

**AGENDA - DRAFT
PUTNAM COUNTY REGIONAL PLANNING COMMISSION
JANUARY 4TH, 2011 MEETING**

The Putnam County Regional Planning Commission regular monthly meeting is scheduled for 6:30 P.M. on *Tuesday, JANUARY 4TH, 2011 in the upstairs meeting room of the Putnam County Public Library on 50 E. Broad Street in Cookeville.*

- ITEM 1: REVIEW AND APPROVE THE JANUARY AGENDA
- ITEM 2: REVIEW AND APPROVAL OF THE MINUTES FOR DECEMBER 2010.
- ITEM 3: FINAL PLAT FOR MONTGOMERY WOODS SUBDIVISION: Pam Roberts, Developer, 3 lots, 1.54 acres located on the corner of Cane Creek Road and Fowler Montgomery Road. The one (1) lot on the corner has an existing home and garage on site. The other two (2) lots are vacant. Cane Creek Road is just off Burgess Falls Road. Tax Map 84, Parcel 059.00 on County Road Map 165.
- ITEM 4: UPPER CUMBERLAND HUMAN RESOURCES AGENCY : William Jones, Developer. 1 lot, .23 acres located on Hulon Ferrell Road (Map 30, Parcel 28). The .23 acres is being subtracted off a tract that is greater than five (5) acres and is being added onto another tract that is greater than five (5) acres. County Road Map Page 68.
- ITEM 5: AMENDMENT FOR LOT 186 WHITE PLAINS PHASE X: Brown Properties, Inc. 1 lot, 2.40 acres located On Plantation View Drive off Brotherton Mountain Road (Map 42, Parcel 132). Lot 185 took a portion of Lot 186 which a deed was prepared a few years back, but not a plat – The plat was prepared just to have a legal recording of the property. County Road Map Page 78.
- ITEM 6: VARIANCE FOR PROPERTY FRONT SETBACK: Request from Maggie Ulch for a front setback variance which will be presented in the form a small plat/drawing. She is requesting the setback to be reduced from the 40 feet required in the subdivision regulations from 1975. Mrs. Ulch stated the reason for request is the topography is too steep along the back to construct a new home. The structure needs to be close to the front where the area is level. Construction costs would increase if the home was placed further back. The lot is located in the Lakeland Park Estates at the end of River Drive Lot # 23 along a Cul-De-Sac. Map 118C, B, Par 23 on County Road Map 255-256.
- ITEM 7: APPOINTMENT OF REPRESENTATIVE TO THE ECONOMIC AND DEVELOPMENT COMMITTEE.
- ITEM 8: UPDATE REGARDING THE BLUFFS AT CUMBERLAND COVE
- ITEM 9: UPDATE REGARDING THE NEW HOPE SUBDIVISION
- ITEM 10: FOLLOW-UP REPORTS ON PAST AGENDA ITEMS
- a. Update regarding the letter to property owners in the 100 year floodplain – Phil Wilbourn.
- ITEM 11: STAFF REPORT
- a. Review of the subdivision regulations under Article III, Section B, 2-k regarding dedicated right-of-way for subdivided property. Page 16 of the Subdivision Regulations.
- ITEM 12: OUTSTANDING LETTERS OF CREDIT:
- a. The Bluffs at Cumberland Cove: Escrow Account at First Mercantile Bank – no expiration.
- b. Cumby Acres: \$125,000 Letter of Credit from First Mercantile Bank -- Expires 10/6/2011.
- ITEM 13: ADJOURN

Members Present: _____ J. Richard Wright _____ Jim Martin _____ Mike Atwood _____ Kay Detwiler
_____ John Donnelly _____ Jere Mason _____ Dale Moss _____ Leslie Sullins _____ Phil Wilbourn
_____ Jeff Jones, County Attorney _____ Patrick Rinks, County Engineer _____ Charles Brown, State Planner