings.
- Staff Report, Jonathan Ward: Planning Director Jonathan Ward had nothing further to report.
- The January meeting of the Putnam County Planning Commission is scheduled for January 1, 2013. Members discussed rescheduling the date, and January 3, 2013 at 6:30 p.m. was approved as a reschedule date.

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

The next meeting of the Putnam County Regional Planning Commission will be held on Thursday, January 3, 2013 at 6:30 PM at the Putnam County Library.



 Chairman

1/3/2013

 Date



 Secretary

1-3-13

 Date