

**MINUTES  
PUTNAM COUNTY REGIONAL PLANNING COMMISSION  
SEPTEMBER 7, 2021**

The Putnam County Regional Planning Commission met on September 7, 2021 at the Cookeville Community Center at 6:00 PM. Members attending were Chairman Jere Mason, Vice-Chairman Dale Moss, Secretary Mike Atwood, Jim Martin, David Mattson, Jeff Jones, Ron Williamson, and Phil Wilbourn. Ted McWilliams was absent. Also present were Planning Director Kevin Rush, Planning Commission Engineer Patrick Rinks, Jim Herrin of the Herald-Citizen, Betsy with Stone Com Radio, and Taylor Dillehay of Whittenburg Surveying.

**ITEM 1: CALL TO ORDER AND ROLL CALL**

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

**ITEM 2: APPROVE THE SEPTEMBER 7, 2021 AGENDA**

Planning Director Rush informed the commission that item 8A, The Willow Estates plat had been withdrawn by the developer. Jim Martin moved to approve the agenda for the September 7, 2021 meeting. Motion was seconded and approved unanimously.

**ITEM 3: MINUTES OF THE AUGUST 3, 2021 MEETING**

Mike Atwood moved to approve the August 3, 2021 Minutes. Motion was seconded and approved unanimously.

**ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS**

- **Autumn Woods Preliminary Plat (All Phases)**, Vick Surveying. Conditional preliminary approval 4/7/2020.
- **Willow Estates Subdivision Preliminary Plat**, Clinton Surveying. Conditional preliminary approval 7/7/2020.
- **Mountain Brooke Subdivision Preliminary Plat**, Vick Surveying. Conditional preliminary approval 12/8/2020.
- **Glen Oaks Preliminary Plat**, Whittenburg Surveying. Conditional preliminary approval 6/1/2021.

**ITEM 5: OUTSTANDING LETTERS OF CREDIT: NONE**

**ITEM 6: ACCEPTANCE OF NEW STREETS: NONE**

**ITEM 7: ADMINISTRATIVELY APPROVED PLATS**

**A. MISSY DORSEY DIVISION FINAL PLAT, MAPLES SURVEYING**

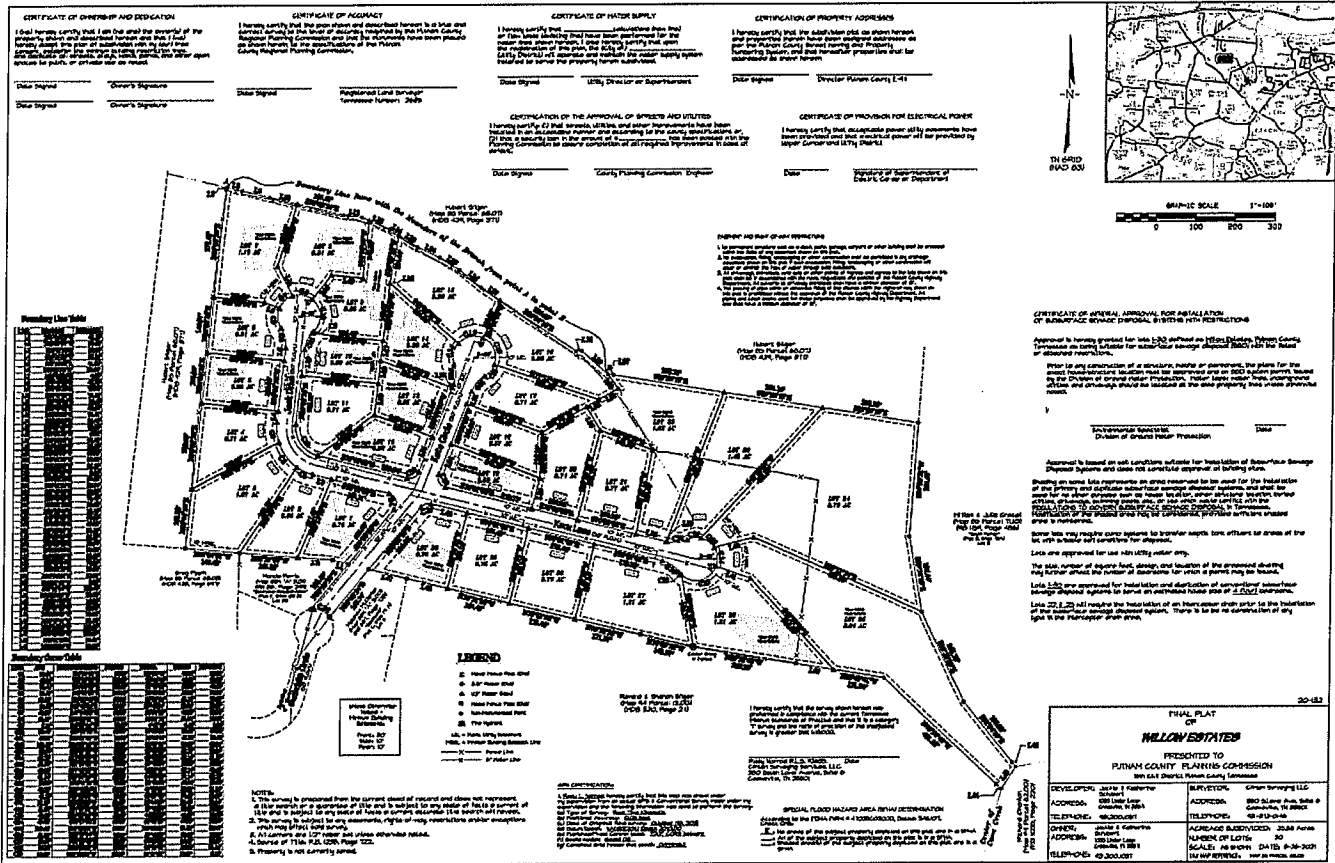
Created one 1.00 acre lot on South Allen Road at Camphouse Rd from parcel 111-071.00.

**B. PAMELA AND KYLE PETERSON DIVISION FINAL PLAT, WHITTENBURG SURVEYING**

Created one 2.72 acre lot on Long Lane from parcel 095-041.00 with an existing house (addressed 3701 Long Lane). The remainder of the tract is to be combined with the adjoining parcel 095-046.07 owned by Marrie and Jeffrey Stafford.

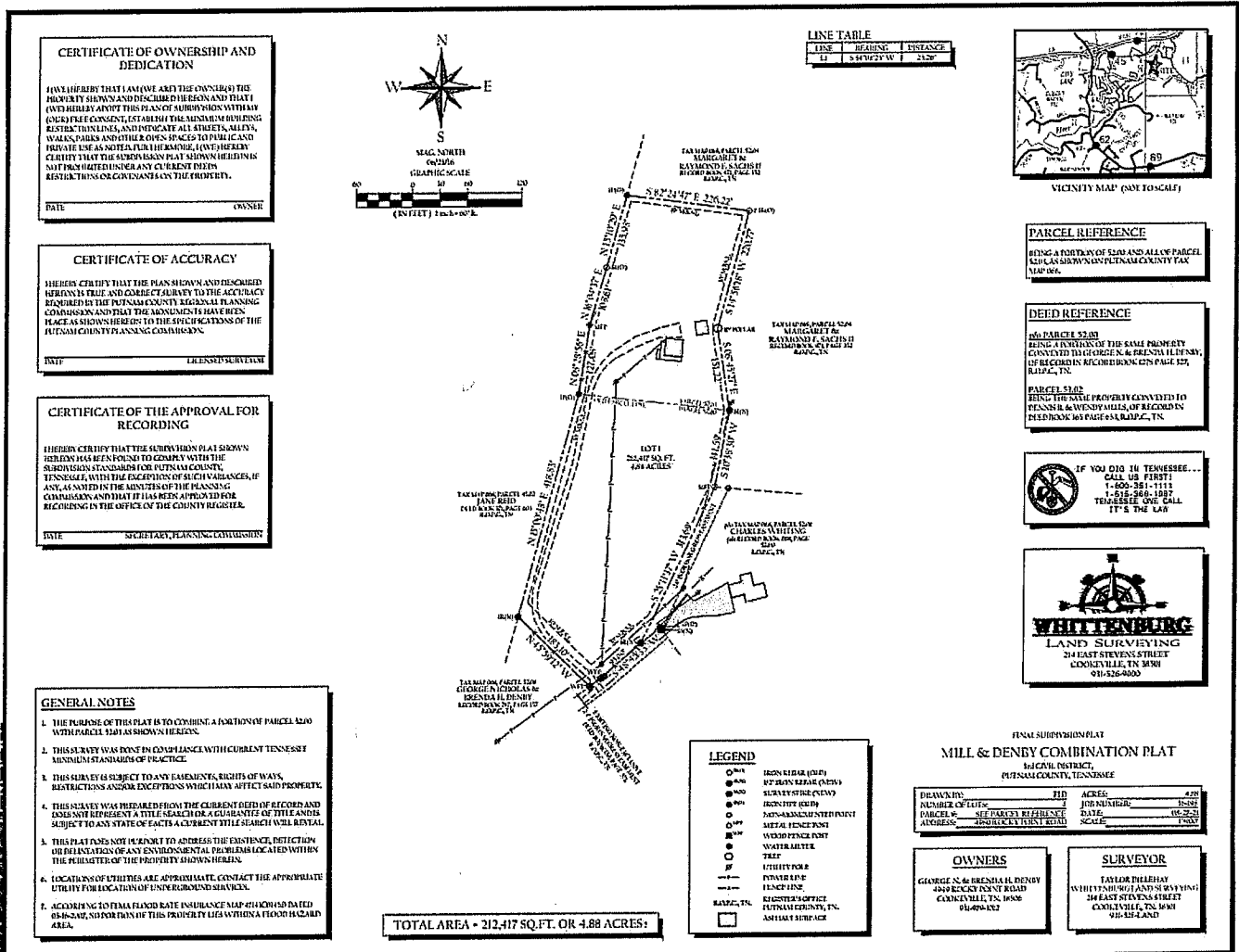
**ITEM 8: SUBDIVISION PLATS:**  
**A. WILLOW ESTATES FINAL PLAT, CLINTON SURVEYING**

This final plat off of Sunbright Circle, divides parcel 085-068.05 into 30 lots. Sunbright Circle will be extended into the tract and then two cul-de-sacs will be added to serve additional lots. During preliminary plat approval in July 2020, a variance was granted to allow the roads to be longer than the maximum length of the subdivision regulations. Jackie Schubert stated that they had planned on proof rolling the grading this week, but the rains have set them back. They plan to submit a surety instrument after 4 inches of rock has been set on the roads. The three roads are now named Katie Circle, Jack Drive, and Knox Lane.



## B. MILLS AND DENBY COMBINATION FINAL PLAT, WHITTENBURG SURVEYING

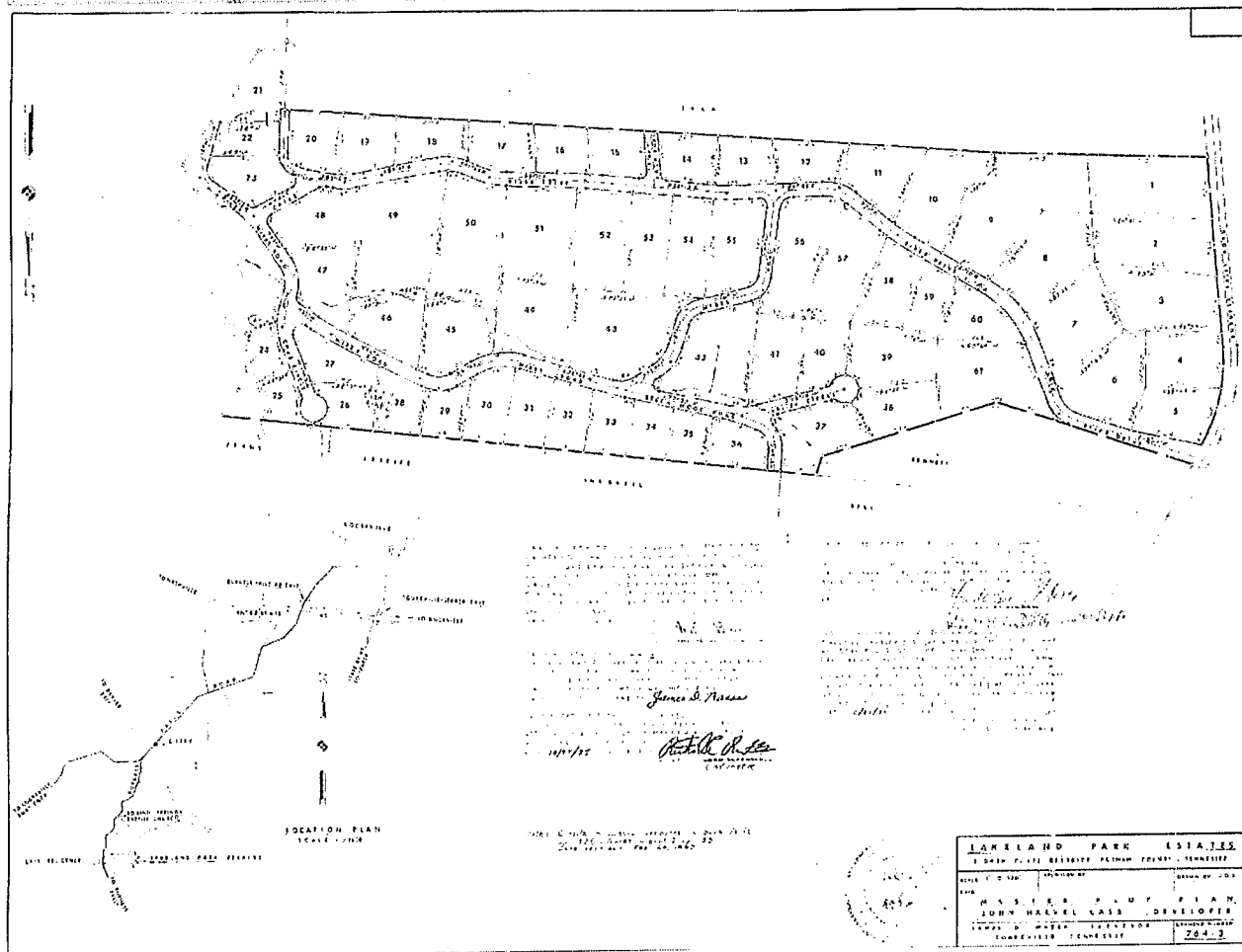
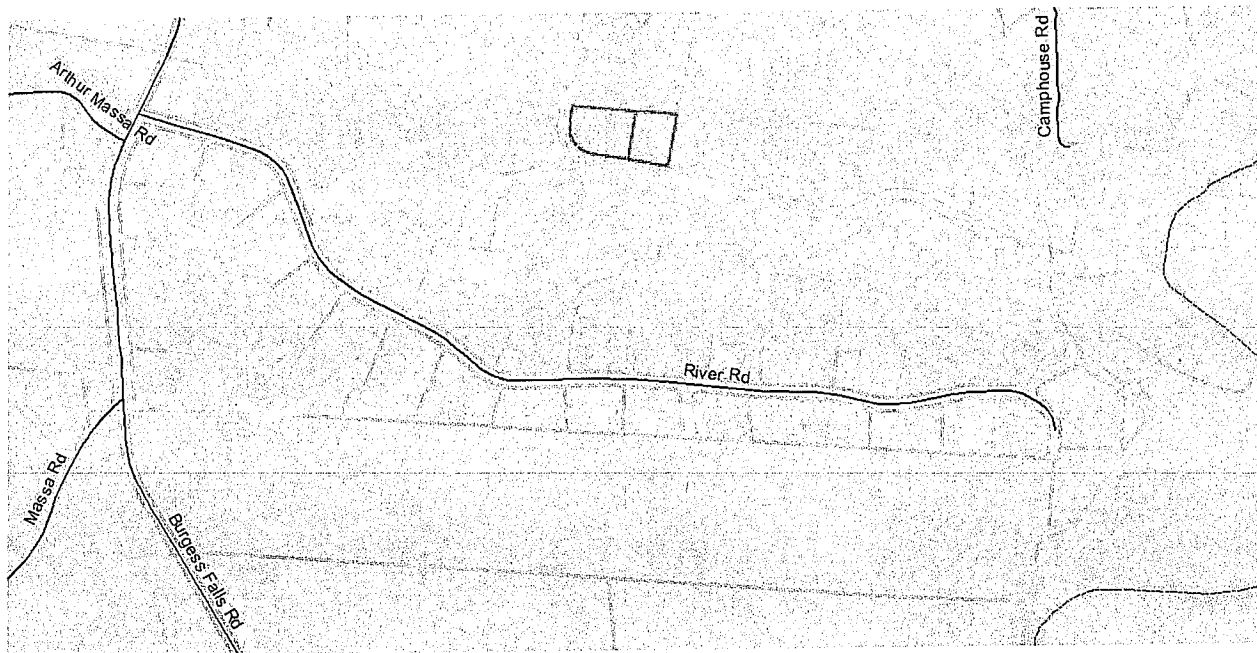
This is a line adjustment between parcels on Rocky Point Rd. Both parcels are accessed off a recorded ingress/egress easement and are landlocked. Dennis Mills owns 1.9 acres at 4980 Rocky Point Rd (068-052.03) and wants to buy 2.93 acres from the adjoining five acre tract owned by George Denby, 4949 Rocky Point Rd (068-052.00). This will make the Mills tract 4.88 acres and the Denby tract 1.587 acres. There will not be any new lots created.



Taylor Dillehay stated that the remaining portion of the tract not shown is going to be combined with an adjoining parcel and that combined acreage will be over 5 acres, so in effect, there will actually be one less parcel when done that there are now. Dale Moss moved to approve the plat as presented with a variance on the required minimum road frontage. Motion was seconded and approved unanimously.

### C. JAMES WILLIAM SMITH COMBINATION FINAL PLAT, WHITTENBURG SURVEYING

This is to combine lots 35 & 36 in Lakeland Park Estates (118C-D-001.00 & 118C-D-002.00) on Beechwood Rd. This subdivision plat was recorded in 1975. The only road in the Lakeland Park Estates that is a county road is River Road.



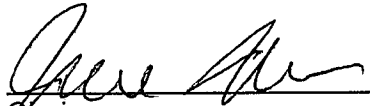


**ITEM 9: STAFF REPORTS**


- Report from Chairman: None
- Report from Planning Commission Engineer: The roads in Autumn Woods had been proof rolled and that a final plat would probably be ready in the next few months.
- Report from Planning Director: None
- Report from other Members: None

**ITEM 10: ADJOURNMENT**

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

  
Chairman

10-5-21  
Date

  
Secretary

10-6-21  
Date