OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING COMMISSION

April 4, 2011 5:00 PM Goodlettsville City Hall
Massie Chambers

Present: Jim Galbreath, City Commissioner John Coombs, Jim Driver, Grady McNeal, Jim Hitt, Carol Crews, Scott Trew, City Commissioner Jane Birdwell
Absent: Bubba Willis, Gary Franks
Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Larry DiOrio, Vicky Ignatz, Jim Hysen, Frank Schmidt

Jim Galbreath called the meeting to order. McNeal offered prayer.

Galbreath stated that the minutes of the March 7, 2011 Goodlettsville Planning and Zoning Commission will stand approved as corrected to indicate: pg. 2, par. 4, lines 7 and 8 shall read "We do believe, with the proposed development and defoliation of the hillside, that current stormwater issues will severely elevate for the homeowners". Crews made a motion to accept the stated correction to the minutes. McNeal seconded the motion. The motion passed unanimously, 7-0.

Item #2 (9.1 #3.11) Consider request by Webb Engineering, Inc, 223 East James M. Campbell Boulevard, Columbia, TN for resubdivision of Copper Creek Final Plat, Phase I, Sumner County Tax Map 143D-A, Parcels 13A, 14A, 15A and 16A.

Staff reviewed. This proposal involves the resubdivision of five (5) lots in the Copper Creek Development. This resubdivision will cause one lot to be eliminated and enlarge the remaining four (4) lots. Sizes will range from slightly less than 17,000 square feet up to approximately 29,000 square feet. Several minor technical issues were identified and have been satisfactorily resolved. The final plat meets all requirements established by the Goodlettsville Zoning Ordinance and staff recommends approval.

Trew made a motion to approve the resubdivision of Copper Creek Final Plat, Phase I, Sumner County Tax Map 143D-A, Parcels 13A, 14A, 15A and 16A based on staff's report and recommendation. Driver seconded the motion. The motion passed unanimously, 7-0.

Item #3 Consider action on Letter of Credit No. 739 in the amount of $184,200 for installation of infrastructure for Cottage Grove @ Twelve Stones Crossing due to expire 5/8/11. The applicant is Brock Rust, Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Gregory reported the applicant is requesting deferral of action on this surety until the May 2, 2011 Planning Commission meeting to permit the developer to complete the remaining on-site work. The Planning Commission approved the deferral of LOC No. 739 until the May 2, 2011 official meeting by unanimous consent, 7-0.

Item #4 Consider action on Letter of Credit No. 522 in the amount of $215,000 for installation of infrastructure for The Vineyards @ Twelve Stones Crossing, Phases I and II due to expire 5/8/11. The applicant is Brock Rust, Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Gregory reported the applicant is requesting deferral of action on this surety until the May 2, 2011 Planning Commission meeting to permit the developer to complete the remaining on-site work. The Planning Commission approved the deferral of LOC No. 522 until the May 2, 2011 official meeting by unanimous consent, 7-0.

Item #5 Consider action on Letter of Credit No. 669 in the amount of $87,000 for installation of infrastructure for The Vineyards @ Twelve Stones Crossing, Phase III due to expire 7/26/11. The applicant is Brock Rust, Villa Property, LLC, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Gregory reported the applicant is requesting deferral of action on this surety until a later meeting date of Planning Commission meeting to permit the developer to complete the remaining on-site work. The Planning Commission approved the deferral of LOC No. 522 until the July 11, 2011 official meeting by unanimous consent, 7-0.

Gregory reported that he will forward copies of a proposed amendment to the Goodlettsville Planning Commission Bylaws and the proposed Ordinance No. 11-753 to the members to review prior to the May 2, 2011 official meeting.

#6 Commissioner Comments

The meeting adjourned at 5:12 PM.

Jim Galbreath

Jim Galbreath, Chairman

Vicky Ignatz

Vicky Ignatz, Planning Assistant