



Mt. Juliet, Tennessee
Thursday, July 17, 2025 6:30 PM
Planning Commission
Meeting Minutes - Final

2425 North Mt. Juliet Rd
Mt. Juliet, TN 37122
Commission Chambers

Members: Luke Winchester, Rebecca Christenson, 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, Samantha Burnett - City Attorney

Present Chairperson Luke Winchester, Vice Chair David Rast,
Commissioner Rebecca Christenson, Commissioner Preston
George, Commissioner Nathan Bulmon, Commissioner Art
Giles, Commissioner Linda Armistead, and Commissioner
Bobby Franklin

Absent Commissioner Larry Searcy

1. Call to Order

2. Set Agenda

Chairman Winchester removed item 6.M., 6.R., 6.V. from the consent agenda. Hearing item 6.M. directly after the consent agenda followed by 6.R. Item 6.V will be heard in conjunction with 9.A.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Nash Patel, 1405 Barrett Dr, spoke out against item 6.R.

5. Minutes Approval

5.A. Review the Minutes from the May 15, 2025, Mt. Juliet Regional Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Linda Armistead

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

Absent: Commissioner Searcy

Abstain: Commissioner Franklin

6. Consent Agenda

Staff Reviewed their reports and answered questions from the commission.

There were no Citizen Comments.

Chairman Winchester closed the Planning Commission meeting and opened a public

hearing for items 6.0., 6.P. and 6.Q. There were no citizen comments. Chairman

Winchester closed the public hearing and reopened the Planning Commission meeting.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this be approved with conditions and positively recommended. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: David Rast

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

Nay: Commissioner Giles

Absent: Commissioner Searcy

6.A. The Development Letter of Credit (SLC00005616) for Baird Farms Ph. 2B, in the amount of \$135,162.12, can be released.

This Action Item was approved.

6.B. The Development Letter of Credit (3045) for the Lynnhaven Subdivision, in the amount of \$97,440.00, can be released.

This Action Item was approved.

6.C. The Development Letter of Credit (90021036) for Walton's Grove Ph. 1, in the amount of \$277,113.71, can be released.

This Action Item was approved.

6.D. The Development Letter of Credit (90021037) for Walton's Grove Ph. 2, in the amount of \$135,458.72, can be released.

This Action Item was approved.

6.E. The Development Letter of Credit (90021038) for Walton's Grove Ph. 3A, in the amount of \$78,936.56, can be released.

This Action Item was approved.

6.F. The Development Letter of Credit (90359773) for Walton's Grove Ph. 3B, in the

amount of \$158,479.72, can be released.

This Action Item was approved.

- 6.G.** The Sewer Letter of Credit (55110053) for Walton's Grove Ph. 5, in the amount of \$179,638.50, can be released.

This Action Item was approved.

- 6.H.** The Development Letter of Credit (55109884) for Walton's Grove Ph. 6, in the amount of \$119,043.36, can be released.

This Action Item was approved.

- 6.I.** The Sewer Letter of Credit (55109885) for Walton's Grove Ph. 6, in the amount of \$49,656.00, can be released.

This Action Item was approved.

- 6.J.** The Development Letter of Credit (70002814) for Wynfield Ph. 1, in the amount of \$316,978.17, can be released.

This Action Item was approved.

- 6.K.** The Development Letter of Credit (70004987) for Wynfield Ph. 3, in the amount of \$285,372.59, can be released.

This Action Item was approved.

- 6.L.** The Development Letter of Credit (70005283) for Wynfield Ph. 4, in the amount of \$378,972.33, can be released.

This Action Item was approved.

- 6.N.** Review the Site Plan for The Bradshaw Farms Amenity Area 2, located off Vivrett Ln.

Planning and Zoning:

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. Light bleed along the edges of the site adjacent shall be zero where adjacent to residential for both the amenity area and the mail kiosk.
3. Provide details of the mail kiosk with construction plan submittal, it shall be covered and lighted.
4. All landscaping plan comments shall be addressed before submitting construction plans to Public Works.
5. Provide grass or other non-combustible materials in lieu of mulch within 3 ft of the building.
6. All brick shall be clay, baked and individually laid.
7. Stone shall be individually laid.
8. Should wall mounted exterior lighting fixtures be used on the building they shall be decorative sconce type.

Engineering:

1. Landscaping plans shall be approved before the issuance of the erosion control permit.

2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. The ADA parking space shall be located as close to the mail kiosk as feasible.
4. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
5. Ensure the Sidewalk is a uniform 7ft in width. Eliminate the taper from 7ft to 6ft.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

6.O. Review the Final Plat for Walton's Grove Ph. 7B located on Beasley Boulevard.

Planning and Zoning:

1. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.

Public Works:

1. All punch list items shall be completed prior to the signing of the final plat.
2. 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.
3. 10' walking trail shall be completed prior to the signing of the final plat.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

6.P. Review the Final Plat for Elliot Reserve, located at 12440 & 12582 Lebanon Rd.

Planning and Zoning:

1. Provide addresses before recording the final plat.

Engineering:

1. No comments

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.
- This Action Item was approved.

6.Q. Review the Final Plat for Windtree Pines Ph. 4B, located off Windtree Club Dr.

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be pulled until the final plat is recorded.
3. Remove individual homeowner from note #14, buffer yards shall be the responsibility of the HOA only.
4. Revise the language in the recording signature block to reflect what is found in the City's subdivision regulations.
5. Remove the drainage easement from the building envelope on lot 82.
6. Provide sidewalk along both sides of Windtree Club Drive.

Engineering:

1. All punch list items shall be completed prior to the signing of the final plat.
2. 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.
3. The surveyor shall sign the plat.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.
- This Action Item was approved.

6.S. **Review the Rezone Request from RS-40 to RS-30 for 8790 Saundersville Rd.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to RS-30 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments Received.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

This Ordinance was **Positive Recommendation. to the Board of Commissioners due back on 8/11/2025

6.T. Review the Preliminary Plat for Hamilton Reserve, located at 12465 Lebanon Rd.

Planning and Zoning:

1. Add to the purpose statement the establishment of the easement.
2. Label the width of the public access easement.

Engineering:

1. Dimension cross-access easement between Lots 1, 2, & 3 to the proposed private driveway.
2. Remove cross-access easement to Lebanon Road.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

6.U. Review the Preliminary Plat for Industrial Dr Storage, located at 335 Industrial Dr.

Planning and Zoning:

1. Revise note one to read two lots.
2. Remove note five.
3. Revise the rear setback to that required by code rather than the width of the landscape buffer.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.
This Action Item was approved.

- 6.W.** Review the reconsideration of conditions for Beckwith Station, located at 225 Summit Blvd.

Engineering Comments:

1. Move the 10-foot multi-use path to the ROW line of Beckwith Road with a ditch between Beckwith and the path. Be aware of power poles within the alignment of the multi-use path.
2. Beckwith Road at Summit Blvd (previously Wilfong Parkway):
 - a. An LOC shall was posted for the full amount of the traffic signal at the time of the issuance of the Land Disturbance Permit. This LOC can now be reduced by \$50,000 after the Beckwith Point development contribution of \$50,000 has been made to the City.
 - b. After the traffic signal warrant analysis was performed by City staff, the traffic signal was deemed warranted. The developer is now responsible for installing the traffic signal.

Planning and Zoning Comments:

1. No Comments at this time.

WWUD Comments:

1. Not applicable

This Action Item was approved.

7. Land Use Amendment, Preliminary Master Development Plan PUD

- 6.M.** Review the Update to Article IV of the Subdivision Regulations.

Staff reviewed their amended reports (provided to the commission at the table) and answered questions from the commission.

There were no citizen comments.

This Action Item was approved.

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Bobby Franklin

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

Commissioner Giles

Absent: Commissioner Searcy

- 6.R.** **Review the Rezone Request from OPS to CTC for the N. Mt. Juliet Rd. OPS Corridor, beginning at 1097 Weston Dr south to 656 N. Mt. Juliet Rd. along the west side of the road.

Commissioner Giles recused himself from the meeting.

Staff reviewed their amended reports (provided to the commission at the table reflecting correction in sponsorship from Commissioner Art Giles to City Manager Kenny Martin) and answered questions from the commission.

Chairman Winchester expressed his concerns with the rezone from OPS to CTC and provided historical information relating to the zoning and development of the area.

Commissioner George asked for representation and spoke in favor of the rezone.

Kenny Martin, City Manager, 2425 N. Mt. Juliet Rd. represented the rezone.

Commissioner Franklin poised the idea of a new middle ground zoning district. City Planner, Jon Baughman, noted it is possible with a ZOA.

Chairman Winchester poised the idea of a work session for the Future Land Use Map.

Commissioner Rast would prefer to see individual owners make a case for their own rezone rather than the mass request.

Citizen Comments included:

Keith Canfield, 1020 Clearview Dr., spoke out against the rezone request.

David Seeley, 1005 Clearview Dr., spoke out against the rezone request.

Matthew Thomas, 1314 Clearview Dr., spoke out against the rezone request.

Jeremy Jernigan, 1006 Clearview Dr., spoke out against the rezone request.

Carrie-anne Misamore, 1410 Barret Dr., spoke out against the rezone request.

Darin Cunningham, 1401 Fairview Dr., spoke out against the rezone request.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be **negative recommendation to the Board of Commissioners, on meeting date of 8/11/2025. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Nay: Commissioner George

Absent: Commissioner Searcy, and Commissioner Giles

- 7.A.** **Review the Land Use Plan Amendment for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.
Staff reviewed their amended reports (provided to the commission at the table reflecting minor changes i.e. unit count) and answered questions from the commission.

Commissioner Giles returned to the meeting.

Cherie Akers, Barge Design Solutions, 615 Third Ave Nashville, represented the project.

There were no citizen comments.
fail the Land Use shall revert back.

A motion was made by Commissioner Armistead, seconded by Chairperson Winchester, that this Ordinance be recommended for approval with the condition should the associated PMDP fail the land use shall revert back. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Linda Armistead

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Commissioner Christenson,
Commissioner George, Commissioner Bulmon, Commissioner
Giles, Commissioner Armistead, and Commissioner Franklin

Absent: Commissioner Searcy

Abstain: Vice Chair Rast

- 7.B.** **Review the Preliminary Master Development Plan PUD with a rezone from OPS, OPS-PUD and RS-40 to CMU-PUD and RS-10-PUD for The Sutton, located between E Division St., Rutland Dr. and Golden Bear Gateway.
Staff reviewed their amended reports (provided to the commission at the table reflecting minor changes i.e. unit count) and answered questions from the commission.

Cherie Akers, Barge Design, 615 3rd Ave Nashville, Represented the Project.

Tulsi Patel, 210 Laycrest Dr. Represented the Developer.

There were no citizen comments.

Planning and Zoning:

1. Live/work spaces are not permitted to contribute to commercial square footage.

2. Amenities may not contribute to commercial square footage.
3. Provide landscaped islands every 15 parking spaces.
4. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Board of Commissioners.
5. 5-104.1 Multifamily guidelines shall be adhered to, excepting any waivers approved by the Board of Commissioners.
6. 6-104.1 Mixed-use regulations shall be adhered to, excepting any waivers approved by the Board of Commissioners.
7. 5-104.4 Single family guidelines shall be adhered to excepting any waivers approved by the Board of Commissioners.
8. Exterior lighting fixtures mounted to the buildings shall be decorative. Wall packs are not permitted.
9. All poles and posts throughout the PUD shall be powder-coated black, channel posts are not permitted.
10. Bollards shall not be painted yellow; rather black gray or another neutral color.
11. Wheel stops are not permitted.
12. Corner lots and edge units shall be designated critical façade lots.
13. All fencing shall be decorative and constructed of low maintenance material.
14. HVAC and utility equipment shall be screened entirely from horizontal view by parapet walls if roof mounted and masonry enclosure or landscaping if ground mounted.
15. Wall mounted utility meters and associated equipment shall be painted to match the façade it is attached to.
16. Metal and vinyl shall not be permitted as secondary façade materials.
17. Brick shall be clay, baked and individually laid.
18. Stone shall be individually laid.
19. Wet ponds shall have lighted fountains for aeration and landscaping around the perimeter.
20. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
21. Provide bike racks per code.
22. Provide trash receptacles per code.
23. Fire pits shall be set in a brick or stone base.
24. Dumpster enclosure and trash compactors shall be faced with masonry and meet the requirements of 6-103.7, regulations for dumpster enclosures.
25. 2,000sf of clubhouse area, up to 200 units, is required, plus 10sf per each additional dwelling in multifamily areas per multi-family regulations.
26. Provide commercial and/or mixed uses along the entire Golden Bear Gateway frontage in lieu of the townhomes/strictly residential as this is a major commercial corridor in the City.
27. Detention ponds, easements, etc. shall not be counted towards improved open space requirements.
28. Provide decorative streetlighting at the entrances and throughout the PUD per recently approved ordinance 2025-24.
29. Parking lot lighting shall be decorative fixtures mounted to black poles. Poles shall be placed in landscaped areas or yards not in the parking lot.
30. Paint wall mounted utility equipment and meters to match the building façade it is

attached to.

31. Landscape buffers shall be located in open space and not on individual lots. The HOA or management company shall be responsible for the maintenance of all buffers.
32. Mail kiosks shall be covered, lighted and include designated parking.
33. Signage to be reviewed via a separate application to the Planning Department.
34. The full complement of required parking shall be provided.
35. The Planning Commission positively recommended a waiver to 6-103.3 allowing for a max height of 55' on the proposed buildings.
36. The Planning Commission positively recommended a waiver to 4-114.1 and 5-104.4 - allowing for 70% MASONRY AND 30% SECONDARY Hardie and board and batten for multi family.
37. The applicant offered to reduce the town homes in phase 2A in order to add 20k-25k sqft of commercial space. The Planning Commission positively recommended that it be done.
38. The Planning Commission did not make a recommendation on the sale of the City property.
39. The Planning Commission supported a waiver to 5-104a.4 - Allowing the Omit perimeter fence around multifamily.
40. The Planning Commission did not support a waiver to 5-104.4 - allowing for less than 22' long driveways for alley loaded and front-loaded townhomes.
41. The Planning Commission supported a waiver to 5-104.4 - allowing for the omittance of the masonry column between single family two car garages front facing if a decorative door is used.
42. The Planning Commission did not support a waiver to 5-104.4 - Front facing, single family garage doors to be 50% of the front façade if a decorative garage door is used.
43. The Planning Commission supported at waiver to 5-104.4 - allowing for single-family, front-loaded garages to be flush with the front façade.
44. The Planning Commission supported a waiver to 5-104.4 allowing for single family lots as small as 8,000 sqft.
45. The Planning Commission supported a waiver to 6.102.1 allowing for a grocery store to be as small as 10,000 sqft.
46. The Planning Commission did not support a waiver to 6-103.7.3 to omit sidewalks in areas that require environmental impact.
47. The planning Commission supported a waiver to 6.103.4 allowing for townhome balconies to encroach in the required yard space.
48. The Planning Commission did not support a waiver to 8-207.5.4 to allow the greenway trail to be mulched in lieu of paved.

Engineering:

1. This PMDP shall be stamped, signed, and dated by a TN registered engineer for all future submittals.
2. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.

4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. If wet ponds are used, aeration shall be provided.
6. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
7. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
8. Grinder systems or on-site step systems will not be allowed for this development.
9. The internal pump station shall be public and designed to City standards.
10. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
11. The public sewer shall not be placed within private alleys.
12. Sewer availability has been granted. The developer shall upsize the existing gravity sewers to accommodate the flow from the development's discharge point (at the existing manhole) to the Volunteer (7-Eleven) pump station. Sizing parameters shall be determined at construction plan review.
13. Offsite sewer shall not be under the greenway. Alignment of the sewer shall be determined at the FMDP.
14. Provide hydrologic determination by FMDP.
15. Variances:
 - The Planning Commission supported the request to disturb slopes more than 20% in a cut condition only.
 - The Planning Commission did not support the request to allow front loading garages on access streets. (Zoning Reg 5-104.4.10)
 - The Planning Commission supported the request to allow more than 14 lots on a cul-de-sac (Sub Reg 4-104.401) conditionally that the street include 24' of pavement.
 - The Planning Commission did not support the request to allow up to 25% shared parking (Zoning Reg 9-103) without a shared parking analysis.
 - The Planning Commission supported the request to allow permanent dead ends to terminate within 150' of the property boundary (Sub Reg 4-104.405)
 - The Planning Commission supported the request to allow residential frontages on a collector (Sub Reg 4-104.303) on one side of the street with shared driveways. No lots may have individual driveways along the collector
 - The Planning Commission did not support the request to waive sidewalk requirements in areas with environmental impacts (Sub Reg 4-103.102)
 - The Planning Commission did not support the request for the greenway to be a mulch trail.
16. The following off-site improvements will be required based on the results of the MTA:
 - a. Golden Bear Gateway and Rutland Drive
 - i. A traffic signal should be installed at this intersection when warranted. A signal warrant analysis should be submitted with each FMDP/Site of a commercial parcel or final plat (residential). The median on Golden Bear Gateway and Athletes Way shall be closed when the signal is installed.
 - ii. The southbound approach of Rutland Drive should be widened to

include an exclusive left-turn lane. This improvement should be done prior to the construction of the project entrance on Rutland Drive.

- b. Golden Bear Gateway and E. Division Ramp/Site access
 - i. The site access at this intersection shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site.
 - ii. This may require the site access location be moved.
- c. Golden Bear Gateway Signals
 - i. A time-of-day and coordination plan shall be developed for all signals between Division Street and Summit Boulevard. This plan shall be implemented prior to the opening of 50% of the commercial area or the installation of the signal at Rutland Drive, whichever occurs first.
 - ii. Opticom preemption with a perpetual license shall be installed at all signals between Division Street and Summit Boulevard.

17. Site Access

- a. Site Access 1 shall be located on Golden Bear Gateway at the signalized intersection at Athletes Way. This approach shall include protected/permissive left-turn phasing and run concurrently with the Athletes Way approach.
- b. Site Access 2 shall be located on Rutland Drive. A left-turn lane should be installed on Rutland Drive at the intersection. This driveway must meet HSAM spacing requirements.
- c. Site Access 3, as proposed on Rutland Drive, does not meet HSAM spacing requirements and therefore is not supported. However, capacity analysis indicated the driveway to be located outside the queue from a signal at

Rutland Drive and Golden Bear Gateway.

- d. Site Access 4 shall be located on Golden Bear Gateway, opposite the Project Jolene driveway. This driveway shall be right-in/right-out only and a median shall be installed along Golden Bear Gateway.
- e. Site Access 5 shall be located on Golden Bear Gateway, opposite the Division Street ramp. This driveway shall be right-in/right-out only. The median on Golden Bear Gateway shall be modified to allow lefts onto and off of the ramp, but not into the site. This may require the location of the driveway be changed.
- f. Site Access 6 shall be located on East Division Street and include left-turn and right-turn lanes on Division Street. This driveway must meet HSAM spacing requirements to Golden Bear Gateway and Rutland Drive.
- g. Site Access 7 shall be located on Rutland Drive and meet HSAM spacing requirements from Division Street.

18. Sidewalks are required along all road frontage.

19. Pedestrian Access Routes (PAR) are required from the ROW to all businesses per ADA standards.

20. All roads serving the multifamily and commercial portions of the site shall be private. The central spine collector shall be a minor collector if public, and adhere to all design standards, widths, and access standards of a minor collector cross-section.

21. Sidewalks adjacent to perpendicular parking shall be at least 7' wide to account for vehicle overhang.

22. Sidewalks adjacent to parallel parking shall be at least 6' wide, excluding the width of the curb, to account for mirrors and doors.
23. All shared use paths must be at least 10' wide.
24. The shared use path along Golden Bear Gateway shall be moved in front of the signage at the signal to provide better lines of sight to turning motorists and to prevent bicycles and pedestrians crossing through the vehicle queues.
25. The alleys within the townhome areas shall include at least 20' of pavement.
26. Perpendicular parking on the alleys must comply with the parking dimensions provided in the Zoning Ordinances. Consider angled parking to reduce the required drive aisle width.
27. All sidewalks on the collector between E. Division Street and Rutland Drive shall be at least 6' wide. Sidewalks are required on both sides of the street over the stream crossing.
28. Truck turning templates are needed to show delivery operations. Please provide a zoomed in figure on the proposed roundabout at FMDP.
29. Curb and gutter are required any place with sidewalk or shared use paths within the City limits.
30. All pedestrian facilities shall comply with ADA and PROWAG standards.
31. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
32. Angled on-street parking is supported only on the private central access road opposite Athletes Way. The road must include a center median and meet the drive aisle width required in the zoning code.
33. The Planning Commission positively recommended widening E Division St to 3 lanes along the project frontage.
34. The Planning Commission positively recommended providing a stop light at the Golden Bear Gtwy and E. Division St. access road.
35. The Planning Commission positively recommended no construction traffic access to E. Division St expect for modifications to E Division St itself.
36. The Planning Commission positively recommended the phase 3 connection to Rutland Dr not be opened until the completion of phase 3.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Ordinance be recommended for approval. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Commissioner Christenson,

Commissioner George, Commissioner Bulmon, and Commissioner Armistead

Nay: Commissioner Giles, and Commissioner Franklin

Absent: Commissioner Searcy

Abstain: Vice Chair Rast

7.C. **Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for The Springs at Mt. Juliet, Located at 2937 Curd Rd.

Staff reviewed their reports and answered questions from the commission.

Michael Dewey, Dewey Engineering, 2925 Berry Hill Dr. Nashville, represented the project.

Christopher Montini, 2993, Curd Rd., spoke out against the project.

Planning and Zoning:

1. Two car driveways shall be at least 18' wide.
2. Only improved open space may contribute to the 10% minimum requirement.
3. Identify the square footage of commercial uses alone, remove non-residential language, specify the exact amount of commercial and amenity area proposed.
4. Identify building separation distances on the final master development plan.
5. Relocate the playground amenity to a more central location in the PUD and away from Curd Road.
6. Remove lots 116 & 117 to allow enough space for an effective buffer from adjacent commercial and amenity uses.
7. Provide building renderings that match the waiver requests. Townhomes shall be fully masonry.
8. All requirements of the City's Subdivision regulations shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
9. 5-104.1 Multifamily guidelines shall be adhered to, except any waivers approved by the Planning Commission and Board of Commissioners.
10. 6-104.1 Mixed use regulations shall be adhered to excepting any waivers granted by the Planning Commission or Board of Commissioners.
11. 6-103.7 Commercial design standards shall be adhered to except any waiver issues by the Board of Commissioners.
12. Residential HVAC and utility equipment shall be screened entirely from horizontal view, utility meters shall be screened with brick/stone screen walls.
13. Wall mounted utility and meter equipment shall be painted to match the façade of all commercial and amenity buildings.
14. All exterior lighting fixtures shall be decorative.
15. Brick shall be clay, baked and individually laid.
16. Stone shall be individually laid.
17. Provide trash receptacles at each commercial building and amenity main entrances.
18. Provide a five-space wave-style bike rack at each commercial and amenity building.
19. Wet ponds shall have lighted fountains with aeration.
20. Detention and retention areas shall be screened with landscaping around the perimeter.

21. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan and landscape plan submittal.
22. The mail kiosks shall be covered and lit and include designated parking.
23. The dumpster enclosures shall include a pedestrian door, masonry enclosure, metal gates and meet all requirements of 6-103.7.
24. Relocate the dumpsters along the main drive to a less conspicuous location.
25. Provide decorative streetlighting at the subdivision entrances and throughout.
26. Wall mounted light fixtures shall be decorative.
27. Parking lot lighting shall include decorative fixtures mounted to black poles.
28. Mulch is not permitted within 3' of any commercial or amenity structure.
29. All poles and posts shall be painted black, channel posts are not permitted.
30. Wheel stops are not permitted.
31. Bollards shall be painted black.
32. Roof mounted HVAC equipment for the commercial structures and amenities shall be screened entirely from horizontal view via parapet walls per 6-103.7.
33. Provide a phasing sheet with the final master development plan submittal.
34. Sidewalks and trails are not permitted within landscape buffer areas.
35. Identify building separation distances for the commercial and amenity areas.
36. Patios, should they be installed, shall not encroach into landscape buffers.
37. All amenities shall be completed before issuance of the 110th CO.
38. All commercial development shall be completed before issuance of the 110th CO.
39. Split area of the south storm pond, between units 28 & 29, as it will serve both residential and commercial areas of this PUD. As calculated it currently gives inaccurate credit toward commercial area.

Engineering:

1. The following variances are requested or required:
 - a. [4-103.3] To allow private streets: **SUPPORTED conditionally on the proposed cross section meeting the City standard for an Access Lane or greater.**
 - b. [4-103.103] To exclude a grass strip between sidewalks and curbs: **NOT SUPPORTED**
2. Based on Staff's review of the MTA, the following offsite improvements are recommended:
 - a. A westbound left-turn lane shall be constructed on Lebanon Road at Curd Road by the 100th C.O.
 - b. The westbound left-turn lane on Lebanon Road at Golden Bear Gateway shall be extended to accommodate the projected queue by the 100th C.O. This will require the installation of a two-way left-turn lane between Golden Bear Gateway and Curd Road to accommodate the storage and tapers.
 - c. Install curve feedback signs on Curd Road south of the project entrance by the 25th C.O.
3. Based on Staff's review of the MTA, the following site-related improvements are recommended:
 - a. A northbound right-turn and a southbound left-turn lane are required on

Golden Bear Gateway at the project access prior to the 1st C.O (commercial or residential (excluding any model home));.

- b. A northbound left-turn lane is required on Curd Road at the project access prior to the 1st C.O. (commercial or residential (excluding any model home)).
4. On street parking shall be parallel parking, including at the mail kiosk. Additional parking may be provided from a separate lot.
5. Sidewalks adjacent to any parking shall be 7'.
6. A crosswalk shall be provided across Road A at Road B.
7. Sidewalk width along Golden Bear Gateway frontage shall be at least 6'. This sidewalk would likely be located on the bank of the existing bluff. Grading of the bluff shall be included with the FMDP submission.
8. Sidewalk width along Curd Road frontage shall be at least 5'.
9. A minimum driveway depth of 22' is recommended, matching the requirement for single-family residential.
10. The sidewalk connecting Road F to the northern walking path shall be on the west side of the road.
11. The 2' grass strip will have steep driveway grades from the curb.
12. All pedestrian facilities shall comply with ADA and PROWAG standards.
13. Adequate sight distance shall be provided at all intersections. Sight distance profiles will be provided at FMDP.
14. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
15. Landscaping plans shall be approved prior to construction plans approval.
16. If wet ponds are used, aeration shall be provided.
17. The developer deemed there were no steep slopes onsite.
18. Tennessee Rule 0400-10-.04 required for water quality and quantity.
19. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
20. An assessment of the allowance onsite grinder systems will take place at FMDP. If grinder systems are indeed allowed, the developer shall provide a redundant system to the City for each grinder system installed as future maintenance.
21. The Onsite pump station serving this development shall be public and built to city standards.
22. Provide detailed grading plan by FMDP.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Provided.

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be recommended for denial. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION
MOVER: Preston George
SECONDER: Nathan Bulmon

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

Absent: Commissioner Searcy

8. Site Plans

- 8.A.** Review the Site Plan for Seven Brew, located at 11226 Lebanon Rd.
5 Minute Recess. Meeting Resumed.

Staff reviewed their reports and answered questions from the commission.

Traffic Engineer, Todd Serbent, confirmed requirement for pedestrian access route to the public ROW.

Director of Engineering, Shane Shamanur, asked to strike PW Comment #10.

Bob Gage, 100 Powell PI Nashville, TN represented the project.

There were no citizen comments.

Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Provide an ADA accessible pedestrian connection via the sidewalk along Lebanon Road.
3. Brick shall be clay, baked and individually laid unless a waiver is granted by the Planning Commission for the use of modular brick.
4. Rooftop mounted utility equipment shall be screened via a parapet wall unless a waiver is granted by the Planning Commission.
5. Poles, and posts for signage and lighting, shall be painted black, or a muted color complimentary to the building and not yellow.
6. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not allowed.
7. Wall mounted utility/meter equipment shall be screened with masonry or painted to match the façade it is attached to.
8. Gutters/downspouts shall be painted a color complimentary to match the façade.
9. Wall mounted lighting fixtures, if utilized, shall be decorative. No proposals are shown.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.

11. Combustible landscape materials (such as mulch) are prohibited within 3' of the building.
12. Signage shall be reviewed via a separate application to the Planning Department.
13. Wall signage is limited to no more than four wall signs per business. Entire sign designs may not be in the shape of a product or motif, i.e. - business symbol only.
14. If the existing pylon sign is to be utilized, no structural changes can be made via size, reader board, etc., or the sign will be required to come into compliance. If possible, please provide a brick and/or stone column around the base of the pole, to compliment the elevations of the new building. Staff will work with the contractor to create an aesthetically approved design.
15. The engineer shall sign the plan set.
16. The architect shall sign the plan set.
17. The Planning Commission granted a waiver to 6-103.7 allowing for a rooftop screen wall as shown on page A2.1 of the plans.
18. The Planning Commission granted a waiver to 6-103.7 allowing for modular brick specifically Nichiha.

Engineering:

1. Internal storm sewer system shall have a minimum of 15" diameter pipe outside of the ROW (outside of water quality units and roof drain collection).
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. Stormwater: Rule 400-10-.04 needed at construction plans, 100-year storm for detention.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval.
6. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
7. Sewer availability has been granted.
8. The crosswalk across the drive-thru lanes should be white for better visibility.
9. Parking drive aisles must be at least 26' for perpendicular parking.
10. The slope of the ADA parking space may not exceed 2.08%.
11. A pedestrian access route to the public right-of-way is likely required. Staff is waiting on input from the Access Board technical assistance program. Such route would be required at construction plans.
12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that

this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: David Rast

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

Absent: Commissioner Searcy

- 8.B.** Review the Site Plan for Industrial Dr Storage, located at 335 Industrial Dr. Staff reviewed their reports and answered questions from the commission. There were no citizen comments. Jake Porter, Heritage Civil, 2055 N Mt Juliet Rd, represented the project. Kenneth Powers 977 Chandler Rd, represented the developer.

Planning and Zoning:

1. Label the landscape buffer widths.
2. Label the access easement width.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Revise the lighting to result in zero at property lines adjacent to residential zoning.
5. Provide a five space, wave style bike rack per 7-103.8.
6. Provide a trash receptacle at the main entrance per 7-103.1.
7. All brick shall be clay, baked and individually laid.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
10. All signage shall be reviewed under separate application to the Planning Department.
11. All bollards shall be painted a color complimentary to the building façade.
12. All fencing shall be low maintenance, decorative type, identify where the chain link fencing is proposed to be installed and revise the plans to include a more decorative option.
13. Combustible landscaping materials are prohibited within 3' of the building.
14. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
15. Display the rear building setback required by code on the plat, rather than the width of the buffer yard.

Engineering:

1. Do not install EPSC measures in existing landscaping being preserved as a buffer.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.

3. If wet ponds are used, aeration shall be provided.
4. Add utility contacts on the cover sheet.
5. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Sewer availability has been requested.
8. This site will require a grinder pump system. Specifications will be provided at construction plan review
9. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
10. Stormwater: QHP confirmation needed for watercourse, it is believed that current owner worked piping stream without ARAP and city approval.
11. Center the pavement marking arrows in the center of the drive aisle, excluding the fire lane.
12. The permeable pavers must be slip resistant to be used in the ADA spaces.
13. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Linda Armistead

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

Absent: Commissioner Searcy

9. Final Master Development Plan

6.V. Review the Preliminary Plat for The Reserve at Tate Ln, located off Tate Ln.

Planning and Zoning:

1. All of the conditions of ordinance 2025-30 shall be adhered to.
2. Revise the setbacks on lot 25 to include two rears instead of one side and on rear.
3. If existing vegetation is to be used for buffers, please provide a tree survey at the time of construction plan submittal.

Engineering:

1. No Comments at this time.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED

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

Absent: Commissioner Searcy

9.A. Review the Final Master Development Plan for The Reserve at Tate Ln, located off Tate Ln.

Staff reviewed their reports and answered question from the commission Alex Sadof, 1614 Tate Ln., Hired by Mr. Griffith to represent him.

Planning and Zoning:

1. All conditions of Ordinance 2025-30 shall be adhered to.
2. All conditions of Art. 5-104, single family residential guidelines, shall be adhered to, excepting any variance/waiver granted via Ord. 2025-30.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Vinyl is not permitted as a secondary façade material.
6. The mail kiosk shall be covered, well-lit and include a minimum of one designated parking space.
7. Decorative, non-obtrusive outdoor lighting shall be utilized on the perimeter wall.
8. Provide decorative street lighting at the entrance to the subdivision.
9. Landscape plan comments are via separate cover; all comments shall be addressed prior to submitting construction plans to Public Works.
10. Landscape buffers shall be in open space and maintained by the HOA.
11. A tree survey is required to receive credit for existing material for required buffers.
12. For all wet ponds, please include aeration with lighted fountains.
13. Detention/retention ponds shall include vegetative screening around the perimeter.

14. Provide timeline on the construction of the trail connection from Watermark Way (as discussed and agreed upon at the BOC meeting) at the time of submittal of the construction plans, or a suitable alternative location.

Engineering:

1. Previous PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place during construction plan review.
3. The cul-de-sac shall have an entry and exit radius of R50' per ST-121.
4. Provide an updated sight distance exhibit with the reduced cut at Tate Lane.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED

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

Absent: Commissioner Searcy

- 9.B.** Review the Final Master Development Plan Site Plan for Broadstone at McFarland Farms Ph. 1C, located at 5238 Old Lebanon Dirt Rd.

Staff reviewed their reports and answered questions from the commission.

Discussion was held regarding the FMDP not being compliant with the approved PMDP, including:

Chairman Winchester questioned number of units in FMDP; pointed out visual differences; stated buildings not separated with internal drives and less access; and noted lack of connectivity to commercial area.

Commissioner Bulmon stating second page not consistent with rest of document and noted placement of pool near drive isle is different.

Commissioner George concurred with Chairman Winchester's statements; pointed out lack of spread-out concept and community feel; noted more asphalt and feeling of less green space; and agreed with safety concerns about parking spaces coming

off the main drive.

Commissioner Rast agreed with all concerns raised and expressed safety concerns about relocating parking spaces out of the main entrance.

Tulsi Patel, 210 Laycrest Dr., Represented the project. Tulsi Patel described differences and changes being necessary between PMDP and FMPD, including building redesign and pushing the buildings up against Old Lebanon Dirt Rd. Tulsi Patel agreed with Commissioner George that the building layout is different.

Stevie Keller, 5299 Indiana Nashville TN, Represented the Developer, wanted to create a single central access point.

There were no citizen comments.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Action Item be denied. The motion carried by the following vote:

RESULT: DENIED
MOVER: Luke Winchester
SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner George, Commissioner Bulmon, Commissioner Giles, and Commissioner Franklin

Absent: Commissioner Searcy

Abstain: Commissioner Armistead

10. Preliminary Plat

10.A. Review the Preliminary Plat for The Crye Property, located off Rehnea Dr and Graham Dr.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester confirmed this subdivision would be separate from the Hickory Hills Subdivision.

Eric Olson, 618 Grassmere Park Dr. Nashville, represented the project.

Chairman Winchester confirmed road A would require a future development sign.

Commissioner George, is there any access to Davidson County from the Subdivision without going to Lebanon Rd.?

Eric Olson agreed to remove road A below lot 78 to prevent connection to Davidson County.

Commissioner Franklin, inquired about connection to City sewer and critical lots due to steep terrain.

There were no citizen comments.

Planning and Zoning:

1. All requirements of 5-104.4, single family residential guidelines, shall be adhered to.

2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. Wet detention/retention ponds shall include lighted aeration.
5. The mail kiosk shall be covered and lighted with designated parking.
6. Corner lots shall be designated a critical façade lot and include architectural features such as windows, rowlocks, color variation, etc. to avoid highly visible blank walls.
7. Streetlights shall be provided for single family residential subdivisions per ordinance 2025-24.
8. Lot coverage shall not exceed 35%
9. Traffic control and similar signage shall be mounted to black poles; channel posts are not permitted.
10. Subdivision signage shall be reviewed via a separate application to the Planning Department.
11. Landscape buffers shall be located in open space, not on individual lots, and maintained by the HOA.
12. Landscape plan comments shall be addressed with a resubmittal before submitting construction drawings for review.
13. Provide home elevations to review prior to submittal of construction plans to Public Works.

Engineering:

1. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
6. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
7. Existing slopes greater than 20% will not be allowed within the building envelope.
8. Sewer availability has been requested. This area will be served by Metro Water Services as the immediate surrounding area is served by Metro.,
9. Staff recommends that the construction entrance comes from either Rehnea Drive and/or Josie Court.
10. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans
11. Stormwater: Confirm construction and permanent buffer for Scotts Creek listed on TDEC 303.d.
12. Based on the analysis provided in the MTA, the following off-site improvements shall be made:
 - a. An eastbound right-turn lane on Lebanon Road shall be installed at Pin Oak Drive. This turn lane and the adjacent bike lane shall be designed to TDOT standards and are subject to TDOT approval. This turn lane shall be completed prior to the signing of the 1st final plat.

13. Road A shall be a residential collector between Rehnea Drive and the property boundary.
14. All residential access streets shall include a 55' ROW with 24' of pavement. The full cross section is included in standard drawing ST-105 located in Appendix B of the [land development code](https://library.municode.com/tn/mt._juliet/codes/land_development_code?nodeId=APXBSTCODRSPSTDR) https://library.municode.com/tn/mt._juliet/codes/land_development_code?nodeId=APXBSTCODRSPSTDR.
15. Provide proof of approval from NDOT to extend Josie Court. The development may be required to remove the cul-de-sac and repair driveways, which shall be determined during construction plan review. This shall be submitted to Engineering prior to the issuance of the Land Disturbance Permit.
16. Cul-de-sacs shall comply with both ST-121 and the IFC Fire Code Appendix D to the greatest extents possible.
17. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED
MOVER: Nathan Bulmon
SECONDER: David Rast

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

Nay: Commissioner George, and Commissioner Giles

Absent: Commissioner Searcy

11. Adjourn

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

RESULT: APPROVED
MOVER: David Rast
SECONDER: Rebecca Christenson

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

Absent: Commissioner Searcy

****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