

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, September 18, 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, Jill Johnson, Planner I, Shane Shamanur, Director of Engineering, Samantha Burnett - City Attorney

Present Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Preston George, Commissioner Nathan Bulmon, Commissioner Linda Armistead, and Commissioner Bobby Franklin

Absent Chairperson Luke Winchester, Commissioner Larry Searcy, and Commissioner Art Giles

1. Call to Order

2. Set Agenda

Vice Chair Rast set the agenda as stated adding items 7.B, 12.A, 12.B, 12C to the consent agenda, there were no objections.

Jonathan Rivers, 8526 Saundersville Rd., represented item 12.C. and requested an indefinite deferral.

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 August 21, 2025, Mt. Juliet Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Bobby Franklin

SECONDER: Preston George

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and answered questions from the Commission.

There were no citizen comments.

Commissioner Rast closed the Planning Commission meeting and opened a Public Hearing for items 6.B, 6.C, 12.A, 12.B. There were no citizen comments. Commissioner Rast closed the Public Hearing and reopened the Planning Commission meeting.

- 6.A.** The Development Letter of Credit (1628) for MJ Elite - Clemmons Rd Turn Lane, in the amount of \$42,522.04, can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

6.B. Review the Final Plat for Waterford Park Ph. 4, located off S. Rutland Rd.Planning and Zoning:

1. All conditions of preliminary master development plan approval (ord. 20-37) shall be adhered to.
2. Building permits shall not be pulled until the final plat has been formally recorded.
3. Provide “street to be extended” signage where appropriate at road stubs.

Engineering:

1. Show the sidewalk along S. Rutland Drive as a 10’ wide shared-use path. Revise the hatching and notes showing 5’.
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.

WWUD:

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

Wilson County Schools:

1. No Comments Received.

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

6.C. Review the Final Plat for Hamilton Reserve, located at 12465 Lebanon Rd.Planning and Zoning:

1. Should the rezone that has been submitted concurrently with this plat, be approved, the plat will need to have the setbacks updated to reflect those of the approved zoning for each lot.
2. If the access easement to serve lot two is approved and in place, lot two will not need to be treated as a flag lot regarding building setbacks.
3. Building permits shall not be pulled until the final plat has been formally recorded.
4. Add access easements to the purpose statement.

Engineering:

1. Indicate who will maintain PUDE's outside of the ROW.
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.

WWUD:

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

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

6.D. Review the Preliminary Plat for Bass Creek, located at 448 Bass Lane.Planning and Zoning:

1. Provide sidewalk along the Bass Lane frontage per City subdivision requirements.

Engineering:

1. No comments

WWUD:

1. Water line shown are not WWUD's design.
2. Hydraulics are being modeled on how to serve this project. A pump station may be required.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

6.E. Review the Mass Grading Plan for Vintage Vines, located at 855 Pleasant Grove Rd.

Planning:

1. No Comments Received.

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. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
3. EPSC measures shall not be installed in preserved landscaping buffers.

WWUD:

1. WWUD has no comments

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

7.B. Review the Site Plan Modification for the St. Stephens Catholic Church Columbarium, located at 14544 Lebanon Rd.

Planning and Zoning:

1. All brick must be clay, baked and individually laid.
2. All stone must be individually laid.
3. All commercial design guidelines (6-103.7) shall be adhered to except any waivers granted by the Planning Commission.
4. All fencing must be low maintenance and decorative in nature.
5. Any exterior lighting and poles must be decorative in nature and shall be a color complimentary to the existing church buildings.
6. Correct the building setbacks in the site data table.

Engineering:

1. Due to the proposed impervious surface not meeting the minimum threshold for water quality/quantity, the drainage report, construction plan review, and erosion control permits from Public Works are not required.

WWUD:

1. WWUD has no comments.

Wilson County Schools:

1. No Comments Received

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

- 12.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.56 ACRES OF PROPERTY AT 3150 NONAVILLE ROAD, MAP 031, PARCEL 32.01, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Planning and Zoning:

1. Should the annexation be approved, the zoning will default to RS-40 and all applicable regulations shall apply to the property.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

- 12.B.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 6.58 ACRES OF PROPERTY AT 2964 OLD LEBANON DIRT ROAD, MAP 073, PARCEL 64.05, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Planning and Zoning:

1. Should the property be annexed it shall default to RS-40 zoning and be subject to any regulations applicable to RS-40 zoning.

Engineering:

1. No Comments.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Commissioner Bulmon, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

- 12.C.** ****Review the Annexation, including a Plan of Services, for 8526 Saundersville Rd.**

This Ordinance was deferred indefinitely

RESULT: DEFERRED INDEFINITELY

7. Site Plans

7.A. Review the Site Plan for 230 Mundy Memorial Dr.

Staff reviewed their reports and answered questions from the Commission.
Robert Pascarella, 516 Heather Pl. represented the project.
There were no citizen comments.

Planning and Zoning:

1. Revise the access easement on the west side of the site so as to not interfere with the building.
2. All requirements of Article VII shall be adhered to, except any waivers granted by the Planning Commission.
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. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Parking lot lighting fixture poles shall be painted black.
6. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
7. All signage shall be reviewed under separate application to the Planning Department.
8. All bollards shall be painted a color complimentary to the building façade, not yellow.
9. All fencing shall be low maintenance, decorative type.
10. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
11. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
12. Provide a pedestrian door on the trash enclosures.
13. The Planning Commission granted a waiver to section 7-103.9: allowing for tilt-up concrete panels in lieu of masonry.
14. The Planning Commission granted a waiver to section 7-103.9: allowing for berm screening.

Engineering:

1. Landscaping plans shall be approved prior to the start of construction plan review.
2. A letter of approval from West Wilson Utility District will be needed prior to construction plan approval is issued.
3. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place the construction plan review stage.
4. General note: New additional impervious area will have to meet current quality and quantity requirements.
5. Site has copious trees and overgrowth in the pond, as part of approval the pond will need to have trees and vegetation removed.
6. Provide curb ramps along the eastern driveway sidewalk across the driveway.
7. Sheet 3.1: Add to the note that removal of trees and vegetation be added to the note

- about the pond. Expectation is that trees of all sizes to be removed during the project.
8. Any amendments to the access easement shall be provided to staff prior to the issuance of the Land Disturbance Permit.

WWUD:

1. The fire line shall have a meter, then a P.I. V. then a DDCVA..
2. Add a note that all private fire hydrants shall be painted white.
3. The tap configuration will be different.
4. There is not a backflow device shown for the domestic.

Wilson Couty Scools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Bobby Franklin

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

8. Hamilton Reserve

8.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR 12.29 ACRES OF PROPERTY KNOWN AS HAMILTON RESERVE ON LEBANON ROAD, MAP 053, PARCEL 44.01, FROM MEDIUM DENSITY RESIDENTIAL TO THOROUGHFARE COMMERCIAL

Staff reviewed their reports and answered questions from the Commission. Joe Haddix, Heritage Civil, 2055 N. Mt. Juliet Rd., represented the project. There were no citizen comments.

A motion was made by Commissioner Franklin, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Bobby Franklin

SECONDER: Linda Armistead

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

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles
Enactment No: 2025-50

8.B. AN ORDINANCE TO REZONE PROPERTY LOCATED ON LEBANON ROAD, APPROXIMATELY 12.29 ACRES, MAP 053, PARCEL 044.01 FROM RS-40 TO CRC.

Staff reviewed their reports and answered questions from the commission.
There were no citizen comments.

Planning and Zoning:

1. All requirements of CRC zoning shall be adhered to should the rezone be approved by the Board of Commissioners.

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Franklin, seconded by Commissioner Christenson, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Bobby Franklin

SECONDER: Rebecca Christenson

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

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles
Enactment No: 2025-51

9. Tate's Landing

9.A. Review the Concept Plan for Tate's Landing, located off Watermark Way.

Staff reviewed their reports and answered questions from the commission.
Joe Haddix, Heritage Civil, represented the project.
There were no citizen comments.

Planning and Zoning:

1. Should the property be rezoned, the property is subject to the permitted uses and all regulations associated with RS-20 zoning.
2. The plan shall adhere to all requirements of 5.104.3, variable lot subdivisions, should the preliminary plat be formally submitted.
3. All requirements of 5-104.4, single family design guidelines, shall be adhered to, except any waivers granted by the Planning Commission.
4. Provide streetlighting per ordinance 25-24.
5. Fencing shall be decorative, low maintenance material.
6. Landscape plan comments are via separate cover.
7. Signage to be reviewed and approved via a separate application to the Planning Department.
8. The mail kiosk shall be lit.
9. Sign posts and other poles and posts shall be powdercoated black, channel posts are not permitted.
10. Landscape buffers shall be located in open space and maintained by the HOA.
11. A tree preservation plan is required by variable lot regulations at preliminary plat submittal.
12. Driveways shall be at least 22' long and 18' wide.
13. Perimeter landscape screening is required around detention/retention ponds.
14. The Planning Commission did not grant a waiver to 5-104.3 - The setback to any lot line remain at 20'
15. The Planning Commission granted a waiver to 5-104.4 - allowing for 50% masonry/50% secondary on each façade.

Engineering:

1. The Planning Commission did not grant a waiver to 4-114 - thus not allowing for 20% slope disturbance within lots in a cut condition only, lots affected will be deemed critical lots.
2. The Planning Commission did not grant a waiver to 4-114 - thus not allowing to disturb slopes > 20%.

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Bobby Franklin

SECONDER: Linda Armistead

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

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

9.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 10 ACRES OF PROPERTY AT WATERMARK WAY, MAP 073, P/O PARCEL 021.00, THE PROPERTY BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Staff reviewed their reports and answered questions from the Commission .
There were no citizen comments

Commissioner Rast closed the Planning Commission meeting and opened a Public Hearing. There were no citizen comments. Commissioner Rast closed Public Hearing and reopened the Planning Commission meeting.

A motion was made by Commissioner Christenson, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Rebecca Christenson

SECONDER: Linda Armistead

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

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles
Enactment No: 2025-52

9.C. AN ORDINANCE TO REZONE PROPERTY LOCATED ON WATERMARK WAY, APPROXIMATELY 10 ACRES, MAP 073, P/O PARCEL 021.00 FROM WILSON COUNTY R-1 TO RS-20.

Staff reviewed their reports and answered questions from the Commission. There were no citizen comments.

A motion was made by Commissioner Christenson, seconded by Commissioner Bulmon, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Rebecca Christenson

SECONDER: Nathan Bulmon

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

Nay: Commissioner George

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles
Enactment No: 2025-53

10. Courtyards at McFarland

10.A. 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

Staff reviewed their reports and answered questions from the Commission.

Jay Easter Ragan Smith 615 Woodland Nashville, Represented the project.

Franklin, proposed making green rd a private drive. Staff confirmed that would be allowable. Jay Easter agreed to make roadways private except road A.

There were no citizen comments.

Commissioner Rast closed the Planning Commission meeting and opened a Public Hearing. There were no citizen comments. Commissioner Rast closed the Public Hearing reopened the Planning Commission meeting.

A motion was made by Commissioner Franklin, seconded by Commissioner Christenson, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 10/27/2025. The motion carried by the following vote:

Luke Winchester: Absent

David Rast: Nay

Rebecca Christenson: Aye

Larry Searcy: Absent

Preston George: Nay

Nathan Bulmon: Nay

Art Giles: Absent

Linda Armistead: Aye

Bobby Franklin: Aye

A motion was made by Commissioner George, seconded by Commissioner Rast, that this Ordinance be ****Negative Recommendation to the Board of Commissioners**, on meeting date of 10/27/2025. The motion carried by the following vote:

Luke Winchester: Absent

David Rast: Aye

Rebecca Christenson: Nay

Larry Searcy: Absent

Preston George: Aye

Nathan Bulmon: Aye

Art Giles: Absent

Linda Armistead: Nay

Bobby Franklin: Nay

Result this Ordinance be deferred to the Planning Commission, due back on 10/16/2025.

RESULT: DEFERRED

- 10.B.** 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

Jay Easter requested that this Ordinance be deferred to the Planning Commission, due back on 10/16/2025.

RESULT: DEFERRED

11. Rezones

- 11.A.** **Review the Rezone Request from OPS to CTC for Clearview Station, located at 1316 Clearview Dr and 904 N Mt Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Kenneth Powers, 977 Chandler Rd., represented the project.

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 Bulmon, seconded by Commissioner George, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Nathan Bulmon

SECONDER: Preston George

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

Nay: Commissioner Franklin

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

11.B. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 6600 CENTRAL PIKE, APPROXIMATELY 8.21 ACRES, MAP 097, PARCEL 018.00 FROM RS-40 TO CMU.

Staff reviewed their reports and answered questions from the commission. James Huett 6432 Central Pike, represented the project. There were no citizen comments.

Planning and Zoning:

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

Engineering:

1. No Comments

WWUD:

1. No Comments Received.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner George, seconded by Commissioner Franklin, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Bobby Franklin

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

12. Annexations

All items in section 12 were moved to the consent when the agenda was set.

13. Zoning Ordinance Amendments**13.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, BY AMENDING ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT**

Staff reviewed their reports and answered questions from the commission.

Chief Folks, 115 Clemmons Rd, represented the project.

There were no citizen comments.

A motion was made by Commissioner George, seconded by Commissioner Franklin, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 10/27/2025. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Bobby Franklin

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

14. Adjourn

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

RESULT: ACCEPTED

MOVER: David Rast

SECONDER: Rebecca Christenson

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

Absent: Chairperson Winchester, Commissioner Searcy, and Commissioner Giles

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

David Rast, Vice Chairperson

Tyler Gutierrez, Planning Commission Secretary