

**MINUTES
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JANUARY 5, 2021**

The Putnam County Regional Planning Commission met electronically due to Governor Lee's Executive Orders #70 limiting in person gatherings to 10 persons or less. The January 5, 2021 meeting was conducted via Zoom at 6:00 PM. The meeting was streamed live to <https://www.facebook.com/HighlandsPlanning/>.

Members attending were Chairman Jere Mason, Vice-Chairman Dale Moss, Secretary Mike Atwood, Jeff Jones, David Mattson, Jim Martin, Ted McWilliams, Ron Williamson and Phil Wilbourn. Others present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Jim Herrin (Herald-Citizen), Taylor Dillehay (Whittenburg Surveying), Josh Jolley, Gary Palk, Larry Stone, and Serna Lair.

ITEM 1: CALL TO ORDER AND ROLL CALL

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

ITEM 2: APPROVE THE JANUARY 5, 2021 AGENDA

Jim Martin moved to approve the agenda for the January 5, 2021 meeting. Motion was seconded and approved unanimously.

ITEM 2A: APPROVE USE OF ELECTRONIC MEETING.

Ted McWilliams moved to approve use of electronic meeting for the January 5, 2021 meeting. Motion was seconded and approved unanimously.

ITEM 3: MINUTES OF THE DECEMBER 8, 2020 MEETING

Ron Williamson moved to approve the December 8, 2020 Minutes. Motion was seconded and approved unanimously.

ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS

Autumn Woods Preliminary Plat (All Phases), Vick Surveying. Conditional preliminary approval 4/7/2020.

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

Willow Estates Subdivision Preliminary Plat, Clinton Surveying. Conditional preliminary approval 7/7/2020.

ITEM 5: OUTSTANDING LETTERS OF CREDIT: NONE

ITEM 6: ACCEPTANCE OF NEW STREETS: NONE

ITEM 7: ADMINISTRATIVELY APPROVED PLATS

A. BROOKS DIVISION FINAL PLAT, MAPLES SURVEYING

Created one 3.748 acre lot from parcel 116-010.00 with the remainder being more than 5 acres on Ashburn Rd.

B. COMBINATION PLAT FOR LOTS 16 AND 17 OF PINNACLE VIEW, VICK SURVEYING

Combined lots 16 and 17 of Pinnacle View Subdivision.

C. REDIVISION OF LOT 1 JAMES AND ADELHIED MCWILLIAMS DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Adjusted the boundary between parcels 038-077.06 and 038-077.00 on Clemmons Rd.

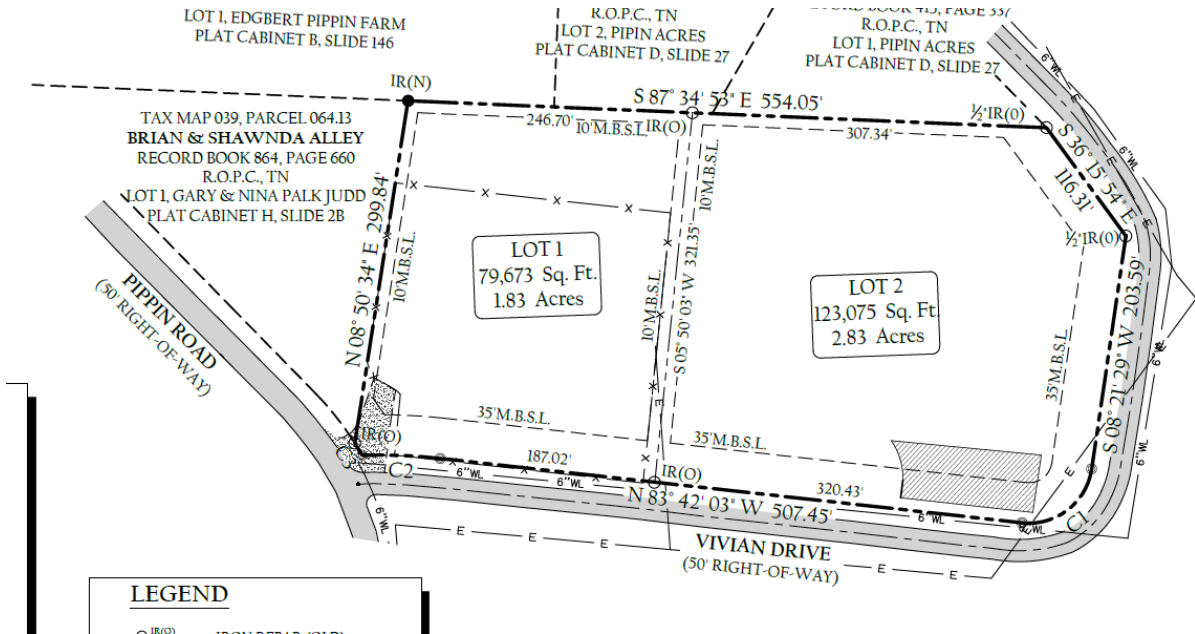
D. MIKE TRYELL AND JULIE ROSS DIVISION FINAL PLAT, WHITTENBURG SURVEYING

Created one 2.5 acre lot from 084-054.00 on Herbert Garrett Rd. with more than 5 acres remaining.

ITEM 8: SUBDIVISION PLATS:

A. GARY AND NINA PALK JUDD PROPERTY PLAT, WHITTENBURG, SURVEYING

This plat is to divide parcel 039-064.02 into one 1.83 acre lot and one 2.83 acre lot on Vivian Drive. This plat had been administratively approved subject to TDEC soil approval. However, lot 1 is mostly cut and fill and cannot be approved for septic. They would like to restrict it as unbuildable. It is currently being used for tractor trailer storage. The buyer of lot 2 (which has somewhat better soils) plans to subdivide it into 4 lots.



Mr. Chaffin has had a high intensity soils map completed for the four future lots. Mr. Chaffin stated that the owner, Mr. Palk told him that lot 1 was going to be sold as well and continue to be used as tractor trailer storage.

Taylor Dillehay stated that TDEC will not approve lot 1 for building purposes and that the planning commission has approved plats with unbuildable lots and referenced the Smith and Jennings plat approved in 2009. Planning Director Rush stated that he did not recommend approval of unbuildable lots, but if the planning commission voted to approve the subdivision, then a very large plat note needed to be added so that if the plat is reduced and printed on letter paper, that the note will still be legible.

This was deferred until this meeting so that Mr. Palk, the owner, and Mr. Jolley, the buyer of the lot 1, could attend the meeting to discuss the proposed subdivision. Mr. Jolley stated that he was aware that the lot was not septic approved and could not be built upon. He stated that the plan was to continue to use the property for tractor trailer overflow and storage from their business. Rush recommended approval subject to a plat note referenced on plan view of lot large enough to read when printed on 8.5"x11" paper stating Non-Buildable Lot See Plat Note #7. Lot would be unbuildable for commercial or residential use unless combined with another lot or connected to City sewer.

After some discussion, Mike Atwood moved to approve the plat with the plat note as specified by Planning Director Rush to protect future buyers of the unbuildable lot (lot #1 on the plat). Motion was seconded and approved unanimously.

ITEM 9: STAFF REPORTS

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

ITEM 10: ADJOURNMENT

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

Chairman

Date

Secretary

Date