

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

February 4, 2013

5:00 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, Jim Driver, Jim Hitt, Scott Trew, Grady McNeal, David Lynn, Garry Franks
Commissioner Jeff Duncan, Mayor John Coombs

Absent: Jerry Garrett, Bob Whittaker

Also Present: Rick Gregory, Tim Ellis, Larry DiOrio, Mike Bauer, Guy Patterson, Tom Tucker, Jim
Harrison, Vice Mayor Jane Birdwell, Commissioner Zach Young, Rhonda Carson

Chairman Jim Galbreath called the meeting to order. Mr. Grady McNeal offered prayer.

Item #1 Minutes of the January 7, 2013 Planning Commission meeting stand approved as written.

Item #2 Consider action on Letter of Credit No. 739 in the amount of \$184,200 for installation of infrastructure for Cottage Grove at Twelve Stones Crossing, Goodlettsville, TN. The developer would like to request that the LOC be reduced to the 25% minimum (\$94,500.00). The applicant is the Villas at Twelve Stones-Cottage Grove @Twelve Stones Crossing.

Mr. Gregory stated that minor improvements need to be completed for this development. He stated that the minimum 25% (\$94,500.00) would be enough to cover the few items needed for completion. Mr. Gregory recommended approval to reduce the Letter of Credit to the minimum of \$94,500.00. Public Works Director, Guy Patterson verified this information and approved of the recommendation. Based upon Staff recommendation, Jim Hitt made a motion to approve reducing the Letter of Credit to the minimum 25% (\$94,500.00). Jim Driver seconded the motion. The motion passed unanimously 9-0.

Item #3 Status update-Dry Creek Farms

Mr. Gregory disclosed to the Planning Commission information about two Letters of Credit for the Dry Creek Farms Development, which had inadvertently been allowed to expire. They were for Phases 1 and 1B for street paving that has not been completed. Mr. Gregory has been working with the City Attorney to explore all remedies available to the City. The Planning Commission was informed that The City Administration was implementing new policies and procedures concerning the handling of Letters of Credit so this would not occur in the future.

Item #4 PC 101-Planning History

Mr. Gregory conducted an educational session for the members of the Planning Commission. Mr. Gregory educated the Planning Commission members on planning history in general and planning history in Goodlettsville.

Item #5 Commission comments

Commission members discussed Letters of Credit and reviewed how they are in place to protect the City and not just penalize the developers.

Chairman Galbreath complimented Mary Laine Crawford on the design of the new mobile app for The City of Goodlettsville.

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The meeting adjourned at 5:41 p.m.

Jim Galbreath, Chairman

Rhonda Carson, ECD Assistant

