

Mt. Juliet, Tennessee

*2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122*



Meeting Minutes - Final

Thursday, July 16, 2026

6:30 PM

Commission Chambers

Planning Commission

Members: Luke Winchester, Jennifer Brown, Bobby Franklin, Art Giles, David Rast, Larry Searcy, Nathan Bulmon, Preston George, Linda Armistead

Resources: Jon Baughman, City Planner, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

Rollcall

Present	Vice Chair David Rast, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Linda Armistead, Commissioner Bobby Franklin, Chairperson Luke Winchester, and Jennifer Brown
Absent	Commissioner Larry Searcy, and Commissioner Art Giles

1. Call to Order

Chairman Winchester called the meeting to order. He advised the City Attorney is present virtually and she will not be in physical attendance.

2. Set Agenda

Chairman Winchester set the agenda as stated.

Item 7.D. tabled to be heard directly after item 9.D.

3. Staff Reports

Staff reviewed their reports and advised of a small change on 98 Tanglewood Dr Annexation Project, Item 9A, 9B, 9C and 9D, the owner was amended to the correct name on the staff report that was handed out to PC members.

Jon Baughman acknowledged that this was Preston George's last Planning Commission meeting and thanked him for serving as a Planning Commission member.

Shane Shamanur thanked Preston George for serving on the Planning Commission. Shane Shamanur spoke about open bids on our first official storm water project with the utility to replace a culvert off of Belinda Parkway and to correct drainage issues in Clear View Estates. Shane Shamanur stated that the prices (bids) came in very nicely and several hundred thousand dollars under budget. He is working to get that on the next elected officials meeting for resolution to execute the contract and get that project started.

Commissioner Winchester thanked Preston George for his time spent being a Planning Commission member in the City of Mt. Juliet.

Preston George thanked staff for their hard work. He gave thanks to the city for working hard and listening to the citizens of Mt. Juliet.

Commissioner Winchester advised of another Public Service Announcement that Old Lebanon Dirt Road has reduced the speed from 35 mph to 25 mph limit due to construction and traffic congestion. Commissioner Winchester encouraged residents to slow down through this area.

4. Citizen's Comments

Commissioner Winchester welcomed and encouraged the public to make about any item on the agenda. There were no Citizen Comments.

5. Minutes Approval

5.A. Review and adopt the Minutes from the June 18, 2026, Mt. Juliet Regional Planning Commission Meeting.

A motion was made by Commissioner Armistead, seconded by Commissioner Bulmon, that this Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Linda Armistead

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Josh Thacker, 100 Westwood Pl Bentwood, TN, represented item 6.B. Mr. Thacker stated he anticipates the road work to be completed in the next 30 days.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing for items 6.B,C & D. There were no citizen comments. Chairman Winchester closed the public hearing reopened the Planning Commission meeting.

This was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

- 6.A.** The Sewer Letter of Credit (47753890867) for Stonehollow Phase 5, in the amount of \$92,413.20 can be released.

This Action Item was approved.

RESULT: APPROVED

6.B. Review the Final Plat for Treymor Phase 1A, located on Benders Ferry Road.**Fire Department:**

1. No Comments Received.

Planning:

1. All conditions of ordinance 2023-27 shall be adhered to.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
2. Driveways shall be configured so the flares do not conflict with storm drains.
3. Complete Note #14.
4. Correct Note #1 to show 3 open spaces.

WWUD:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.C. Review the Final Plat for Windtree Pines Phase 6B, located at 908 Champion Way.**Fire Department:**

1. No Comments Received.

Planning:

1. All conditions of ordinance 21-11 shall be adhered to.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

- 6.D.** Review the Final Plat for McFarland Farms Phase 1A, located at 5266 Old Lebanon Dirt Rd.

Fire Department:

1. No comments received.

Planning:

1. All conditions of ordinance 2023-14 shall be adhered to.
2. Addresses shall be provided before recording the plat.
3. Corner and edge lots shall be treated as critical façade lots. Notate this on the plat before recording.
4. The surveyor shall stamp and sign the plat prior to recording.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. Dedicate the ROW for the stub to Phase 3.
3. Provide FFE's for the following lots subject to the completed LOMR. This shall be completed prior to the signing
4. Lot numbers shall match approved plans associated with development contracts for sewer tap/capacity fees.
5. Add access easements to note 7.
6. Surveyor shall sign the final plat.
7. All gas infrastructure shall be completed before signing of the plat of Phase 1B.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

Wilson County Schools:

1. No comments received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

7. Final Master Development Plans/ Site Plans

- 7.A.** Review the Site Plan for New Tribe Church, located at 260 Clemmons Rd.
Staff reviewed their reports and answered questions from the Commission.

There were no citizen comments.

Fire Department:

1. No comments received.

Planning:

1. Timber guard rails are not permitted.
2. Provide details of any fencing proposed. Low maintenance material, decorative type required.
3. Flammable groundcover is not permitted within 3' of the building.
4. Bollards shall be painted or sleeved a neutral color to match the building.
5. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to or screened with masonry.
6. Wheel stops are not permitted.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. Landscape plans shall receive approval before submitting construction plans to Public Works.
9. Rooftop HVAC and other equipment shall be screened from horizontal view via the parapet wall.
10. Ground mounted utility and HVAC equipment, if proposed, shall be screened entirely from horizontal view. Provide screening details.
11. Should guardrails be used they shall be painted black.
12. Provide perimeter landscaping around the entirety of all detention/retention areas.
13. The Planning Commission granted a waiver to 5-104.4, Design Standards. Allowing for:
 - a. West Elevation - 24.4% masonry, 6.5% wood, 50.7% metal siding, 18.3% glazing
 - b. East Elevation - Brick 27.2%, 58.6% metal siding, 14.2% glazing
 - c. North Elevation - Brick 39.6 %, 54.1% metal siding, 6.3% glazing
 - d. South Elevation - Brick 31.9%, 61.3% metal siding, 2.5% concrete, 1.8% glazing, 2.5% HM/OH doors.
14. Brick shall be clay, baked and individually laid.
15. Per the variance approval via the Board of Zoning Appeals (7-9-26) meeting to receive relief from the required type "B" buffer along the southern property lines abutting Wilson County R-1, the following conditions apply to the variance approval:
 - a. 100' of a type "B" buffer shall be placed beginning at the property line at Clemmons Road headed east along the southern property line abutting the Wilson County R-1 zoned property.
 - b. The driveway shall be located a minimum of 10' away from the property line.
 - c. The southern property line buffer requirement in the southeastern

- corner, within the TVA easement and abutting the additional Wilson County R-1 zoned property shall be waived.
- d. The applicant is to maintain as much of the natural tree line buffer as possible.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
3. Sewer availability has been requested and granted.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Coordinate pump station purchase that will serve this site with Utilities Director Tim Forkum.
6. Stripe a painted sidewalk along the access drive from the ROW. The driveway may not exceed a 2% cross slope.
7. The running slope of the driveway may not exceed 2% across the sidewalk.
8. The pedestrian access route from the end of the striped sidewalk to the front door shall be identified on the Construction Drawings with key spot elevations provided.
9. The driveway shall match the City's standard commercial driveway standard to the greatest extent possible.

WWUD:

1. On Sheet C-3.0 the FDC has an arrow pointed to it labeled PIV. Sheet C-3.1 has it shown correctly.

Wilson County Schools:

1. No comments received.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

7.B. Review the Site Plan Modification for Universal Gymnastics, located at 5010 Market Place.

Staff reviewed their reports and answered questions from the Planning Commission.

Johnny Graves, owner, 5010 Market Place, represented the project.

Jill Johnson states the approval would allow for 127 venue parking spaces.

There were no citizens comments.

Fire Department:

1. No comments received.

Planning:

1. All parking agreements must be signed and notarized and presented for the City record.
2. If an expansion of the current outdoor venue, or other facilities owned by Universal Gymnastics, on Market Place is proposed, a site plan or modification of a site plan must be submitted, and the parking facilities will need to be reviewed again at such time for compliance, in accordance with any expansion plans.
3. Work with staff on installation of "No Street Parking" signs.
4. Planning Commission approved plan with 127 spaces.

Engineering:

1. General note: Proposed impervious added shall be less than 7,500SF for water quantity/quality requirements to be waived.

WWUD:

1. There was nothing provided to review.

Wilson County Schools:

1. No comments received.

A motion was made by Commissioner Armistead, seconded by Chairperson Winchester, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Luke Winchester

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

- 7.C.** Review the Site Plan for Hickory Station West, located at 261 W. Main St.
Staff reviewed their reports and answered questions from the Commission.

HJ Wang, 625 Bakers Bridge Ave Franklin, TN 37067 represented the project as the owner/ applicant.

Mr. Wang requested a 1 month deferral.

This Action Item was deferred to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

8. Baker Property

- 8.A.** AN ORDINANCE TO REZONE PROPERTY LOCATED AT 1888 GOLDEN BEAR GATEWAY, APPROXIMATELY 18.40 ACRES, MAP 054, PART OF PARCEL 16.01 AND PART OF PARCEL 16.02 FROM RS-40, LOW DENSITY RESIDENTIAL, TO CMU, COMMERCIAL MIXED USE

Staff reviewed their reports and answered questions from the Commission.

There were no Citizen Comments.

Commissioner Franklin stepped away from the meeting.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 7/27/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Linda Armistead

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, Commissioner Giles, and Commissioner Franklin

9. Williams Property

- 9.A.** **Review the Land Use Amendment Plan from Low Density Residential to Thoroughfare Commercial for the Williams property, located at 98 Tanglewood Dr. Commissioner Franklin returned to the meeting.

Staff reviewed their reports and answered questions from the Commission.

Jayma Morgan, 204 Tanglewood spoke out against item 9.A.

Dwayne Lannom, Benchmark Realty represented the owner, Mr. Williams, 98 Tanglewood Dr.

Mr. Lannom requested a deferral on 9.A, B, C, & D.

This matter was deferred to the Planning Commission, due back on 8/20/2026

RESULT: DEFERRED

- 9.B.** **Review the Annexation request for the Williams Property, located at 98 Tanglewood Dr.

This Ordinance was deferred.to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

- 9.C.** **Review the Plan of Services for the Williams property, located at 98 Tanglewood Dr.

This Resolution was deferred.to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

- 9.D.** **Review the Rezone request from Wilson County R-1 to CRC for the Williams Property, located at 98 Tanglewood Dr.

This Ordinance was deferred.to the Planning Commission due back on 8/20/2026

RESULT: DEFERRED

- 7.D.** Review the Final Master Development Plan/ Site Plan for Golden Bear Townhomes, located at 4515 Beckwith Rd.
Item 7.D. tabled to be heard directly after 9.D.

Staff reviewed their reports and answered questions from the commission.

Drew Hardison, Barge Design, 615 3rd Ave S, represented the project.

There were no citizen comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Bulmon, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Luke Winchester

SECONDER: Nathan Bulmon

Aye: Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Nay: Commissioner George

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Vice Chair Rast

10. Discussion

- 10.A.** Discuss the City of Mt. Juliet Land Use Plan.

The Commission discussed the Future Land Use Plan.

Chairman Winchester appointed a committee including Himself, Commissioner Rast, and Commissioner Franklin to review the Future Land Use Plan.

Chairman Winchester requested the Planning Department draft a zoning ordinance amendment removing the multi-family use from mixed use zoning.

11. Adjourn

A motion was made by Commissioner George and seconded by Commissioner Rast, that this be approved. The motion carried by the following vote:

This was approved.

RESULT: APPROVED

MOVER: Preston George

SECONDER: Nathan Bulmon

Aye: Vice Chair Rast, Commissioner George, Commissioner Bulmon, Commissioner Armistead, Commissioner Franklin, Chairperson Winchester, and Brown

Absent: Commissioner Searcy, and Commissioner Giles

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary