



Members: Chairman Luke Winchester, Vice Chair David Rast, Rebecca Christenson, Ted Floyd, Scott Hefner, Larry Searcy, Gerard Bullock, Preston George, Linda Armistead

Resources: Jennifer Hamblen, Planning Director, Jon Baughman, Deputy Planning Director, Matt White, Public Works Director, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

Rollcall

Present Chairperson Luke Winchester, Commissioner Gerard Bullock, Commissioner Ted Floyd, Commissioner Larry Searcy, Commissioner Preston George, and Commissioner Linda Armistead

Absent Vice Chair David Rast, Commissioner Rebecca Christenson, and Commissioner Scott Hefner

1. Call to Order

2. Set Agenda

Chairman Luke Winchester added item 6H "The Development Letter of Credit (55110363) for Providence Parkway in the amount of \$887,515.04" can be released. There was no objection and the agenda was set as stated.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

There were no citizen comments.

5. Minutes Approval

5.A. Review the Minutes from the September 21, 2023 Planning Commission meeting.

Chairperson Luke Winchester requested the correction that 10.C declared that Luke Winchester voted aye but he had stepped away from the podium.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Gerard Bullock

Aye: Chairperson Winchester, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner Hefner

Abstain: Commissioner Bullock, and Commissioner Floyd

6. Consent Agenda

Staff went over their reports and answered questions from the commission. There were no citizen comments. Chairperson Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and opened the Planning Commission meeting.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Gerard Bullock

Aye: Commissioner Bullock, Commissioner Floyd, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner Hefner

Abstain: Chairperson Winchester

6.A. Review and adopt the 2024 Planning Commission and Board of Zoning Appeals Submittal Calendar.

6.B. Review the Site Plan/Final Master Development Plan for Windtree Pines Townhomes located at 810 Nonaville Road.

Planning and Zoning:

Include FMDP label on the plans.

Certified letters shall be mailed to residents within 500' of the blasting area, by the seismic company, for pre and post blasting surveys. Reduce the charge velocity from the maximum permitted velocity of 2" per second to 1" per second.

All PMDP conditions shall be met Ordinance 21-11.

Provide color elevations of the product with façade material percentages specified.

Provide architectural elements to prevent blank rear walls from being visible from streets.

All sign posts shall have decorative features (not just tubular post as detailed on the plans).

Multifamily Design Guidelines of 4-114 in the City Sub Regs shall be met. Excluding waivers previously granted. This includes minimum garage size of 14' wide x 20' deep. No stairs, water heaters or other fixed items may encroach into this space.

Driveways shall be a minimum of 22' in length from the back of sidewalk. (Plans indicated 22'-24' is provided).

Identify proposed bench locations.
The units shall be for sale, as indicated on the plans.

Public Works:

No comments

West Wilson Utility District:

The location of the tap should be coordinated with the contractor on-site that is currently installing water lines.

Add a note that states that all fire hydrants in this section shall be painted white.

6.C. Review the Final Plat for Bradshaw Farms Ph. 1B located on Vanner Road.

Planning & Zoning:

All conditions of Ordinance 20-05 shall be adhered to.

Public Access Easements shall be defined and recorded.

A building matrix shall be provided to the Building and Planning Department to assist staff track the granted design waivers.

Vintage Series plans shall have a brick column to separate garage doors.

Public Works:

All punch list items from Public Works must be completed prior to Public Works signing of the plat.

All requirements of the PUD, Ordinance 2020-05 shall be met.

West Wilson Utility District:

WWUD has no comments.

6.D. Review the Final Plat for Village at Pleasant Grove Ph. 2 located 0 Pleasant Grove Road.

Planning & Zoning:

Add building setbacks to the Final Plat before submitting for signatures.

Correct the language in the recording signature block.

Provide addresses on the plat prior to submitting for recording.

Public Works:

Show all easements and ROW dedication on the plat as detailed in the development plan.

at the time that Lot 4 is developed, the roadway within the Villages of Pleasant Grove shall be extended and/or realigned to connect to Pleasant Grove Road opposite Catalpa Drive.

West Wilson Utility District:

An on-site visit has not been made to verify the location of the water lines and related appurtenances.

The existing water lines are not shown.

6.E. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 22.19 ACRES, PROPERTY KNOWN AS

THE CITY OF MT. JULIET PROPERTY LOCATED 620 CLEMMONS ROAD, MAP 072, PARCELS 71.06 AND P/O 71.01, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 11/13/2023

RESULT: **POSITIVE RECOMMENDATION

- 6.F.** **Review the Plan of Services for the City of Mt. Juliet property located at 620 Clemmons Road.

This Resolution was **Positive Recommendation.to the Board of Commissioners due back on 11/13/2023

RESULT: **POSITIVE RECOMMENDATION

- 6.G.** Review the Preliminary Plat for the MWAM Subdivision located at 9911 Central Pike.

Planning & Zoning:

Full compliance with City Subdivision Regulations and Wilson County Zoning is required. Pending final determination of Out of City Sewer Request from the Board of Commissioners.

Public Works:

No comment

West Wilson Utility District:

Water lines shown are not WWUD's design.

- 6.H.** The Development Letter of Credit (55110363) for Providence Parkway Road Extension in the amount of \$887,515.04 can be released.

7. Annexation, Plan of Services

7.A.

AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 12.8 ACRES, PROPERTY KNOWN AS THE HENNINGER PROPERTY LOCATED 1006 GUILL ROAD, MAP 097, PARCEL 067, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Chairman Luke Winchester asked that items 7A and 7B be heard together. There were no objections. Staff went over their reports and answered questions from the commission. Charley Dean, Dean Design Group, represented the project. There were no citizen comments.

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

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Gerard Bullock

SECONDER: Preston George

Aye: Chairperson Winchester, Commissioner Bullock, Commissioner Floyd, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner Hefner

7.B. **Review the Plan of Services for the Henninger Property, located at 1006 Guill Road.

Chairman Luke Winchester asked that items 7A and 7B be heard together. There were no objections. Staff went over their reports and answered questions from the commission. Charley Dean, Dean Design Group, represented the project. There were no citizen comments.

This Resolution was **negative recommendation.to the Board of Commissioners due back on 11/13/2023

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Gerard Bullock

SECONDER: Preston George

8. Zoning Ordinance Amendment

8.A. AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, ARTICLE 11 SIGNS

Staff went over their reports and answered questions from the commission. Jennifer Milele, 217 Sunny Acre, had a question about garage sale signs. Chairperson Winchester made a motion for a positive recommendation with consideration for temporary signs for a treated post to be allowed, and for the Board of Commissioners to look at the ordinance from a staffing and responsibility standpoint.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Gerard Bullock

Aye: Chairperson Winchester, Commissioner Bullock, Commissioner Floyd, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner Hefner

9. Adjourn

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

RESULT: ACCEPTED

MOVER: Gerard Bullock

SECONDER: Preston George

Aye: Chairperson Winchester, Commissioner Bullock, Commissioner Floyd, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Absent: Vice Chair Rast, Commissioner Christenson, and Commissioner Hefner

****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

Kenny Howell, Planning Commission Secretary