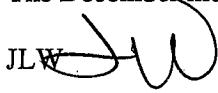


REPORT OF MEETING
PUTNAM COUNTY PLANNING COMMISSION
DECEMBER, 2000

The December meeting of the Putnam County Planning Commission was cancelled.

JLW

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REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 7, 2000

MEMBERS PRESENT

Bill Bennett
Greg Brown
Ronnie Lafever
Ralph Dunn
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Fred Brown
Sonya Henry
Jim Helton
Ronald Wilson
Alfred Bartlett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, November 7, 2000 at 7:00 p.m. in the conference room of the Local Planning Assistance Office, 621 E. 15th Street. Chairman Bennett called the meeting to order at 7:00 p.m. and Minutes of the previous meeting were approved on a motion by Greg Brown, seconded by Ronnie Lafever and carried all aye.

FINAL PLAT--HEATHWOOD WEST

Mr. Fred Brown presented a final plat of Heathwood West. After discussion, Staff recommended approval of final plat subject to completing installation of water lines and hydrants, 4" of base being applied, purchase of street name and stop signs and posting of bond in lieu of completed improvements to cover completion of streets complete with curbs in certain areas. Mr. Rinks estimated the amount of bond to be \$115,000. Motion by Dunn to approve final plat of Heathwood West Subdivision as recommended and to accept letter of credit as bond in lieu of completed improvements in the amount of \$115,000.00 for a period of one (1) year by Dunn. Motion seconded by Turnbow and carried all aye.

BEAR CREEK ESTATES--FINAL PLAT

Mr. Fred Brown presented a final plat of Bear Creek Estates Subdivision. Staff recommended approval subject to completion of water lines and hydrants and 4" of base on streets, purchase of street signs and posting of a bond in lieu of completed improvements. Mr. Rinks estimated the bond amount at \$115,000. Motion by Lafever to grant final approval as recommended and posting of bond in lieu of completed improvements in the amount of \$115,000 for a period of six (6) months. Motion seconded by Dunn and carried all aye.

HAWKINS HILLS SUBDIVISION--PRELIMINARY PLAT

Mr. Alfred Bartlett presented a preliminary plat of Hawkins Hills Subdivision located at the intersection of Buffalo Valley Road and Hawkins Crawford Road. Staff recommended approval subject to installation of additional hydrant. Motion to grant preliminary approval as recommended and subject to soil suitability for septic systems by Greg Brown, seconded by Lafever. Motion carried all aye.

HAWKINS HILLS SUBDIVISION FINAL PLAT, PHASE I

Mr. Bartlett requested final approval of Phase I of Hawkins Hills Subdivision (lots along existing roads within 500 feet of a fire hydrant). Motion to approve final plat of Phase I Hawkins Hills Subdivision as requested and subject to staff verification of hydrants by Lafever. Motion seconded by Dunn and carried all aye.

RONALD WILSON--TWO (2) LOT PLAT--HILHAM HWY.

Mr. Ronald Wilson presented a two lot subdivision of property to be divided on Hilham Highway near the Overton County line. Staff advised the rear lot will be serviced by an easement of access 20' in width. Staff recommended approval as home construction is underway and that only one property will be serviced by the easement for access and utilities. Motion by Dunn to approve final plat as presented. Motion seconded by Brown and carried all aye.

W.J. ROBINSON SUBDIVISION FINAL PLAT

Mr. Eddie Gaw presented a final plat of W.J. Robinson Subdivision. Staff advised that the development is along existing road with dedicated right-of-way and 6" water line and hydrants have been installed. Staff recommended final approval. Motion by Brown to grant final approval, seconded by Lafever. Motion carried all aye.

BALLAL SUBDIVISION--FINAL PLAT

Mr. Jim Helton presented a final plat of three (3) lots off Cyphers Lane. The lots are on existing road with a fire hydrant in place. Staff recommended approval as presented. Motion to approve final plat as presented by Greg Brown, seconded by Lafever.

STREETS RECOMMENDED FOR ACCEPTANCE

The following streets have been completed to standards according to staff and were recommended for acceptance into the county road system and inclusion on the Official County Road Map on a motion by Turnbow, seconded by Lafever. Motion carried all aye.

Amanda Drive--Eller Plantation

Whitehall Court--Whitehall Estates

Heartland Lane--Heartland Subdivision, Phase II

Sunbright Circle--Southwind Subdivision

Shelby Drive--Mountain View Estates

Juanita Drive

With no other business at hand, the meeting was adjourned at 7:45 p.m.


JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 3, 2000

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Greg Brown
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Alfred Bartlett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, October 3, 2000 at 7:30 p.m. in the conference room of the Local Planning Office. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Lafever, seconded by Brown. Motion carried all aye.

FINAL PLAT--REBECCA PLACE SUBDIVISION--NOEL TOLBERT, DEVELOPER

Mr. Bartlett presented a final plat of Rebecca Place, Phase IV. Staff recommended approval subject to completion of utility installation, grading and placing 4" of stone on roads and purchase of appropriate road signs and posting of bond in lieu of completed improvements. Mr. Rinks estimated the amount of bond to be \$24,000.00. Motion by Brown to approve final plat as recommended by staff and posting of bond in the amount of \$24,000.00. Motion seconded by Carwile and carried all aye.

FINAL PLAT--HEATHWOOD WEST SUBDIVISION--FRED BROWN, DEVELOPER

Mr. Bartlett presented a final plat of Heathwood West. Staff recommended drainage areas and easements be shown. Also there was a question of access to 2 lots due to steep slope on front of lots. Access for future development to the property to the north was discussed. Motion by Greg Brown to defer action on this plat subject to developer addressing the above mentioned concerns. Motion seconded by Lafever and carried all aye.

The Commission then discussed extending West Cemetery Road to the east to connect with South Jefferson and other current road and bridge projects.

With no other business at hand, the meeting was adjourned at 8:30 p.m.

JLW

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 5, 2000

MEMBERS PRESENT

Gary Carwile
Bill Bennett
Dan Turnbow
Joe Floyd
Ronnie Lafever
Greg Brown

STAFF REPRESENTATIVE

John Whitehead JW

OTHERS PRESENT

Patrick Rinks, Co. Engr.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, September 5, 2000 at 7:30 p.m. in the conference room of the Local Planning Office. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Greg Brown. Motion seconded by Ronnie Lafever and carried all aye.

REQUEST FOR R.O.W. ABANDONMENT--IRIS DRIVE

Staff presented a request for abandonment of road right-of-way which was never developed off Old Calvary Road. Staff advised that according to records, the County Highway Department and the Putnam County Attorney had never had any interest in the proposed right-of-way nor does it have any interest in placing a road there.

Motion by Carwile to let the Minutes show that Putnam County has no interest in the right-of-way. Motion seconded by Turnbow and carried all aye.

FINAL PLAT--W.J. ROBINSON ESTATES

Staff noted that all improvements are installed on this subdivision and recommended final approval. Motion by Lafever to grant final approval to W.J. Robinson Estates. Motion seconded by Carwile and carried all aye.

Staff advised the Commission of construction of roads and water lines on Ruth Osborn property and Mr. Sutherland in Buckner Estates.

COMPLETION REPORTS--ROADS RECOMMENDED FOR ACCEPTANCE

The following roads were reported to have been completed and were recommended for release of bonds and acceptance as county roads:

Street in Eller Plantation, Phase I off Plunk Whitson Road--Amanda Drive

Streets in Castlebrook Estates, Phase III off Shipley Road--Bishop Trace, Countess Trail, Kings Court, Castlebrook Lane

Street in J.B. Davis Subdivision (Southwind) off Neely Road--Sunbright Circle--subject to purchase of signs.

Motion to recommend acceptance of above listed streets as county roads and release of bonding agreements by Joe Floyd. Motion seconded by Carwile and carried all aye.

With no other business at hand, a motion to adjourn was entertained at 8:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 1, 2000

MEMBERS PRESENT

Bill Bennett
Joe Floyd
Greg Brown
Ronnie Lafever
Ralph Dunn

STAFF REPRESENTATIVE

John Whitehead, Don Martin



OTHERS PRESENT

Co. Engr. Patrick Rinks
Randy Porter, Director EMS
Mr. & Mrs. Shoupe
Mr. & Mrs. Pecor

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, August 1, 2000 at 7:30 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street. Chairman called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Dunn. Motion seconded by Brown and carried all aye.

REVIEW AND APPROVAL--WATER LINE EXTENSION--GLADE CREEK

Residents of the Glade Creek Community (Mr. & Mrs. Shoupe and Mr. & Mrs. Pecor) presented plans for extension of public water from the Bon De Croft Utility District to residents along a portion of Glade Creek Road. The project to be funded by residents and property owners and the Utility District. The proposal would involve some 9,500 feet of 6" line. Ms. Pecor presented a letter from Monterey stating that they were unable to serve the area. Staff recommended approval of the project as presented. Motion by Dunn that the project be approved and endorsed by the Putnam County Regional Planning Commission. Motion seconded by Brown and carried all aye.

PROPOSAL TO REQUIRE COMPUTER TAPE OF SUBDIVISION PLATS

Mr. Randy Porter, Director Putnam County Emergency Services, presented a proposal to post subdivision plats and addresses on Putnam County's Internet site as a community service. Staff noted that this would also afford computerized mapping for official road maps and other county maps. Mr. Porter advised that he has contacted local surveyors and expects excellent cooperation. Chairman Bennett inquired as how to handle small non-computerized plats. Mr. Porter advised that his office would scan these and place them in a file for those who do not have computer capabilities.

Motion by Dunn to approve plan and begin immediately to request tapes of all final plats, 1 copy for EMS and 1 copy for staff and to propose and amend to the regulations and schedule hearing. Motion seconded by Lafever and carried all aye.

In the absence of anyone representing plats on the agenda, no action was taken.

The Commission then discussed the comprehensive planning process including the utility and transportation planning methods.

Staff then reported on current projects.

With no other business at hand, a motion to adjourn was entertained at 8:05 p.m.

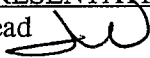
JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JULY 11, 2000

MEMBERS PRESENT

Bill Bennett
Greg Brown
Dan Turnbow
Joe Floyd
Ralph Dunn
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Alfred Bartlett
Sonya Henry
Patrick Rinks

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, July 11, 2000 at 7:30 p.m. in the conference room of the Local Planning Office. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Turnbow, seconded by Dunn. Motion carried all aye.

ROADS--FINAL INSPECTION REPORTS

The following roads were reported as completed to standards and recommended for acceptance by Staff:

1. Old Hawthorne Lane--Hawthorne Hills Subdivision--off N. Quinland Lake Road.
2. Shelby Drive--Juanita Drive--Mountain View Estates off Rocky Point Road--subject to inspection fee payment and plat recording.
3. Streets in Riverbend Subdivision--annexed by City of Cookeville.
4. Streets in Victory Hill Place--annexed by City of Cookeville.
5. Cade Road--Tabletop Road--High Road--streets in Tabletop Subdivision--off Jim Garrett Road.
6. Leon Drive--street in Rebecca Place Subdivision--off Bunker Hill Road.

Motion by Lafever, seconded by Brown to release bonds and recommend acceptance as presented. Motion carried all aye.

PRELIMINARY PLAT--BEAR LAKE SUBDIVISION--BROWN PROPERTIES

Mr. Alfred Bartlett presented a preliminary plat of Bear Lake, subdivision off N. Quinland Lake Road and Bear Creek Road. Staff recommended approval subject to connecting water through development Bear Creek Road to N. Quinland Lake Road. Motion to approve preliminary plat subject to looping water in sufficient amounts for domestic use and fire protection and soil suitability by Brown, second by Turnbow. Motion carried all aye.

FINAL PLAT--GRACELAND SUBDIVISION

Mr. Bartlett presented a final plat of Graceland Subdivision off Claude Loftis Road. Staff recommended approval subject to completion of water installation with hydrant and road with 4" of gravel and posting of bond. Mr. Rinks estimated amount of bond at \$9,000.00. Motion by Lafever to grant final approval subject to staff verification of water and road to bonding and posting of letter of credit as bond in the amount of \$9,000.00. Motion seconded by Brown and carried all aye.

WESTMINSTER HEIGHTS--PHASE III--BILL HORN--HIGHWAY 70

Mr. Bartlett presented a final plat of lots along existing roads on the front of Westminster Heights. Staff recommended approval subject to 50' setback along Highway 70 and 40' along interior street and locate drain. Motion to grant final approval as recommended by Turnbow. Motion seconded by Dunn. Motion carried all aye.

2 LOT SUBDIVISION

Mr. Bartlett presented a 2 lot subdivision on Mine Lick Road. Motion by Floyd to approve subject to field review by staff. Motion seconded by Brown and carried all aye. Mr. Bartlett also presented a 2 lot subdivision off Candy Land Drive. Motion by Lafever to approve, seconded by Dunn. Motion carried all aye.

With no other business at hand, a motion to adjourn was entertained at 8:30 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE 6, 2000

MEMBERS PRESENT

Ralph Dunn
Dan Turnbow
Bill Bennett
Greg Brown
Joe Floyd
Gary Carwile

STAFF REPRESENTATIVE

John Whitehead & Kevin Rush

OTHERS PRESENT

Patrick Rinks
Noel Tolbert
Fred Brown
Alfred Bartlett
Phillip Staten
Residents of Ashburn Road

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, June 6, 2000 at 7:30 p.m. in the Local Planning Assistance Office. Chairman Bennett called the meeting to order and Minutes of the previous meeting were approved on a motion by Dunn. Motion seconded by Brown and carried all aye.

FARMS AT BROTHERTON--FRED BROWN, DEVELOPER

Mr. Bob Vick presented a final plat of the Farms at Brotherton along with information relative to the water supply as tested at the recently installed hydrant. Mr. Vick and Mr. Brown advised that the hydrant flowed approximately 100 gal/min. with a residual of 5 lbs. checked at a neighboring house. The plat was approved in light of this information and evidence that the water system will be upgraded by Mr. Brown in that area by the addition of a 6" line and new pumps this year on a motion by Gary Carwile, seconded by Greg Brown. Motion carried all aye.

ROAD REQUEST--EXTENSION OF ASHBURN ROAD

Mr. Gary Masters presented a request for county status for 1/2 mile extension serving eleven property owners. The road is currently maintained by the county as a school bus and mail route. The road was developed several years ago as a gravel road serving 5 acre tracts. The road is approximately 1/2 mile in length with a 30' right-of-way. Staff noted that currently requirements are for a 50' right-of-way and that Mr. Lamb, Road Supervisor, had requested same. Commissioner Dunn stated that the road serving this road is a narrow road with a right-of-way less than 50' and felt an exception could be granted in this case. Mr. Dunn then made a motion that the road be recommended for acceptance. Motion seconded by Carwile. Motion carried aye--Dunn, Carwile, Floyd, Brown. No-Turnbow, pass-Bennett.

ROBINSON ESTATES--JIM HAWKINS, EDDIE GAW, DEVELOPERS

Mr. Phillip Staten presented a preliminary plat of lots along W. J. Robinson Road. Staff noted that the utility district is running a 6" line and hydrant to serve the property as a result of escrowed monies at the time of the farm auction. Staff also noted he and the road supervisor had met with the developers regarding proposed improvements to the road by the developer and the county. Staff recommended approval. Motion by Dunn to grant preliminary approval. Motion seconded by Turnbow. Motion carried all aye.

PRELIMINARY PLAT--REBECCA PLACE--PHASE IV--NOEL TOLBERT

Mr. Tolbert presented a preliminary plat of Phase IV consisting of two cul-de-sacs off Bunker Hill Road. Staff recommended approval. Motion to approve preliminary plat of Phase IV Rebecca Place by Floyd. Motion seconded by Dunn. Motion carried all aye.

AMENDMENT TO PLAT--BUCK MOUNTAIN ESTATES--LOT 56

Mr. Staten presented a plat requesting approval of plat amendment to 10' side yard. The Commission noting that 11' met the requirements voted to approve the amendment on a motion by Turnbow, seconded by Brown. Motion carried all aye.

ANNUAL PERFORMANCE REPORT AND PROGRAM DESIGN

Staff presented the Annual Performance Report and Planning Program Design.

With no other business at hand, the meeting adjourned at 8:45 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MAY 2, 2000

MEMBERS PRESENT

Bill Bennett
Ralph Dunn
Greg Brown
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Jim Helton
Alfred Bartlett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, May 2, 2000 at 7:30 p.m. Chairman Bennett called the meeting to order and Minutes of the previous meeting were approved as corrected regarding a center connecting road on the road plat of the Farms at Brotherton on a motion by Lafever, seconded by Brown. Motion carried all aye.

PLAT AMENDMENT--BROOKSTONE SUBDIVISION

Due to a transposing problem from the original plat to the plat recorded, three lots being Lot Numbers 76, 77, 78 need property numbers changed to reflect Lot 76 as 3419, Lot 77 to 3423 and Lot 78 to 3427, Millstone Court. These changes are recommended by Mr. Randy Porter, E-911 Director. Motion to approve change as requested by Lafever, seconded by Dunn. Motion carried all aye.

FARMS AT BROTHERTON--PHASE I--FINAL PLAT

Mr. Bartlett presented a final plat of lots along The Lane Road, being Phase I. Staff noted that one fire hydrant had been installed as agreed and recommended approval of final plat subject to satisfactory flow test of the hydrant and provisions to install the second hydrant on the 6" line to be constructed for Phase II. Motion by Dunn to approve as recommended. Motion seconded by Lafever and carried all aye.

FINAL PLAT--2 LOTS--NASHVILLE HIGHWAY

Mr. Jim Helton presented a two lot plat off Highway 70. Staff recommended approval as presented. Motion by Brown, seconded by Dunn. Motion carried all aye.

PLAT AMENDMENT--COUNCIL DIVISION

Mr. Helton presented a change in the lot line between Lot 6 and 7 on the Council Division, subdivision recently receiving final approval. Motion to approve change by Lafever, seconded by Dunn. Motion carried all aye.

FINAL PLAT--ELLER PLANTATION PHASE II

Mr. Alfred Bartlett presented a final plat of Eller Plantation Phase II. Staff noted the gravel--4" is installed and water line and hydrants ready to test. Staff noted areas where wet weather springs were flowing along property lines and recommended drainage easements. Staff also noted two areas where cross drains need to be installed and areas of concern with subgrade--all these can be worked out by surveyor prior to plat recording and the developers through the bond process. Staff then recommended approval subject to the above and purchase of road signs and posting of bond in lieu of completed improvements. Mr. Rinks estimated the bond amount at \$80,000.00. Motion by Lafever to grant final approval subject to noting drainage easements on plat and

posting of an \$80,000.00 letter of credit for a period of one year as bond in lieu of completed improvements. Motion seconded by Brown and carried all aye.

APRIL PARK--FINAL PLAT--SWAFFORD ROAD

Mr. Bartlett presented a revised final plat of the property with all lots facing the existing Swafford Road. Installation of a hydrant as discussed at the previous meeting being required. Motion to approve as per previous minutes regarding fire hydrant. Motion seconded by Lafever and carried all aye.

FINAL PLAT--DIVISION AMONG OWNERS--LOT 106 AND 116--COLONIAL HEIGHTS

Mr. Helton presented a plat of a transfer of a rear portion of one lot to an adjacent property owner. The change will not adversely affect either property, as both will continue to be a conforming lot and does not affect septic field areas. Motion to approve as presented by Dunn. Motion seconded by Brown and carried all aye.

FINAL PLAT--DEAN MAYBERRY DIVISION

Mr. Bartlett presented the final plat. The division being along existing road with a 4" water line. Mr. Rinks noted the flow would need to be checked at or below the site as previous flow was inconclusive. Motion to approve subject to the installation of a hydrant providing approximately 200 gpm and creating no negative pressures in the area by Greg Brown. Motion seconded by Lafever and carried all aye.

POLICY REGARDING ADEQUATE PUBLIC WATER FOR DOMESTIC USE AND FIRE PROTECTION

Chairman Bennett called for a study of existing water systems as to their ability to serve the growth as expected within the growth plan.

MAJOR THOROUGHFARE PLAN

The Commission then reviewed the Cookeville Major Street Plan and its affect on the Putnam County Thoroughfare Plan.

With no other business at hand, the meeting adjourned at 9:30 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
APRIL 4, 2000

MEMBERS PRESENT

Bill Bennett
Ralph Dunn
Greg Brown
Gary Carwile
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Patrick Rinks, Staff Engr.
Alfred Bartlett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, April 4, 2000 at 7:30 p.m. Chairman Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Brown, seconded by Ronnie Lafever. Motion carried all aye.

PRELIMINARY PLAT--GRACELAND SUBDIVISION

Mr. Alfred Bartlett presented a preliminary plat of Graceland Subdivision located off Blackburn Fork Road. Staff recommended approval as presented subject to the installation of a fire hydrant to serve the development. Motion to approve preliminary plat of Graceland, subject to water in sufficient amounts for domestic use and fire protection, and soil suitability for septic tanks and showing a fire hydrant on plat by Carwile. Motion seconded by Brown and carried all aye.

PRELIMINARY PLAT--DEAN MAYBERRY PROPERTY--THOMAS ALLEN ROAD

Mr. Bartlett presented a preliminary plat of property along Thomas Allen Road. The Commission noting that the property is served by a 4" water line advised that the plat would be subject to an acceptable fire flow. Pressure and flow to be checked by Commission Engineer. Staff recommended same. Preliminary approval was then granted subject to water for fire hydrant and soils suitable for septic tank on a motion by Greg Brown, seconded by Dunn. Motion carried all aye.

BROTHERTON FARMS--PHASE I

Plat withdrawn due to water on hydrant not having been installed as per preliminary approval.

ROAD PLAT--PRELIMINARY--FARMS AT BROTHERTON--FRED BROWN, DEVELOPER

Mr. Bartlett presented a preliminary road plat which would serve future development at the Brotherton project. Motion to approve plat as presented by Dunn, seconded by Lafever. Motion carried all aye.

COUNTY-WIDE BUILDING CODES--ZONING

Staff noted that a committee of the county commission has been appointed to study the adoption of building and plumbing codes. It has also been suggested that the county study zoning concurrently. It was discussed that the two be separated with the planning commission to study zoning.

Staff advised that zoning would require land use plan and that such a plan is proposed for this year. Motion by Dunn that the commission endorse the adoption of standard codes and recommend that zoning be studied separately after a thorough education and planning effort. Motion seconded by Carwile and carried all aye.

With no other business at hand, the meeting was adjourned at 9:00 p.m.

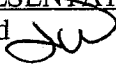
JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MARCH 7, 2000

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Greg Brown
Joe Floyd
Ralph Dunn
Gary Carwile
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Alfred Bartlett
Alfred Ballinger
Jeff Jones

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, March 7, 2000. Chairman Bennett called the meeting to order at 7:00 p.m. and Minutes of the previous meeting were approved on a motion by Ronnie Lafever. Motion seconded by Turnbow and carried all aye.

PRELIMINARY PLAT--LARRY SUGGS--SWAFFORD ROAD

Mr. Alfred Bartlett presented a preliminary plat of 8 lots off Swafford Road. Patrick Rinks presented the results of flow analysis of water in the vicinity and noted that there was a flow of from 180 to 200 gallons per minute with a low residual but not negative pressure with full flow of a hydrant in the area. Noting that the hydrant will be color coded, and the development being only 8 lots in an area where fire hydrants are lacking, Staff recommended approval. Motion by Ronnie Lafever to approve preliminary plat as recommended and based on flow data. Motion seconded by Ralph Dunn. Motion carried all aye.

FINAL PLAT--BROOKSTONE SUBDIVISION PHASE IV

Mr. Bartlett presented a final plat of lots along Brookstone Drive, developed earlier as Phase III. Mr. Bennett questioned that the 100 year floodplain reflected the elevation determined by an earlier study, Mr. Bartlett confirmed that it did.

Staff and Mr. Rinks noted that a field check of the property seemed to validate the floodplain information as being approximately 15 feet above the stream at normal flow. Also noted was the power line easement shown on the plat which will cause the building sites to be even higher on the lots. Staff recommended approval as presented. Motion to approve plat by Greg Brown. Motion seconded by Ralph Dunn and carried all aye.

PLAT AMENDMENT--LOTS 8 & 9--NORTH HAMPTON ESTATES

Mr. Jeff Jones presented a plat amendment which would move the interior lot line on Lots 8 and 9, property owned by same person. Soils and lot size not to be adversely affected. Motion to approve amendment by Carwile, seconded by Lafever. Motion carried all aye.

Mr. Alfred Ballinger presented a plat of property to be divided into two parcels--one to be sold to adjacent land owner. Motion by Carwile to approve one lot subdivision. Motion seconded by Turnbow and carried all aye.

WHISPERING HILLS SUBDIVISION--CLAUDE LOFTIS ROAD

Mr. Alfred Bartlett presented a final of lots along Claude Loftis Road previously submitted as Clodus Randolph division. Staff recommended approval as all improvements are in place. Motion to approve as presented by Ralph Dunn. Motion seconded by Joe Floyd and carried all aye.

With no other business at hand, the meeting was adjourned at 8:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 1, 2000

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Dan Turnbow
Joe Floyd
Greg Brown
Ralph Dunn
Gary Carwile

STAFF REPRESENTATIVE

John Whitehead JW

OTHERS PRESENT

Patrick Rinks, Co. Engr.
Alfred Bartlett
Fred Brown
Sonya Henry

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, February 1, 2000 at 7:00 p.m. in the conference room of the Local Planning Assistance Office. Chairman Bennett called the meeting to order at 7:00 p.m. and Minutes of the previous meeting were approved on a motion by Ralph Dunn. Motion seconded by Ronnie Lafever and carried all aye.

PRELIMINARY PLAT--HEATHWOOD WEST

Mr. Fred Brown and Alfred Bartlett, Surveyor, presented a preliminary plat of a proposed subdivision off John West Road--West Cemetery Road. Staff recommended approval subject to final road layout with access to adjoining properties, availability of water in sufficient amounts for domestic use and fire protection and soil suitability for septic systems. Motion by Lafever to approve subject to those items listed above. Motion seconded by Dunn and carried all aye.

PRELIMINARY PLAT--BROTHERTON PLACE--FRED BROWN

Mr. Brown and Mr. Bartlett presented a preliminary plat of lots along the Lane Road in the Brotherton community. The Commission discussed with Mr. Brown the concern for adequate water in the area. Mr. Brown requested approval subject to working out agreement with Algood water district to increase the pressure and flow to the area through additional 6" lines and replacement of existing pumps with larger ones.

Staff recommended approval subject to water in sufficient amounts for domestic use and fire protection and soil suitability for septic systems. Motion by Carwile that preliminary approval be granted subject to installation of fire hydrant on 4" line to serve the eastern most portion of the subdivision and bonding for other hydrants to be installed concurrent with improvements to the system on 6" lines within one (1) year. Motion seconded by Lafever and carried all aye.

The following roads having been completed to standards were recommended for acceptance into the system and inclusion on the Official County Road Map:

1. Hetzel Lane and Bouton Drive--streets in Westbrook Subdivision off Blackburn Fork Road.
2. Farmington Drive--street in Farmington Woods off Gainesboro Grade--Cookeville's Planning Region.
3. South Plantation Drive--East Burton Cove Road--extension--streets in White Plains Plantation Phases VI and VII.

Motion to recommend acceptance by Turnbow, seconded by Greg Brown. Motion carried all aye.


With no other business at hand, the meeting was adjourned at 8:00 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY PLANNING COMMISSION
JANUARY 4, 2000

The regular monthly meeting of the Putnam County Regional Planning Commission scheduled for January, 2000 was cancelled due to lack of business.

JLW/kam

A handwritten signature in black ink, appearing to be 'JW', is written over the typed initials 'JLW/kam'.