

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 29, 1994

MEMBERS PRESENT

Bill Bennett
Joe Pritchard
Debbie Stiedl
Gary Carwile
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead JW
Greg Brown

OTHERS PRESENT

Alfred Bartlett
Randy Porter

MEMBERS ABSENT

Dan Turnbow
Jim Burchett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, December 20, 1994 at 7:00 p.m. in the Local Planning 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 Joe Pritchard. Motion seconded by Ronnie Lafever. Motion carried all ayes.

BLACK BURN ACRES

Mr. Alfred Bartlett presented a preliminary plat of Phase I of Black Burn Acres, a subdivision off Plunk Whitson Road proposed for development by Mr. Bouton.

The lots as shown would be served off existing road frontage. Staff advised that the development of this and any future phases could hinge on the water supply.

Motion by Gary Carwile that preliminary approval be granted subject to water availability in sufficient amounts for domestic use and fire protection and soil suitability for septic tank systems.

Motion seconded by Ronnie Lafever. Motion carried all ayes.

CHANGE IN ROAD CONFIGURATION--ECHO VALLEY ESTATES

Mr. Bartlett presented a slight change in road configuration in the preliminary plat form last meeting. The location of the entrance off Highway 70 will be moved to the east which will eliminate a cut and allow for better sight distance. Staff and Planning Commission concurred with change.

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WATER AND UTILITY DISTRICT SURVEY

Chairman Bennett suggested the Planning Commission prepare a survey form relative to subdivision development, willingness to allow for the installation of fire hydrants, loss associated with fire hydrants, areas of concern with the system, and how the county could assist in a cooperative effort for the long-range water supply needs of the area. Staff agreed to work with Mr. Bennett to prepare such a questionnaire.

With no other business at hand, the meeting adjourned at 7:50p.m.

JW:vw

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 15, 1994

MEMBERS PRESENT

Joe Pritchard
Ronnie Lafever
Dan Turnbow
Bill Bennett
Jim Burchett
Gary Carwile

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown, Co. Engr.
Nolan Goolsby, Co. Attny.
Mike Callahan
Fred Brown
Harry Stewart
Ken Williams, Attny.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, November 15, 1994 at 7:00 p.m. in the conference room of the Local Planning 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 Pritchard. Motion seconded by Lafever. Motion carried all aye.

HUNTINGTON WOODS, PHASE II PRELIMINARY

Mr. Fred Brown presented a preliminary plat of Huntington Woods, Phase II, a subdivision off Shipley Road and Wassom Cemetery Road. The preliminary plat was approved subject to correction of plat to reflect water line sizes as required and location of cul-de-sac on suitable slopes; water in sufficient amounts for domestic use; fire protection and suitability of soils for septic tanks on a motion by Lafever. Motion seconded by Pritchard. Motion carried all aye.

PARK WEST PHASE II--PRELIMINARY PLAT

Mr. Fred Brown presented a preliminary plat of Phase II of Park West Subdivision off Mine Lick Road. On a motion by Burchett, the plat was granted preliminary approval as presented subject to water in sufficient amounts for domestic use and fire protection and suitability of lots for septic systems. Motion seconded by Carwile. Motion carried all aye.

ROAD RENAMING REQUEST--LOG CABIN LANE

Mr. Peter Schiff presented a request to rename Log Cabin Lane. Mr. Schiff advised the commission that as a resident of the road, the name was unsatisfactory to him and his business. Mr. Schiff presented a petition with 50% (2) of the current property owners requesting the change. The request for change was denied in that it did not constitute a clear majority of property owners and the cost involving such a name change as all maps

and addressing has of properties reflects this road as Log Cabin Lane. Motion to reject renaming by Pritchard. Motion seconded by Lafever. Motion carried all aye.

RESOLUTION AUTHORIZING SIGNATURES FOR SAFE DEPOSIT BOX

Staff presented a Resolution from First American Bank to update signatures for access to the safety deposit box used by the commission to store bonds in lieu of completed improvements. On a motion by Carwile, the Resolution was approved authorizing Mr. Dan Turnbow as Secretary and Mr. John Whitehead as Staff Planner as to access the safe deposit box for storage of materials of the commission. Motion seconded by Ronnie Lafever. Motion carried all aye.

COLONIAL MEADOWS SUBDIVISION

Mr. Harry Stewart submitted a preliminary plat of Colonial Meadows Subdivision. Staff advised that this was a resubmittal of a plat which had been denied approval on two prior occasions. Attorney Ken Williams, representing Mr. Stewart contended, and so advised the commission that the plat should be reviewed solely on its compliance with the subdivision regulations and technical correctness and solicited approval.

Staff and county attorney again cited the earlier opinion of then County Attorney James Drake and agreed with his recommendation that the plat be disapproved based on the fact that it is a plat amendment and that the residents of Colonial Acres and the covenants of the subdivision restrict the use of the property to residential. Therefore, with the residents having a vested interest and opposed to the use of a lot for a road to Mr. Stewart's proposed subdivision, there exists a probable clout on the title to the road.

Mr. Williams requested the commission disregard the restrictive covenants and objectively review the plat, and if rejected, note reasons based on subdivision regulations. Motion by Carwile that preliminary approval for Colonial Meadows Subdivision be denied based on the reasons stated in the county attorney's letter and Mr. Goolsby's concurring opinion, and that the commission has considered the effect on ownership of platting a road across an existing lot of record and the impact on other properties in the Colonial Acres Subdivision. Motion seconded by Burchett. Motion carried all aye.

ROAD RECOMMENDED FOR ACCEPTANCE

Staff advised that the roads in Somerset Village and Oakhurst Subdivision have been completed to standards and recommended release of funds held in lieu of completed improvements and that the two roads be recommended for acceptance as county roads. Motion by Lafever that Somerset Drive and Oakhurst Drive be recommended for acceptance and that bonds in lieu of completed improvements be released. Motion seconded by Carwile. Motion carried all aye.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 18, 1994

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Ronnie Lafever
Jim Burchett
Joe Pritchard

STAFF REPRESENTATIVE

John Whitehead *JW*
Greg Brown

MEMBERS ABSENT

Dan Turnbow

OTHERS PRESENT

Fred Brown
Alfred Bartlett, Surveyor

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, October 18, 1994 at 7:30 p.m. in the Local Planning Office, 621 E. 15th Street. Chairman Bennett called the meeting to order at 7:30 and Minutes of the September meeting were approved on a motion by Lafever. Motion seconded by Carwile. Motion carried all aye.

COLONIAL MEADOWS--PRELIMINARY PLAT

Staff advised that the plat had been withdrawn from the agenda at the request of the developer. Staff also advised that the residents of Colonial Acres Subdivision had presented a letter stating that they had not granted a waiver of the restrictive covenants which would allow the street to be installed across the lot as requested.

ECHO VALLEY ESTATES - PRELIMINARY PLAT

Mr Alfred Bartlett presented a preliminary plat of Echo Valley Estates, a subdivision located off Highway 70 west of Cookeville . Staff recommended approval subject to existing house being removed or lot size being increased to allow for adequate side yard, water being available in sufficient amounts for domestic use and fire protection, and soils being suitable for septic systems. Motion to approve preliminary plat as per recommendation by Carwile. Motion seconded by Lafever. Motion carried all aye.

PARK WEST SUBDIVISION---FINAL PLAT

Mr. Fred Brown presented a final plat of Park West Subdivision Phase I requesting final approval subject to completion of all requirements excepting posting of bond in lieu of completed improvements for two inches of base stone and final paving which he proposed to complete by the fall of 1995. Staff recommended approval as requested. Mr. Greg Brown recommended the bond amount be set at \$85,000. Motion by Burchett that final approval be granted as requested and as per recommendation. Bonding period to be one year. Motion seconded by Carwile. Motion carried all aye.

Chairman Bennett then reviewed with the commission the recent meeting regarding transportation planning and the proposed northern loop. The commission endorsed the concept and the Major Road Plan update.

The commission also discussed the request that the county consider zoning for unincorporated areas of Putnam County. The general consensus being that if the Board of County Commissioners feels that zoning is appropriate at this time, the planning commission and its staff will study and recommend an ordinance as a part of next years work program.

Chairman Bennett then reminded the commission that the meeting time will return to 7:00 p.m. with the next meeting.

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

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 20, 1994

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Jim Burchett
Ronnie Lafever

MEMBERS ABSENT

Dan Turnbow
Joe Pritchard

STAFF REPRESENTATIVE

John Whitehead JW
Greg Brown, County Engineer

OTHERS PRESENT

Fred Brown
Lynn Wallace

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, September 20, 1994 at 7:00 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street.

CLAY BROOK ESTATES

Mr. Lynn Wallace presented a final plat of the Clay Brook Estates Subdivision requesting final approval subject to completion of required items prior to bonding and posting of bond in lieu of completed improvements for completion of road next year.

Staff recommended final approval subject to completion of water line and hydrant installation, seeding of road banks, clipping and shaping of subgrade, and installation of 4" of base stone and posting of irrevocable letter of credit for a period of 1 year. Mr. Brown estimated the bond amount to be \$35,100.

Motion by Burchett to grant final approval subject to above recommendation and posting of bond in the amount of \$35,100 for a period of 1 year. Motion seconded by Ronnie Lafever. Motion carried all ayes.

ROADS RECOMMENDED FOR ACCEPTANCE

Staff advised the Commission that the following roads have been completed to standards and final inspection indicates they are ready for recommendation for acceptance as county roads.

1. Maple Shade Circle--as shown on the final plat of Maple Shade Subdivision Phase IV
2. Southwood Lane--as shown on the final plat of Southern Meadow Subdivision.
3. Cedar Springs Road--off Seven Springs Road--subject to receipt of road plat.

HUNTINGTON WOODS PHASE I FINAL

Mr. Fred Brown presented a final plat of Huntington Woods Phase I. All lots front Shipley Road. Staff recommended final approval subject to installation of fire hydrant.

Motion to approve final plat subject to installation of fire hydrant by Ronnie Lafever. Motion seconded by Gary Carwile. Motion carried all ayes.

ROAD NAMES

The following roads were named as requested by E-911 director.

1. Log Cabin Lane
2. Rock Springs Church Road

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

JW:vw

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 16, 1994

MEMBERS PRESENT

Bill Bennett
Jim Burchett
Gary Carwile
Ronnie Lafever
Joe Pritchard
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead *JW*
Greg Brown, County Engineer

OTHERS PRESENT

Art Montgomery, B.W.S.C.
Alfred Bartlett, Surveyor

MEMBERS ABSENT

None

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, August 16, 1994 at 7:30 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street.

Chairman Bill Bennett called the meeting to order at 7:30 p.m. and Minutes of the previous meeting were approved on a motion by Ronnie Lafever. Motion seconded by Joe Pritchard. Motion carried all ayes.

PRELIMINARY PLAT--HUNTINGTON WOODS--FRED BROWN & C.J. MAXWELL DEVELOPERS

Mr. Alfred Bartlett presented a preliminary plat of Phase I of Huntington Woods, a subdivision proposed for development off Shipley Road near Knights Chapel.

The Commission discussed at length access to the property via the proposed streets and Wassom Cemetery Road.

Preliminary approval of Phase I of Huntington Woods was granted subject to:

1. Establishment of a 50' right-of-way along Wassom Cemetery Road,
2. Cul-de-sac on street shown as Crestview Circle on preliminary plat rather than third entrance off Shipley Road with poor site distance,
3. Clearing vegetation and working with county highway department to improve site distance at entrance of Wassom Cemetery Road onto Shipley Road,
4. Water in sufficient amounts for domestic use and fire hydrants,
5. Soil suitability,

on a motion by Gary Carwile, motion seconded by Ronnie Lafever. Motion carried all ayes.

WEST POINTE SUBDIVISION

Mr. Art Montgomery of Barge, Waggoner, Sumner, and Cannon presented a final plat of West Pointe Subdivision, being developed by Mr. and Mrs. Danny Roberts requesting final approval.

Staff recommended that final approval be granted subject to final preparation of subgrade, installation of water line and hydrants, installation of 4" of base stone, seeding banks, and posting of land. Mr. Brown estimated bond amount to be \$5,100.

Motion to grant final approval for West Pointe Subdivision subject to the above listed recommendations and posting of irrevocable letter of credit in the amount of \$5,100 for a period of 1 year. Motion seconded by Joe Pritchard. Motion carried all ayes.

SOMERSET VILLAGE

Mr. Skip Bartlett, surveyor, presented a final plat of Somerset Village Subdivision being developed by Doug Stewart.

Staff recommended final approval subject to getting final preparation on subgrade, checking width on cul-de-sac, installation of water line and hydrant, 4" of base stone seeding banks, and posting of bond in lieu of completed improvements. Mr. Brown estimated bond amount to be \$10,800.

Motion by Burchett to grant final approval subject to above recommendation and posting of irrevocable letter of credit in the amount of \$10,800 for a period of 1 year. Motion seconded by Gary Carwile. Motion carried all ayes.

SOUTHMEADE PHASE III FINAL PLAT

Mr. Alfred Bartlett, surveyor, presented a final plat of Southmeade Phase III for final approval being a 3 lot subdivision of a cul-de-sac.

Staff recommended final approval subject to insuring a cul-de-sac and entrance to all lots are above 100 year flood line. Installation of waterline, installation of culvert, seeding of road banks, and installation of 4" base stone. Mr. Brown estimated the bond amount to be \$4,000.

Motion to grant final approval subject to above recommendation and posting of irrevocable letter of credit in the amount of \$4,000 for a period of 1 year by Gary Carwile. Motion seconded by Ronnie Lafever. Motion carried all ayes.

EASEMENT STANDARDS

Staff advised the Commission of the legislation regarding county's adoption of easement standards. These standards must be recommended by the Planning Commission and adopted by the County Legislative Body by two-third's majority. Staff then presented the attached Resolution which would establish the standards as per the requirements contained in the Putnam County Subdivision Regulations. Motion to approve standards and recommend adoption to the Board of County Commissioners by Jim Burchett. Motion seconded by Gary Carwile. Motion carried all ayes.

With no other business at hand, a motion to adjourn was entertained at 9:30 p.m.

JW:vw

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JULY 19, 1994

MEMBERS PRESENT

Ronnie Lafever
Bill Bennett
Joe Pritchard
Gary Carwile

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Greg Brown
Mr. & Mrs. Gerald E. Sherridon
Ralph Mills
Darryl Johns
Alfred Bartlett
Al Hogan, Barge, Waggoner,
Sumner, Cannon Engineers

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, July 19, 1994 at 7:30 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street. Chairman Bennett called the meeting to order at 7:30 p.m. and the Minutes of the previous meeting were approved as corrected on a motion by Pritchard. Motion seconded by Lafever. Motion carried all aye.

REEVES GREEN VALLEY ESTATES--PRELIMINARY PLAT

Mr. Al Hogan, Engineer, and Mr. & Mrs. Gerald E. Sherridon presented a preliminary plat of Reeves Green Acres Subdivision located off Mine Lick Creek Road. The developers requested conditional approval subject to working out an agreement with Cookeville and the Double Springs Utility District for another master water supply meter, noting of 100-year floodplain and soils analysis for septic tank suitability. Staff advised that the eastern most entrance exceeded slope requirements and requested alternatives with less slope. Also noted that the service road serving the remaining property to the south be noted and the subdivision road ending in a cul-de-sac. Staff then recommended approval subject to:

1. Noting of 100-year flood along Cane Creek;
2. Cul-de-sac on subdivision street where farm service road begins;
3. Water in sufficient amounts for domestic use and fire protection;
4. Meeting on site with engineer to locate a more suitable access off Mine Lick Road at east end of property;
5. Checking on 100 ft. TVA power line easement to insure buildable lots remain.

Motion to grant preliminary approval as recommended with the above conditions by Carwile. Motion seconded by Lafever. Motion carried all aye.

SUMMERSET VILLAGE--PRELIMINARY PLAT

Mr. Alfred Bartlett presented a preliminary plat of Summerset Village, a subdivision proposed for development off Pippen Road just north of Cumby Road. The plat was granted preliminary approval as presented subject to water in sufficient amounts for domestic use and fire protection. Soils suitable for septic systems on a motion by Carwile. Motion seconded by Lafever. Motion carried all aye.

MAPLE SHADE VILLAGE--PHASE IV

Mr. Darryl Johns and Mr. Ralph Mills presented the final plat of Phase IV, Maple Shade Village requesting final approval. All work has been completed excepting road bank stabilization and purchasing road signs. Mr. Mills was instructed to complete ditch work and purchase stop and

road name signs and Mr. Mills also advised that work on Phase V would begin immediately, therefore the temporary cul-de-sac will be eliminated by extending the road. Motion to grant final approval subject to the above and all other appropriate signatures by Ronnie Lafever. Motion seconded by Joe Pritchard. Motion carried all aye.

After staff reports on other current projects and with no other business at hand, a motion to adjourn was entertained at 8:40 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE 21, 1994

MEMBERS PRESENT

Dan Turnbow
Jim Burchett
Ronnie Lafever
Gary Carwile
Bill Bennett

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown
Auther Montgomery, Barge, Waggoner, Sumner & Cannon
Bob Boles
Roy Williams
Bobby Williams
Gary Sasser

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, June 21, 1994 at 7:30 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street.

Chairman Bennett called the meeting to order at 7:35 p.m. and Minutes of the previous meeting were approved on a motion by Carwile. Motion seconded by Turnbow. Motion carried all aye.

WEST POINT SUBDIVISION--PRELIMINARY PLAT

Art Montgomery presented a preliminary plat of West Point Subdivision proposed to be constructed at the corner of Cumby Road and Pippen Road. Staff advised that the plat had been reviewed and recommended approval subject to additional fire hydrant along Pippen Road, water in sufficient amounts for domestic use and fire protection, soil suitability for septic system.

Motion to approve subject to the above as recommended by Gary Carwile. Motion seconded by Ronnie Lafever. Motion carried all aye.

ROAD AND BOAT RAMP--CLEMONS RIDGE AREA

Mr. Bob Boles, Bobby Williams, Roy Williams and Gary Sasser were present as landowners in the area and proposed to construct a road and boat ramp extending from the end of the existing Clemons Road to Center Hill Lake. As presented by the group, the county would enter into a lease agreement with the U.S. Army Corps of Engineers to sponsor and maintain the facility. Under the agreement as proposed by those present, they (being property owners in the area) would construct the road and ramp at no cost to the county.

The commission on a motion by Lafever and second by Turnbow voted to endorse the concept subject to plans in accordance with road standards and agreement by Parks and Recreation and Putnam County Highway Department to accept and maintain the project. Motion carried all aye.

STAFF REPORTS

Staff reported that paving in the Maple Shade Village Subdivision is lacking in thickness and recommended an additional one inch be added throughout. The commission concurred. Other projects are progressing as scheduled.

With no other business at hand, a motion to adjourn was entertained at 8:15 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MAY 17, 1994

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Ronnie Lafever
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead JW

OTHERS PRESENT

Greg Brown

The regular monthly meeting of the Putnam County Regional Planning Commission was held on May 17, 1994 at 7:30 p.m. in the conference room of the Local Planning Office, 621 E. 15th Street. Minutes of the previous meeting were approved on a motion by Turnbow, seconded by Lafever. Motion carried all aye.

SOUTHERN MEADOW-FINAL PLAT

The commission reviewed the final plat for Southern Meadow Subdivision off Ditty Road. Staff recommended that final approval be granted subject to installation of water lines and hydrant, finish grading and 4ⁿ base stone seeding of bank and purchase of road signs, and the posting of a bond (irrevocable letter of credit) in the amount of \$11,350 for a period of 6 months or the completion of all work to specifications.

Motion to grant final approval as recommended by staff by Gary Carwile. Motion seconded by Ronnie Lafever. Motion carried all aye.

ENDORSEMENT OF BAXTER POOL PROJECT

Staff advised that the Putnam County Commission has authorized the filing of a LPRF application for a 200,000 grant with the county to match for construction of a new swimming pool at Baxter.

Motion by Ronnie Lafever that the Putnam County Regional Planning Commission endorse this project. Motion seconded by Carwile. Motion carried all aye.

1994-1995 WORK PROGRAM

The commission then reviewed proposed work items for the coming year.

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
APRIL 19, 1994

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Dan Turnbow
Jim Burchett
Joe Prichard

STAFF REPRESENTATIVE

John Whitehead *JW*
Greg Brown

OTHERS PRESENT

Lynn Wallace
Tom Thaxton

MEMBERS ABSENT

Gary Carwile

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, April 19, 1994. Chairman Bennett called the meeting to order at 7:30 p.m. and the Minutes of the previous meeting were approved on a motion by Dan Turnbow. Motion seconded by Joe Pritchard. Motion carried all ayes.

PRELIMINARY/FINAL PLAT--BUCKNER SUBDIVISION

Mr. Tom Thaxton presented a final plat of the Coy Buckner property dividing 7 lots off Buckner Road. Existing county road, existing water lines, and fire hydrant.

Staff recommended approval as presented subject to appropriate signatures on final plat.

Motion to grant final approval for Buckner Subdivision by Joe Pritchard. Motion seconded by Ronnie Lafever. Motion carried all ayes.

CLAY BROOK ESTATES--LYNN WALLACE--PRELIMINARY

Mr. Lynn Wallace presented a preliminary plat of Clay Brook Estates, a subdivision off Burgess Falls Road.

Staff advised that he and Staff Engineer Greg Brown had reviewed the plat on-site with Mr. Wallace and recommended approval subject to construction of entrance so as to afford maximum site distance. All lots to be accessed from interior streets and possible shifting of lot lines and roads subject to suitability of low areas for septic tank suitability and providing for drainage easements and availability of water in sufficient amounts for domestic use and fire hydrants.

Motion to grant preliminary approval based on the above recommendation by Ronnie Lafever. Motion seconded by Dan Turnbow. Motion carried all ayes.

PRELIMINARY PLAT--PARK WEST--BROWN PROPERTIES

Tom Thaxton presented a preliminary plat of Phase I of Park West Subdivision off Mine Lick Creek Road. Staff advised that he and Staff Engineer had reviewed the proposal on-site and recommended preliminary approval subject to cutting of entrances to afford maximum site distance, adding easements along drainage areas, suitability of soils for septic tanks and public water in amounts sufficient for domestic use and fire hydrants. Motion to grant preliminary approval as recommended by Jim Burchett. Motion seconded by Ronnie Lafever. Motion carried all ayes.

Staff then updated the Commission on the status of current projects.

With no other business at hand, a motion to adjourn was entertained at 8:10 p.m.

JW:vw

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MARCH 15, 1994

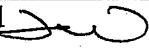
MEMBERS PRESENT

Joe Pritchard
Bill Bennett
Ronnie Lafever

MEMBERS ABSENT

Jim Burchett
Gary Carwile
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Greg Brown, Co. Engr.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, March 15, 1994 at 7:00 p.m. in the conference room of the Local Planning Office.

In the absence of a quorum, no official business was conducted. Staff reported that the final plat of Oakhurst Subdivision had been completed, bond posted and final plat signed for recording as per previous final approval.

The commission also discussed the proposed division of property near Monterey by Mr. Coy Buckner.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
FEBRUARY 15, 1994

MEMBERS PRESENT

Jim Burchett
Bill Bennett
Dan Turnbow
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead *W*

OTHERS PRESENT

Greg Brown, County Engineer
Alfred Bartlett, Surveyor
Mr. & Mrs. Bill Horn
Rev. Allen Lovelace
& congregation members of
Boiling Springs Church
Residents of Jones Road
Mr. Shirley Phipps
A.D. Green
Hubert Dyer
Attorney Mr. Cantrell

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, February 15, 1994 at 7:00 p.m. in the conference room of the Local Planning 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 Burchett. Motion seconded by Lafever. Motion carried all aye.

SUBDIVISION OFF ROCKY POINT ROAD-VILLAGE AT FALLING WATER--BILL HORN

Mr. Bill Horn presented a plat of property along Rocky Point Road. After review and discussion, motion to approve final plat of 7 lots along Rocky Point Road subject to approval by Public Health and installation of or bond in lieu of fire hydrant installation by Turnbow. Motion seconded by Lafever. Motion carried all aye.

SOUTHERN MEADOWS-PRELIMINARY PLAT

Mr. Alfred Bartlett presented a preliminary plat of a subdivision off Ditty Road. The commission questioned as to its location relative to the floodplain along Cane Creek. Mr. Bartlett advised that in checking with flood hazard boundary maps none of the property is in a designated flood hazard area.

After review and discussion, the plat was granted preliminary approval subject to approval of water for domestic use and fire protection by the utility district and suitability for subsurface sewer systems. Motion to approve by Burchett. Motion seconded by Turnbow. Motion carried all aye.

ROAD REQUEST

Mr. Allen Lovelace, Pastor of Boiling Springs Church, presented a request to close a leg of Jones Road running through the church property. Two residents of the road were present to voice opposition to the closing and a petition signed by residents protesting the closing.

Staff advised that the portion requested to be closed did in fact separate church property and entered the Burgess Falls Road at a place with poor sight distance and at an angle. The Jones Road which runs east between the Boiling Springs Church and cemetery enters at close to 90 degrees and has much better sight distance and should serve the traffic needs of the area. Therefore, staff recommended the closing of the portion of the road as requested.

Motion by Burchett that the commission recommend closing of the portion as requested and recommended by staff. Motion seconded by Turnbow. Motion carried all aye.

DEITZ DRIVE-POPLAR ESTATES SUBDIVISION

The commission then heard a request from Mr. Shirley Phipps and A.D. Green to close a portion of Deitz Drive and award the right-of-way to the two of them. Action on this request was deferred for further study on a motion by Turnbow and second by Lafever. Motion carried all aye.

REQUEST TO MOVE AND RECONSTRUCT PORTIONS OF TURKEY HOLLOW ROAD

Mr. Hubert Dyer and his attorney Mr. Cantrell requested a recommendation to relocate portions of this road dividing his property. The commission advised that if the road were to be relocated plans would need to be drawn and submitted on the road to standards; otherwise, the commission has no recommendation on a motion by Turnbow. Motion seconded by Lafever. Motion carried all aye.

With no other business at hand, a motion to adjourn was entertained at 9:20 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY PLANNING COMMISSION
JANUARY, 1994

The Putnam County Planning Commission did not meet during January, 1994.

JLW/kam 