

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
DECEMBER 19, 1995

MEMBERS PRESENT

Bill Bennett
Dan Turnbow
Ronnie Lafever
Joe Pritchard

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown
Fred Brown
Tawnya Moody, M.L.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, December 19, 1995 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 Lafever, seconded by Turnbow. Motion carried.

PARKWEST SUBDIVISION-PHASE II-FINAL PLAT

Mr. Fred Brown presented a final plat of Parkwest Subdivision, Phase II. Staff advised that the development has progressed to the stage for final approval and recommended final approval be granted subject to posting of an irrevocable letter of credit as bond in lieu of completed improvements. Mr. Greg Brown estimated the amount of bond required to be \$52,500. Motion by Lafever to grant final approval subject to posting of bond in the amount of \$52,500 for a period of 1 year. Motion seconded by Pritchard. Motion carried all aye.

ROAD RECOMMENDATION

Staff advised that the streets in Cane Creek Estates Subdivision have been completed to standards and recommended release of bond and acceptance of street. Motion by Turnbow to release bond and recommend that the street in Cane Creek be accepted into the county system and placed on the Official County Road Map. Motion seconded by Pritchard and carried all aye.

With no other business at hand, a motion to adjourn was entertained at 7:15 p.m.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
NOVEMBER 21, 1995

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Jim Burchett
Debbie Steidl
Gary Carwile

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Greg Brown
Alfred Bartlett
Donnie Meadows
Larry Suggs
Jim Helton
Tanja Woody

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, November 21, 1995 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.

WESTHAVEN SUBDIVISION--PRELIMINARY PLAT

Mr. Alfred Bartlett presented a preliminary plat of Westhaven Subdivision. After review the plat was approved subject to water in sufficient amounts for domestic use and fire protection and soil suitability for septic systems on a motion by Lafever. Motion seconded by Steidl. Motion carried all aye.

FINAL PLAT, PHASE I, WESTHAVEN SUBDIVISION

Mr. Bartlett presented a final plat of 18 lots along existing road. The final plat was approved subject to the purchase and installation of 2 fire hydrants serving the development on a motion by Burchett. Motion seconded by Lafever. Motion carried all aye.

CRYSTAL SPRINGS SUBDIVISION, PHASE III PRELIMINARY

Mr. Bartlett presented a preliminary plat of Crystal Springs Phase III. After review the plat was approved subject to water in sufficient amounts for fire protection and domestic use and soil suitability for septic systems on a motion by Lafever. Motion seconded by Burchett. Motion carried all aye.

ASHBROOKE

Mr. Larry Suggs presented a preliminary plat of Ashbrooke Subdivision. Staff noted site distance meets requirements but care should be taken during street construction to afford best visibility. After review the preliminary plat was approved on a motion by Steidl. Motion seconded by Lafever. Motion carried all aye.

HEARTLAND POINTE, PHASE I FINAL

Mr. Donnie Meadows presented the final plat of Heartland Pointe Subdivision. Staff and Chairman Bennett noted that the cul-de-sac shown should be temporary if road is to be extended. After review, motion to approve final plat subject to correction of plat, installation of water lines and hydrants and 4" base stone and posting of an irrevocable

letter of credit in the amount of \$44,500 bond to run for a period of 1 year. Motion seconded by Burchett. Motion carried all aye.

ROAD RECOMMENDATIONS

Staff noted that the streets in Echo Valley Estates have been completed and recommended acceptance. Also Crystal Springs Phase II have been paved and recommended acceptance subject to rip/rap and shoulder stone being installed. Motion to recommend release of bond and acceptance as county roads streets in the above subdivisions subject to remaining work being completed by Steidl. Motion seconded by Carwile. Motion carried all aye.

Name change--River Place Subdivision--Mr. Skip Bartlett presented a 2 lot plat previously approved but unrecorded and requested a name change. Motion to approve change by Lafever. Motion seconded by Carwile. Motion carried three ayes, 1 no.

Staff advised that he had been informed of a possible subdivision in Rockwell Hollow being sold as lots of less than minimum size and without public water. Motion by Burchett to authorize and request staff and county attorney to proceed to insure compliance. Motion seconded by Steidl and carried all aye.

Mrs. Steidl advised the commission of a proposed minimum right-of-way to be dedicated before a road will be considered. The road committee has recommended a minimum of 30 feet.

Motion by Lafever to recommend a minimum of 30 feet right-of-way and that 50 feet is preferred. Motion seconded by Carwile. Motion carried all aye.

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

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
OCTOBER 17, 1995

MEMBERS PRESENT

Bill Bennett
Jim Burchett
Joe Pritchard
Ronnie Lafever
Gary Carwile
Debbie Steidl

STAFF REPRESENTATIVE

John Whitehead

OTHERS PRESENT

Greg Brown, Co. Engr.
Harry Stewart
Fred Brown
Ralph Mills
Daryl Johns
Bud Sparks
Keith Simmons
Kelly Thompson
Residents Colonial Acres

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, October 17, 1995 at 7:00 p.m. in the Local Planning Office, 621 E. 15th Street.

KEITH SIMMONS--2 LOT SUBDIVISION

Mr. Simmons presented a two-lot subdivision off Burgess Falls Road. The lots as proposed would contain .31 acre and .34 acre. A variance on lot size requirements was requested. Motion by Pritchard to deny approval and request for variance. Motion seconded by Steidl and carried all aye.

WESTWOOD SUBDIVISION--PAM ROBERTS--FINAL PLAT

Mr. James Helton presented a plat of land off the Pippen Road. After review, motion to approve plat as presented subject to fire hydrant either being installed or served from existing hydrant by Burchett. Motions seconded by Carwile and carried all aye.

COLONIAL MEADOWS SUBDIVISION--HARRY STEWART

Mr. Harry Stewart presented a preliminary plat of Colonial Meadows Subdivision. Staff presented the commission with copies of the court order wherein as a result of litigation the chancery court ruled that preliminary approval be granted. Mr. Stewart agreed to meet the requirements of Putnam County's Subdivision Regulations. Mr. Stewart also agreed to move the entrance farther north to allow for side yards for existing residents and for better site distance, to update preliminary map and topo. Motion by Carwile to grant preliminary approval based on the above. Motion seconded by Lafever. Motion carried. Chairman Bennett abstained.

MAPLE SHADE VILLAGE PHASE VI--PRELIMINARY

Mr. Ralph Mills and Daryl Johns presented a preliminary plat of Phase VI of Maple Shade Village. After review, motion to grant preliminary approval subject to septic tank suitability and water for domestic use and fire protection by Carwile. Motion seconded by Pritchard and carried all aye.

SOUTH HILLS ESTATES--SPARKMAN HEIRS

Mr. Sparks and surveyor Daryl Johns presented a preliminary plat of South Hills Subdivision proposed to be developed off Overstreet Drive in Dry Valley. After review, motion to grant preliminary approval subject to septic tank suitability and water for domestic use and fire protection by Pritchard. Motion seconded by Carwile. Motion carried all aye.

THE FARMS AT SOUTH POINTE ADDITION II--FINAL PLAT

Mr. Fred Brown presented a final plat of 5 lots along existing road for final approval. After review, motion by Carwile to grant final approval subject to installation of fire hydrant and soil suitability for septic system. Motion seconded by Lafever. Motion carried all aye.

EXTENSION OF BOND--PARK WEST

Mr. Brown requested an extension of the bond for completion of road work until the 1996 paving season. Motion by Lafever to grant 9 month extension from this date. Motion seconded by Pritchard and carried all aye.

LARRY SUGGS--5 LOT--BURGESS SCHOOL ROAD

Staff advised that the plat had been previously considered and was contingent on the installation of a fire hydrant. That hydrant has been purchased and the utility district agreeing to install the hydrant. The plat stands approved.

ROADS RECOMMENDED FOR ACCEPTANCE

Staff advised that the following roads have been completed to standards as per the Subdivision Regulations and recommendation by Staff and Mr. Lamb:

Southmeade Court--a cul-de-sac in Southmeade Subdivision
Fisk Park Drive, Cook Lane, Lewis Trace, Crockett Trail--all roads in Fisk Park Subdivision

Motion to recommend roads for acceptance and placement on the Official County Road Map by Lafever. Motion seconded by Steidl. Motion carried all aye.

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


JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
SEPTEMBER 19, 1995

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Dan Turnbow
Joe Pritchard
Debbie Steidl

STAFF REPRESENTATIVE

John Whitehead 
Greg Brown, County Engineer
Nolan Goolsby, County Attorney

OTHERS PRESENT

Ralph Mills
Mr. & Mrs. Clarence Nash
Bobby Lee
Darryl Johns
Sonja Henry
Larry Suggs
Pam Holt
Phillip Hall
H.S. Bouton
Jack Poundstone
Kelly Thompson

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, September 19, 1995 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 Joe Pritchard. Motion seconded by Ronnie Lafever. Motion carried all ayes.

PUBLIC HEARING--REQUEST TO REMOVE MOPAR DRIVE FROM COUNTY ROAD SYSTEM

Chairman Bennett called the hearing to order and requested both sides to speak to the issue.

Mr. Lee spoke in favor of removing the road from the map.

Mr. Nash requested that the road remain a county road.

County Attorney Nolan Goolsby reported on the process and the legal aspects, past and present.

Chairman Bennett presented a letter from Mr. Lamb, Putnam County Road Supervisor, recommending that the road remain a county road.

County Commissioners Ms. Pam Holt and Mr. Phillip Hall, representing the district in which the road is located, recommended that the road remain a county road.

Ms. Steidl advised those present that she was not in favor of roads such as this one being on the county system.

After discussion, motion by Joe Pritchard that the Putnam County Regional Planning Commission recommend that the road retain its current status as a county road. Motion seconded by Ronnie Lafever. Motion carried 3 ayes, 1 no (Steidl).

FINAL PLAT--HALL PROPERTY

The Commission granted final approval to a plat of the Hall property on Highway 290 subject to plat depicting water line and the installation of a fire hydrant or bonding for same with a letter from the utility district stating that the hydrant will be installed. On a motion by Ronnie Lafever, motion seconded by Debbie Steidl. Motion carried all ayes.

FINAL PLAT--WESTWOOD SUBDIVISION

In the absence of anyone to speak for the plat and with questions regarding the design, motion by Dan Turnbow to defer action until the next meeting. Motion seconded by Joe Pritchard. Motion carried all aye.

FINAL PLAT--HUNTINGTON WOODS PHASE II

Ms. Sonja Henry presented a final plat of Phase II Huntington Woods requesting final approval subject to posting of bond in lieu of completed improvements. Staff advised that the plat needs to reflect locations of fire hydrants and recommended final approval subject to fire hydrants being shown and posting of bond to cover final improvements including additional base stone, seeding of road banks and installation of fire hydrants. Mr. Brown, County Engineer, estimated bond amount at \$18,100. Motion by Dan Turnbow to grant final approval as recommended and that a letter of credit in the amount of \$18,100 be posted as bond in lieu of completed improvements for a period of 1 year. Motion seconded by Debbie Steidl. Motion carried all aye.

LARRY SUGGS PROPERTY--FINAL PLAT

Mr. Suggs presented a final plat of 5 lots along Burgess School Road. The water line serving the property is a 4" according to Mr. Suggs, and the utility district will not allow the installation of a fire hydrant. Motion by Joe Pritchard to deny final approval without the installation of a hydrant as per requirements. Motion seconded by Ronnie Lafever. Motion carried all aye.

FINAL PLAT--ASHER SUBDIVISION

Staff advised that a two lot subdivision had been submitted to divide .65 acres into 2 lots .31 acre and .34 acre. The .34 acre being a triangle. Staff recommended approval be denied based on the lot size lacking some 6500 square feet, meeting the 20,000 sq. ft. requirement. Motion to deny final approval by Dan Turnbow. Motion seconded by Joe Pritchard. Motion carried all aye.

MAPLE SHADE VILLAGE--PHASE V

Mr. Ralph Mills and Daryl Johns, surveyor, presented a plat of Maple Shade Village Phase V. The plat was granted final approval subject to completion of road through 4" base, installation of water lines and hydrants, and posting of bond in amount to be determined by Staff Engineer on a motion by Ronnie Lafever. Motion carried all aye.

CRYSTAL SPRINGS PHASE II

Mr. H.S. Bouton presented a final plat of Crystal Springs Phase II requesting final approval. The plat was granted final approval subject to completion of drainage, base stone, and posting of \$15,000 letter of credit, as recommended by Staff Engineer, for a period of 1 year on a motion by Ronnie Lafever. Motion seconded by Debbie Steidl. Motion carried all aye.

KENDAL DRIVE

Staff advised that this street has been completed to county standards and is recommended for acceptance by Mr. Lamb. Motion by Dan Turnbow to recommend acceptance. Motion seconded by Debbie Steidl. Motion carried all aye.

REPORT BY COUNTY ATTORNEY

Mr. Goolsby reported that Mr. Stewart's lot had been purchased prior to recording of covenants and that the county had ruled in his favor. The final ruling has not been written.

With no other business at hand, a motion to adjourn was entertained at 9:45 p.m.

JW:vw

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
AUGUST 15, 1995

MEMBERS PRESENT

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

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Jack Poundstone
Ralph Mills
Daryl Johns
Rinks

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, August 15, 1995 at 7:30 p.. in the Local Planning Office, 621 E. 15th Street.

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. Motion seconded by Lafever. Motion carried all aye.

Staff advised that the two final plats listed on the agenda have not been presented and no one was present to represent them. No action was taken by Commission. Staff also advised the Commission that the road abandonment request considered at the last meeting (Mopar Drive) will have to be reheard with a hearing to be held by the Planning Commission.

MAPLE SHADE VILLAGE PHASE I

Mr. Daryl Johns and Ralph Mills presented a preliminary plat of the proposed development. Staff advised that he had reviewed the plat and recommended approval. Motion by Pritchard to grant preliminary approval subject to septic tank suitability and water in sufficient amounts for domestic use and fire protection. Motion seconded by Carwile. Motion carried all aye.

STREET RECOMMENDATIONS

Staff advised the Commission that streets have been completed in West Pointe Subdivision and Clayborn Estates and recommended release of bond and recommendation for acceptance. Motion by Carwile and seconded by Burchett that the bonds held in lieu of completed improvements be released and the roads therein be recommended for acceptance as county roads. Motion carried all aye.

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
JULY 18, 1995

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Jim Burchett
Dan Turnbow
Debbie Steidl
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown
Nolan Goolsby, Co. Attny.
Alfred Bartlett, Surveyor
Sonja Henry
Phillip Hall

The regular monthly meeting of the Putnam County Regional Planning Commission was held on July 18, 1995 at 7:30 p.m. in the conference room of the Local Planning Office, 621 E. 15th St. Chairman Bennett called the meeting to order and Minutes of the previous meeting were approved on a motion by Lafever. Motion seconded by Turnbow and carried all aye.

2 LOT PLAT--FALLING WATER RIVER PLACE

Mr. Alfred Bartlett presented a two lot plat, being a portion of the O.J. Wright property. Staff advised that the plat was submitted under the two lot provision with existing utilities and road frontage.

Motion to approve plat as presented by Steidl. Motion seconded by Lafever and carried all aye. Chairman Bennett noted for the Minutes that any further development on the property would require increased water line size and fire hydrants.

REQUEST TO REMOVE COUNTY STATUS FOR MOPAR DRIVE

Ms. Steidl presented a request to remove Mopar Drive (a dead-end road off Hwy. 56) from the county road list and map. County Attorney Nolan Goolsby advised the commission of recent legislation clarifying the procedure and outlining the process which includes a recommendation by the county's Regional Planning Commission and the County Road Supervisor.

Staff presented a recommendation by the Road Supervisor Mr. Lamb that the road remain on the system as it is currently shown. Mr. Hall, a commissioner from the district wherein the road is located, also recommended that it remain on the system. Motion by Turnbow to recommend that the road remain a county road with a strong recommendation that the road receive a minimum level of maintenance. Motion seconded by Carwile. Motion carried: Turnbow, aye; Carwile, aye; Lafever, aye; Steidl, no; Burchett, no.

PRELIMINARY PLAT--THE FARMS AT SOUTH POINTE ADDITION II

Ms. Sonja Henry presented a preliminary plat of The Farms at Southpoint Addition II. Staff advised that the plat had been reviewed and met requirements. Motion to grant preliminary approval by Carwile. Motion seconded by Burchett. Motion carried all aye.

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


JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JUNE 20, 1995

MEMBERS PRESENT

Bill Bennett
Debbie Steidl
Ronnie Lafever

STAFF REPRESENTATIVE

John Whitehead 

OTHERS

Greg Brown, Co. Engr.

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, June 20, 1995 at 7:30 p.m. in the conference room of the Local Planning Office, 621 E. 15th St. No official meeting was held due to the lack of a quorum.

JLW/kam

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
MAY 16, 1995

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Joe Pritchard
Ronnie Lafever
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead 

OTHERS PRESENT

Greg Brown
Donnie Meadows
Rodney Jarvis
Alfred Bartlett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, May 16, 1995 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 Minutes of the previous meeting were approved on a motion by Lafever. Motion seconded by Gary Carwile. Motion carried all ayes.

FINAL PLAT--ECHO VALLEY ESTATES

Mr. Alfred Bartlett presented a final plat of Echo Valley Estates requesting final approval. Staff reported that the road subgrade is cut and water is currently being installed and recommended final approval subject to completion of waterlines and fire hydrants, pulling ditches, and installing street signs, seeding banks, install 4" base stone and posting of bond in lieu of completed improvements. Mr. Brown estimated the cost of completion to be \$22,000.00. Motion by Ronnie Lafever to grant final approval subject to above recommendations and posting of an irrevocable letter of credit in the amount of \$22,000 for a period of six months. Motion seconded by Carwile. Motion carried all ayes.

PRELIMINARY PLAT--HEARTLAND POINT

Mr. Bartlett and Mr. Donnie Meadows presented a preliminary plat of Heartland Acres a proposed subdivision off Mine Lick Road at its intersection with Downing Street. Staff recommended approval subject to provision of water sufficient for domestic use and fire protection, showing a drainage easement and sizing culvert, road signs, soil suitability, and allowing for right-of-way 25 feet from the centerline of existing roads. Motion to grant final approval subject to above listed items by Gary Carwile. Motion seconded by Ronnie Lafever. Motion carried all ayes.

CANE CREEK ESTATES--FINAL PLAT--PHASE II

Mr. Alfred Bartlett presented a final plat of Phase II of Cane Creek Estates requesting final approval subject to completion of certain requirements and bonding for remaining. Staff recommended approval subject to installation of waterlines and fire hydrants, street signs, pulling ditches, and seeding road banks, installation of 4" base stone, and posting of

bond. Mr. Brown estimated \$12,600 as the amount to complete the road with 2" stone and asphalt paving. Motion by Dan Turnbow to grant final approval subject to the above recommendations and posting an irrevocable letter of credit in the amount of \$12,600 for a period of six months. Motion seconded by Ronnie Lafever. Motion carried all ayes.

JARVIS PROPERTY

Mr. Jarvis and Mr. Bartlett presented a 3 lot plat off Herbert Garrett Road requesting final approval. The plat as presented can be served from an existing fire hydrant in the area. The final plat was approved on a motion by Joe Pritchard and second by Ronnie Lafever subject to soil suitability, provision of water, and that lot #3 be transferred with fee simple access to public road. Motion carried all ayes.

Staff then reported on status of other subdivisions under development and advised the Commission that County Attorney has filed answer to lawsuit in Stewart case.

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

JW:vw

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
APRIL 18, 1995

MEMBERS PRESENT

Bill Bennett
Debbie Steidl
Ronnie Lafever
Joe Pritchard
Jim Burchett
Gary Carwile

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown, Co. Engr.
Alfred Bartlett

MEMBER ABSENT

Dan Turnbow

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, April 18, 1995 at 7:30 p.m. in the Local Planning Office.

Chairman Bennett called the meeting to order and Minutes of the previous meeting were approved as corrected on a motion by Pritchard, seconded by Lafever. Motion carried all aye.

PRELIMINARY PLAT--JARVIS PROPERTY

Mr. Alfred Bartlett presented a preliminary plat of 4 lots off Herbert Garrett Road. After review and discussion, motion to approve preliminary plat as presented subject to provision of fire hydrant and soils suitability by Carwile. Motion seconded by Lafever. Motion carried all aye.

PRELIMINARY/FINAL CANE CREEK ESTATES

Mr. Alfred Bartlett presented a preliminary plat of a proposed subdivision off Buffalo Valley Road and Reeser Lane. Mr. Bartlett requested preliminary approval on Phase I and II and final approval on Phase I--lots along Buffalo Valley Road. After review, motion by Carwile that Cane Creek Estates Phase I and II be granted preliminary approval subject to water availability for domestic use and fire protection and soil suitability for septic systems and Phase I be granted final approval. Motion seconded by Lafever. Motion carried all aye.

TWO LOT SUBDIVISION--BUFFALO VALLEY ROAD

Staff presented a 2 lot plat submitted by Mr. Al Glover of Hargrove Realty and Auction of property at intersection of Bob Gentry and Mine Lick Road. Staff advised that it met all the requirements for a 2 lot plat. Motion to grant final approval by Lafever. Motion seconded by Steidl. Motion carried all aye.

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
MARCH 21, 1995

MEMBERS PRESENT

Bill Bennett
Gary Carwile
Ronnie Lafever
Debbie Steidl
Joe Pritchard

STAFF REPRESENTATIVE

John Whitehead JW

OTHERS PRESENT

County Attorney Nolan Goolsby
Greg Brown, County Engineer

MEMBER ABSENT

Jim Burchett

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, March 21, 1995 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 Carwile. Motion seconded by Lafever.

REVIEW OF HARRY STEWART CASE

Mr. Nolan Goolsby, County Attorney, met with the commission and reviewed point by point the position of the commission on the various complaints by Mr. Stewart relative to the disapproval of his proposed subdivision.

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
FEBRUARY, 1995

The Putnam County Planning Commission did not meet during February.

JLW/kam *JLW*

REPORT OF MEETING
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JANUARY 17, 1995

MEMBERS PRESENT

Bill Bennett
Ronnie Lafever
Debbie Steidl
Jim Burchett

MEMBERS ABSENT

Joe Pritchard
Gary Carwile
Dan Turnbow

STAFF REPRESENTATIVE

John Whitehead *JW*

OTHERS PRESENT

Greg Brown, Co. Engr.
Alfred Bartlett, Surveyor
Sonja Henry

The regular monthly meeting of the Putnam County Regional Planning Commission was held on Tuesday, January 17, 1995 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 Burchett. Motion seconded by Lafever. Motion carried all aye.

BLACKBURN GLEN PHASE I FINAL PLAT/H.S. BOUTON, DEVELOPER

The commission reviewed a final plat of Phase I, Blackburn Glen, formerly Blackburn Acres being a portion lying along Plunk Whitson Road. After review and recommendation by staff, motion to approve final plat of Phase I subject to water in sufficient amounts for domestic use and fire protection, installation of 6" line and hydrants to serve development and soil suitability for septic systems by Lafever. Motion seconded by Burchett. Motion carried all aye.

BLACKBURN GLEN PHASE II PRELIMINARY/H.S. BOUTON, DEVELOPER

Mr. Bartlett also presented a preliminary plat of Phase II of Blackburn Glen. A variance was requested on grade requirements for streets in that a short portion would exceed 10% grade, being approximately 11%. Staff noted that this appears to be manageable with the location as shown. Some additional measures regarding drainage may be required. Floodplain was designated by surveyor to the best of his estimate although not shown as floodable on Flood Hazard Boundary Maps. It is suspected a floodplain does exist along Blackburn Fork Creek.

After review of plat and based on above recommendations, motion by Lafever and second by Burchett that plat be granted preliminary approval subject to: dividing all of property in plat including approximately 3 acres on the north end of the property; identification of the floodplain area clearly; water availability in sufficient amounts for domestic use and fire protection and soil suitability for septic system. Motion carried all aye.

SOUTHWOOD SUBDIVISION/SONJA HENRY, DEVELOPER

Ms. Henry presented the final plat of lots along existing roads at corner of Henry Rice Road and Eller Ridge Road. Staff recommended approval as shown subject to installation of fire hydrant. Motion by Burchett to approve final plat of Southwood Subdivision subject to the installation of a fire hydrant on the 6" line at the road intersection. Motion seconded by Lafever. Motion carried all aye.

The commission then passed a resolution authorizing access to safe deposit box as attached.

The commission then reviewed work program items including:

1. Road improvement, thoroughfare update;
2. Survey of utility districts and water line mapping;
3. A discussion of the planning commission's role should county zoning become a reality.

With no other business at hand, a motion to adjourn was entertained at 8:40 p.m.

JLW/kam