

**MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING & ZONING BOARD**

November 5, 2007

5:00 PM

Goodlettsville City Hall  
Massie Chambers

Present: Jim Driver, Grady McNeal, Jim Hitt, Scott Trew, Carol Crews, Garry Franks,

Absent: Jim Galbreath, Bubba Willis, John Coombs, Bill Carter

Also Present: Rick Gregory, Jim Thomas, Charlie Lowe, Larry DiOrio, Bill Brasier, Jerry Garrett, William B. Carter, Chet Rhodes, Bill Bostick, Tom Tucker, Brian Cook, Todd Kemp, Brian Hamilton, Jay Nelson, Roy Shaneberg and others

The meeting was called to order by Jim Driver. Prayer was offered by Grady McNeal.

**Item #1** Minutes of the October 1, 2007 Goodlettsville Planning and Zoning Board stand approved as written.

**Item #2 (9.1 #33-07)** Consider the request of Rocky L. Montoya, RLS, P.O. Box 471, Goodlettsville, TN for approval of an Amended Final Plat for Baker's Chapel C.M.E. Church, 206 New Brick Church Pike, Davidson County Tax Map 18-16, Parcels 52, 53 and 66.

Staff reviewed. Gregory reported this proposal is a consolidation plat to combine three (3) existing parcels into one tract. There are a few minor technical issues to be addressed: provide sewer line size on Parcel 67 and the purpose statement notes a consolidation of four parcels but only three are illustrated – review and revise as needed.

Motion by Trew for conditional approval of the Amended Final Plat for Baker's Chapel C.M.E., 206 New Brick Church Pike, Davidson County Tax Map 18-16, Parcels 52, 53 and 66 based on submittal of a corrected plat with staff comments, review and final approval by staff. Motion seconded by McNeal. Motion approved unanimously, 6-0. Thomas stated this is an event the Goodlettsville community has been waiting for a long time and wished the church community much luck. Garrett echoed the encouraging sentiments of the community.

**Item #3 (9.1 #34-07)** Consider the request of Tommy Walker, RLS, P.O.. Box 495, Ridgetop, TN for approval of an Amended Final Plat for Lot 46, Caleb's Walk, Twelve Stones Crossing, Sumner County Tax Map 143L-B-143-M, Parcel 17.

Staff reviewed. Gregory reported this proposal changes the size and shape of an existing lot in Twelve Stones Crossing by moving property from the northwest side of the lot to the rear of the lot resulting in a narrower, deeper building envelope. There are a few minor technical issues to be addressed: the proper scale of the vicinity map and details for existing sanitary sewer lines.

Motion by Franks for conditional approval of the Amended Final Plat for Lot 46, Caleb's Walk, Twelve Stones Crossing, Sumner County Tax Map 143L-B-143-M, Parcel 17 based on submittal of a corrected plat with staff comments, review and final approval by staff. Motion seconded by Hitt. Motion approved unanimously, 6-0.

**Item #4 (9.1 #37-07)** Consider the request of Chet Rhodes, Palmer Engineering, 2415 21<sup>st</sup> Ave. S., Ste. 306, Nashville, TN for approval of a Site Plan for Bethel Primitive Baptist Church, 515 Long Hollow Pike, Sumner County Tax Map 143-J, Parcel 5.

Staff reviewed. Gregory reported this proposal is for construction of a new 13,400 square foot church facility on a fairly steep, relatively difficult site. There are few technical issues to be addressed: the size and location of the detention pond made it necessary to create steep slopes around the pond area, the rear and side of the building, making it difficult to install and maintain landscaping, and the need for an early solution for capturing stormwater runoff from the driveway entrance to the swale in front of the property. Staff recommends extending the detention pond further south and modifying the slopes on both sides of the pond allowing better coverage and placement of landscape materials, matting the detention pond are for better stabilization and improving the appearance of the site. Staff is uncertain if the proposed

stormwater runoff plan at the driveway entrance to Long Hollow Pike is effective. Lowe emphasized there is a significant disturbance to the site creating the potential for a large volume of stormwater runoff onto Long Hollow Pike.

Chester Rhodes, Palmer Engineering, agreed with staff regarding stormwater runoff and will add a trench to divert water at Long Hollow Pike and the church's access easement. The dimensions of the detention pond will be expanded per staff recommendation and matting will be installed around detention pond.

Motion by Franks for conditional approval of the Site Plan for Bethel Primitive Baptist Church, 515 Long Hollow Pike, Sumner County Tax Map 143-J, Parcel 5 based on submittal of a corrected plat with staff comments and review and final approval by staff. Motion seconded by Trew. Motion approved unanimously, 6-0.

**Item #5 (9.1 #36-07) Consider the request of Brian Hamilton, Civil Site Design Group, PLLC, 630 Southgate Avenue, Ste. A, Nashville, TN for approval of a Preliminary Master Plan for Cobblestone Townhomes, Alta Loma Road and I-65, Davidson County Tax Map 34-01, Parcels 2, 2.01, 3, 6 and 96.**

Staff reviewed. Gregory reported this proposal is for a 122-unit condominium development located north of Alta Loma Road bordering I-65. This site has seen several previous approvals for residential developments. There are minor technical issues needing further review: method of ownership and how that ownership will be illustrated, parking, landscaping, site lighting, driveway access from Alta Loma Road and the negotiation of the power pole at the Alta Loma Road ingress. The previously approved Preliminary Master Plans indicated brick as the exterior building product. This submittal did not include architectural samples and the drawings indicate a clapboard/vinyl type exterior. Staff recommends a large portion of brick be utilized for the development.

Brian Hamilton, Civil Site Design Group, stated that he thinks he can work with staff regarding technical engineering issues. Jay Nelson, project developer, stated that the site is surrounded by a TVA easement, CSX Railroad, wetlands and a multi-family development and creates a difficult building site. The market base indicates an urbanized, craftsmen building style with the units price range initially priced at \$140,000. This project will use predominately a cement-based product similar to Hardyplank with a 50-year manufacturer's material guarantee, a 25-year manufacturer's coloration guarantee, stone pillars, concrete-based faux cedar shake sections and mahogany wooden doors. There will be various pitches to front elevation roof lines, open floor plan, rear staircase and a patio with an exterior storage area on the rear elevation. Mr. Nelson presented samples of building materials and a color scheme for the board members' review. Common space area has two gazebos, two playgrounds and sidewalks encompassing the development. Franks, Hitt and Trew stated their concerns with no architectural breaks on the buildings side elevations. Nelson agreed to work with staff to improve side elevations with windows, stone, landscaping, etc. Hitt and Franks shared their concern with traffic flow. Lowe reported that a traffic study is not required for this site and that traffic patterns and site distance are appropriate.

Motion by Hitt for conditional approval of the Preliminary Master Plan for Cobblestone Townhomes, Alta Loma Road and I-65, Davidson County Tax Map 34-01, Parcels 2, 2.01, 3, 6 and 96 based on staff and board recommendations being incorporated into Final Master Plan. Motion seconded by Hitt. Motion approved unanimously, 6-0.

**Item #6 Commissioner Comments:**

Trew noted that semi-trucks continue to utilize Loretta Drive to access Caldwell Square. Jim Thomas stated that he would contact the Store Manager and request that he continue working with vendors to require semi-truck traffic to access Caldwell Square from Caldwell Road. Trew reported that East Cedar Street behind the K-Mart shopping center is very dangerous on rainy days due to stormwater runoff. Thomas agreed to work with Public Works to inspect the roadway and install additional safety warning signage.

The meeting adjourned at 6:05 PM.

---

Jim Driver, Vice-Chairman

---

Vicky Ignatz, Recording Secretary