

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, August 21, 2025

6:30 PM

Commission Chambers

Planning Commission

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

Resources: Jon Baughman, City Planner, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

Rollcall

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

1. Call to Order

2. Set Agenda

Chairman Winchester set the agenda as stated. Adding 6.N. Review the reconsideration of conditions for Beckwith Station, located at 225 Summit Blvd. to Consent Agenda and removing 6.H review the potential sale of the City of Mt. Juliet property, located at 1099 York Rd and, 6.I review the potential sale of the City of Mt. Juliet property, located at 6207 Golden Bear Gtwy from the Consent Agenda.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

Jay Easter, 315 Woodland St, Reagan-Smith requested a deferral of 1 meeting for 7.B and 7.C. review the annexation and PMDP for Courtyards at McFarland, located at 5025 Old Lebanon Dirt Rd. from the agenda.

4. Citizen's Comments

John Cooper, Holland and Knight, 511 Union St, Represented item 8.A. Broadstone at McFarland Farms. He asked for approval of the item tonight.

5. Minutes Approval

5.A. Review the Minutes from the July 17, 2025, Mt. Juliet Regional Planning Commission Meeting.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Minutes 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 Armistead, and Commissioner Franklin

Abstain: Commissioner Searcy, and Commissioner Giles

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. There were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

This was approved.

RESULT: APPROVED

MOVER: David Rast

SECONDER: Bobby Franklin

- 6.A.** The Development Cashier Check (152010835) for Nichols Vale Ph. 6A, in the amount of \$71,872.22, can be released.

This Action Item was approved.

- 6.B.** The Development Cashier Check (152010944) for Nichols Vale Ph. 7, in the amount of \$143,957.35, can be released.

This Action Item was approved.

- 6.C.** The Development Cashier Check (152011042) for Nichols Vale Ph. 8, in the amount of \$110,323.51, can be released.

This Action Item was approved.

- 6.D.** The Development Letter of Credit (600551140) for Triple Crown Ph. 3 Sec. 1B, in the amount of \$65,073.66, can be released.

This Action Item was approved.

- 6.E.** The Development Letter of Credit (600551150) for Triple Crown Ph. 3 Sec. 1C, in the amount of \$15,093.56, can be released.

This Action Item was approved.

- 6.F.** The Sewer Letter of Credit (IS000230577U) for Maple Crossing (Park Glen Ph. 20 & 21), in the amount of \$145, 032.00, can be released

This Action Item was approved.

- 6.G.** AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH THE MT. JULIET-WEST WILSON COUNTY SENIOR CITIZENS SERVICE CENTER FOR THE MT. JULIET SENIOR ACTIVITY CENTER

Chairman Winchester suggested replatting 1019 Charlie Daniels Pkwy, thus separating the 2 buildings.

Commissioner Giles suggested adding the city as an additional insured body.

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 9/8/2025

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Bobby Franklin

Enactment No: 2025-42

- 6.J.** Review the Site Plan for the City of Mt. Juliet Public Works Equipment and Salt Shed, located at 510 Clemmons Rd.

This Action Item was approved.

6.K. Review the Site Plan Modification for Boho Beauty, located at 330 W. Division St.Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. Provide a decorative trash can and wave style bike rack at the front of the building. Location is provided however details have not been provided as to the style/design.
4. Relocate the dumpster to the Northeast corner of the parking lot, adjacent to 4th Avenue, due to the accessibility and safety because of the location and proximity of the one way drive aisle. Add landscape screening on the North and East sides fronting 4th Avenue.
5. Landscape plans shall be approved before submitting construction drawings to Public Works.
6. Add heavier screening via plantings around the detention pond fronting 4th Avenue and West Division Street.
7. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
8. Reduce overall parking stalls, as staff does not support this much excess parking. Only 24 spaces are required, however double the amount of parking at 48 spaces is being proposed.

Engineering:

1. Construction-related activities are not allowed to park/stage at Eagle Park.
2. Coordinate with the railroad (if applicable) since proposed work is near their ROW.
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. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Do not install EPSC measures in existing landscaping being preserved as a buffer.
8. Note plans to use pervious pavers as the use of pervious pavement will not be allowed.
9. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
10. Staff recommends the 4th Avenue exit have no turn restrictions.
11. DO NOT ENTER signs shall be installed facing 4th Avenue.
12. The applicant has agreed to provide a 6' sidewalk along the 4th Ave. property frontage. In addition, curb and gutter with a 2' grass strip is required.
13. The crosswalk across the W. Division St entrance shall at least match the width of the shared use path.

WWUD:

1. The WWUD has no comments.

Wilson County Schools

1. No Comments Received

This Action Item was approved.

6.L. Review the Final Plat for the Mt. Juliet Church of Christ, located at 1940 N. Mt. Juliet Rd.

Planning and Zoning:

1. No additional comments.

Engineering:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Label top of back for Stoners Creek.
3. Per TDEC, a 10' no disturbance buffer shall be provided between the top of bank and the potential greenway. Ensure the dedicated ROW meets this requirement.
4. ROW abandonment is subject to review and approval by the Board of Commissioners.
5. Add note that states that all PUDE's outside the public ROW are not the maintenance responsibility of the City of Mt. Juliet.

WWUD:

1. Part of the water line shown along 2nd Avenue does not exist as shown.
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement 10' each side of the centerline of the water line.
3. 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.

6.M. Review the Final Plat for 1401 E. Division St.Planning and Zoning:

1. Render the building setbacks on the whole consolidated lot, it is missing along the northwest portion of the lot.

Engineering:

1. Prior to the signing and recording of the final plat by the City, the property owner and the City's Public Works department shall agree on the ROW dedication pertaining to the City's East Division Widening project to minimize site impacts when the widening of East Division (construction) commences.

WWUD:

1. There are probably 2 more fire hydrants in front of the project that are not shown.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved.

6.N. 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. 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.
 - b. An LOC 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 to \$100,000.
 - c. If a C.O. is requested prior to the installation of the traffic signal, the \$100,000 LOC shall be replaced with an LOC for the full cost of the traffic signal. The full cost LOC shall be posted prior to the issuance of C.O.

WWUD Comments:

1. Not applicable

This Action Item was approved.

Removed from Consent Agenda

6.H. **Review the potential sale of the City of Mt. Juliet property, located at 1099 York Rd.

Commissioner Giles spoke out against the potential sale of the property.

Commissioner Franklin spoke out against the potential sale of the property.

Commissioner Rast spoke out against the potential sale of the property.

Commissioner George spoke out against the potential sale of the property and requested more detailed information on future potential property sales.

Hans Schlegel, 990 York Rd., spoke out against the potential sale of the property.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, to

**negative recommendation this Ordinance to the Board of Commissioners, due back on 9/8/2025. The motion carried by the following vote:

6.I. **Review the potential sale of the City of Mt. Juliet property, located at 6207 Golden Bear Gtwy.

Commissioner Giles stated he would not be against the sale of this property if the city could be indemnified for it in another location and get a fair price.

Commissioner Rast inquired as to why this property is up for sale

Matthew White, Public Works Director, stated this trail head came about through the approval of Amazon.

Commissioner Franklin could potentially be subdivided as a compromise

There were no citizen comments.

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

**negative recommendation this Ordinance to the Board of Commissioners, due back on 9/8/2025. The motion carried by the following vote:

7. Annexations and Preliminary Master Development Plans

7.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET ROADWAY AND ASSOCIATIVE RIGHT-OF-WAY ON E. DIVISION STREET FROM THE EXISTING CITY LIMITS, AT THE NORTHWESTERN PROPERTY CORNER OF PARCEL 072 067.00, TO A POINT, APPROXIMATELY 2,293 LINEAR FEET, EAST ALONG E. DIVISION STREET, BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Staff reviewed their reports and answered questions from the commission.

Commissioner Rast, Correct S Greenhill Rd typo.

Commissioner Franklin suggested expanding the roadway annexation.

Matthew White, Public Works Director, represented the annexation. He spoke out against expanding the annexation.

Commissioner Giles confirmed the ROW that the city already owns.

There were no citizen comments.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Art Giles

SECONDER: Luke Winchester

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin
Enactment No: 2025-43

- 7.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 39.34 ACRES, PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

This Ordinance was deferred.to the Planning Commission due back on 9/18/2025

RESULT: DEFERRED

- 7.C.** AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND

This Ordinance was deferred.to the Planning Commission due back on 9/18/2025

RESULT: DEFERRED

- 8. Final Master Development Plans, Site Plans and Preliminary Plats**

8.A. Review the Final Master Development Plan/ Site Plan for Broadstone at McFarland Farms Commercial Ph. 1, located at the SW corner of Cedar Dr. and Old Lebanon Dirt Rd.

Staff reviewed their reports and answered questions from the commission.

Andrew Wohlthers, 5100 Tennessee Ave, Catalyst DG, represented the project.

Commissioner Giles confirmed linear feet of building frontage on Old Lebanon Dirt Rd.

Steven Keller, 5299 Indiana Ave, represented the developer. stated the green space improvements are in design now.

Commissioner George discussed the differences of the plans before them from the PMDP.

Commissioner Bulmon brought up the approved height variance and how it likely would not have been granted if the plans looked like what is before them now.

Commissioner Franklin if variances were given on buildings and those buildings changed, do the variances stay?

City Planner Jon Baughman, confirmed the height variance was for the entire PUD overall.

Commissioner Christenson stated these plans do not appear to be minimal changes whatsoever. Feels this project should go back to PMDP.

Samantha Burnett, City Attorney, reminded the commission of the city code regarding substantially compliant FMDPs and urged the commission to state why they are voting against the project should they choose to do so.

There were no citizen comments.

Art Giles recused himself from the meeting.

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, via ordinance 2023-14, shall be adhered to.
2. Revise and resubmit the 4,800 sf of live/work space to true commercial space to be utilized by the general public. The utilization of the residential space for remote work of the tenant cannot be counted towards the commercial requirements.
3. 5.104.1 and 4-114 multifamily regulations shall be adhered to, excepting any waivers/variance approved by the Planning Commission and/or Board of Commissioners.
4. 5.103A and 6.103A shall be adhered to, excepting any waivers/variances approved by the Planning Commission and/or Board of Commissioners.
5. All brick shall be clay, baked and individually laid.
6. All hardie plank/board and batten, must be fiber cement
7. Metal and vinyl shall not be permitted as a secondary façade materials.
8. All entrances and exits to the project must be well lit.
9. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
10. Ground mounted utility equipment shall be screened with brick/stone walls.
11. Poles for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive

- aisles.
12. Provide decorative trash can and bike rack at the front of the buildings.
 13. All landscape plan review comments shall be addressed prior to the submission of construction documents.
 14. Provide farm style fencing in the enhanced landscaping areas along Cedar Lane.
 15. Signage shall be reviewed via a separate application to the Planning Department.
 16. Reduce light bleed to zero at the property lines adjacent to residential areas. The light bleed from the amenity areas shall not have a detrimental effect on the attached residential areas.
 17. All fencing shall be low maintenance, decorative type.
 18. Combustible landscaping material is prohibited within 3' of any building.
 19. Define the utilization and provide description of the office/co-workspace in the commercial building.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
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. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Do not install EPSC measures in existing landscaping being preserved as a buffer.
5. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Minimum storm pipe outside of the ROW shall 15" and storm pipe in the ROW shall be 18". Exceptions are made for roof drainage collection system.
8. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
9. Provide a pedestrian connection from commercial uses to the residential phases of McFarland Farms.
10. Reevaluate the location of ADA parking spaces to be as close to entrances as possible.
11. ADA parking spaces shall comply with the City standard requiring 9' wide perpendicular parking.

WWUD:

1. The water lines shown are not WWUD's design.
2. A meeting is recommended with WWUD to discuss services to the buildings.

Wilson County Schools:

1. No Comments Received.

Chairman Winchester closed the Planning Commission Meeting and opened a Public Hearing for item 7.A. there were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission Meeting.

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

Luke Winchester: Aye
David Rast: Aye
Rebecca Christenson: Aye
Larry Searcy: Aye
Preston George: Nay
Nathan Bulmon: Aye
Art Giles: Absent
Linda Armistead: Aye
Bobby Frankoin: Aye

After hearing item 8.B. A motion was made by Commissioner Armistead, seconded by Chairperson Winchester, that this motion be reconsidered. The motion carried by the following vote:

Luke Winchester: Aye
David Rast: Aye
Rebecca Christenson: Aye
Larry Searcy: Aye
Preston George: Recused
Nathan Bulmon: Aye
Art Giles: Abstain
Linda Armistead: Aye
Bobby Frankoin: Aye

A motion was made by Commissioner Armistead, seconded by Chairperson Winchester, that this action item be approved subject to the conditions listed. The motion carried by the following vote:

RESULT: APPROVED
MOVER: Linda Armistead
SECONDER: Luke Winchester

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

Abstain: Commissioner Giles

Recused: Commissioner George

8.B. Review the Site Plan for the Mt. Juliet Christian Academy Field House, located at 735 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Commissioner Giles returned to the meeting.

Charlie Dean, 1633 W Main St Lebanon, Dead Design Group, 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. Brick shall be clay, baked and individually laid.
3. Provide elevations of both buildings with subsequent submittals.
4. Screen ground mounted HVAC equipment with masonry walls.
5. Poles, and posts for signage and lighting, shall be painted black, or a muted color complimentary to the building.
6. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
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. Parking lot lighting fixtures shall be decorative, mounted to black poles located in yards or landscape beds rather than in pavement.
10. Landscape plan comments are via separate cover and 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. Provide perimeter landscape screening around the detention pond.
14. Fencing shall be constructed of decorative, low maintenance materials.
15. The Planning Commission granted a waiver to 6-103.7, allowing for 70% brick and 30% metal per the building facade.
16. The Planning Commission supported the 95 parking spaces.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. During construction, clarify with Tim Forkum on details of obtaining a sewer tap.
4. The construction entrance shall not be provided by Wilson County Schools property without written permission. Provide written permission from Wilson County Schools prior to the issuance of the Land Disturbance Permit.
5. Dimension parking spaces and drive aisles, including existing spaces.

6. The Planning Commission granted a waiver allowing to pave a drive aisle through the existing gravel lot without bringing the existing lot into compliance. A sidewalk shall be run along the north side of the parking lot if the parking lot is paved.
7. The applicant is in agreement with the City to remove down trees and dead, uprooted debris from Stoner Creek resulting from the March 2020 tornado (work that is requested by the City would not require an ARAP). This work shall be completed before the Stormwater department's final inspection of the site.
8. No detention shall be in FEMA Flood Zone AE, If detention is required in the floodplain, an approved CLOMR-F shall be submitted to the City through FEMA.
9. Before erosion control, FEMA Flood Zone AE shall be marked by a Licensed Floodplain Surveyor so City Stormwater Inspectors can maintain site inspections through the construction process.
10. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
11. If wet ponds are used, aeration shall be provided.
12. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.

WWUD:

1. There is a 24" water line along the north side of the project that is not shown.
2. There will be a P.I.V. between the fire meter and D.D.C.V.A.
3. Check the scale of the meters and Cross connection devices.

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 Searcy, Commissioner George, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

- 8.C.** Review the Preliminary Plat for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.

Items 8.C. and 8.D shall be heard together.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Rebecca Christenson

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

Nay: Commissioner Giles

8.D. Review the Final Master Development Plan/ Site Plan for Weller Life at Mt. Juliet, located at 535 Pleasant Grove Rd.

Brenda Shackelford, 2305 Kline Ave, CSDG represented the project.

Nelson Andrews, 560 Pleasant Grove spoke out in favor of the development and wanted to ensure there was proper screening between the existing commercial and this development.

Jon Baughman, City PLanner, buffers are adequate.

Chris Rediker 503 Sycamore Dr. inquired about the stub rd.

Planning and Zoning:

1. All conditions of ordinance 2025-26 shall be adhered to.
2. All conditions of Art. 5-104, multi-family residential guidelines, shall be adhered to, excepting any variance/waiver granted via Ord. 2025-26.
3. All bulk standards, 5-103a, shall be adhered to except any waivers granted by the Planning Commission and Board of Commissioners.
4. All conditions the of subdivision regulations, Art. 4.114, shall be adhered to except any waivers granted.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl is not permitted as a secondary façade material.
8. Landscape plan comments are via separate cover; all comments shall be addressed prior to submitting construction plans to Public Works.
9. Landscape buffers shall be in open space and maintained by the development owner or HOA.
10. For all wet ponds, please include aeration with lighted fountains.
11. Detention/retention ponds shall include vegetative screening around the perimeter
12. Provide streetlighting at the main entrance into the site, to coincide with the code required decorative streetlighting throughout the development.
13. The amenity center elevation does not meet the approved waiver for 50% masonry per façade. This must be revised to meet the requirements upon submittal of a site plan for the amenity center.
14. The amenity center shall be reviewed and approved via a separate application to the Planning Department.
15. The amenity center shall be completed by the issuance of the 35th certificate of occupancy.
16. Signage shall be reviewed via separate application to the Planning Department.
17. Flammable landscape materials shall not be located within 3' of any structure.
18. The amenity building shall be at least 2,000sf per code requirements.
19. HVAC equipment shall be screened from horizontal view.
20. Paint wall mounted utility and meter equipment to match the façade it is attached to.

Engineering:

1. All previous PUD/PMDP conditions apply.
2. Fix the dimensions on the road outside the gate.

3. Sewer and storm vertical separation can be 18" min. Reevaluate force main depth based on this stipulation.
4. Provide cross sections for the roads when deviating from the City standard detail. (Parallel parking section and outside the gate).
5. Advance "YEILD HERE TO PEDESTRIAN" signs shall be required for the crosswalk across Pleasant Grove Road. Signs shall be posted approximately 200' in advance of the crosswalk.
6. The cul-de-sac shall have an entry radius of R50'.
7. The minimum allowable K values are 37 in sag curves and 19 in crest curves.
8. The drainage report is under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

WWUD:

1. Water lines shown are not WWUD's design.
2. One might want to discuss the benefits of a private water line.
3. The water and sewer services are shown within 10' of each other which is not allowed.
4. Water meters shall not be installed in the proposed driveways.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED
MOVER: Preston George
SECONDER: Rebecca Christenson

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

Nay: Commissioner Giles

9. Rezones

9.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3336 N. MT. JULIET ROAD, APPROXIMATELY 1.37 ACRES, MAP 054, PARCEL 179.01 FROM RS-40 TO CTC

Staff reviewed their reports and answered questions from the commission.

Commissioner Giles spoke in favor of the rezone.

There were no citizen comments.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC 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.

A motion was made by Commissioner Searcy, seconded by Commissioner Franklin, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 9/8/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Larry Searcy

SECONDER: Bobby Franklin

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

9.B. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 43 E. CALDWELL STREET, APPROXIMATELY 0.57 ACRES, MAP 0721, GROUP A, PARCEL 003.00 FROM RS-40 TO CTC

Staff reviewed their reports and answered questions from the commission.

Commissioner Christenson, stated he would really like to see what the intent of the rezone is for.

There were no citizen comments.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC 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 9/8/2025

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Rebecca Christenson

Enactment No: 2025-44

9.C. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 47/47B E. CALDWELL STREET, APPROXIMATELY 1.2 ACRES, MAP 0721, GROUP A, PARCELS 005.00 AND 006.00 FROM RS-40 TO CTC

Staff reviewed their reports and answered questions from the commission.
Commissioner Bulmon asked how far back from NMJR can we rezone to CTC?
There were no citizen comments

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to CTC zoning shall apply to the properties 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 9/8/2025

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy
Enactment No: 2025-47

10. Adjourn

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

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Preston George

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

****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.**