

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, April 16, 2026

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, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

Rollcall

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

Absent Commissioner Larry Searcy, and Commissioner Art Giles

1. Call to Order

Chairman Winchester called the meeting to order and read the quorum requirements.

2. Set Agenda

Chairman Winchester set the agenda as stated.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Paul Garrison, 100 Catalpa Dr., spoke out against 10ft sidewalks being installed in front of his residence.

5. Minutes Approval

5.A. Review the Minutes from the March 19, 2026, Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Nathan Bulmon

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

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Commissioner George, and Commissioner Armistead

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 reopened the Planning Commission meeting.

- 6.A.** The Sewer Letter of Credit (SLC00006446) for Capstone @ Mt. Juliet, in the amount of \$101,640.00, can be released.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Absent: Commissioner Searcy, and Commissioner Giles

- 6.B.** Review the Site Plan Modification for the Pavillion on the RTA property, located at 2163 N. Mt. Juliet Rd.

Planning and Zoning:

- 1.The pavilion shall be at least 5' from any property line.

Engineering:

- 1.If the project is to exceed 7500 sq ft of disturbance, land disturbance permit required. Otherwise, no permitting or plan review will be required.

WWUD:

- 1.WWUD does have a water line that crosses this property. A one-call should be placed to ensure that the pavilion does not set on the water line.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Absent: Commissioner Searcy, and Commissioner Giles

6.C. Review the Final Plat for Windtree Pines Ph 9 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 has been formally recorded.
3. The surveyor shall stamp and sign the plans prior to recording.

Engineering:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Absent: Commissioner Searcy, and Commissioner Giles

6.D. Review the Final Plat for Walton's Grove Ph.8, located at 10749 Central Pike.Planning and Zoning:

1. All conditions of ordinance 2015-11 shall be adhered to.
2. All signatures shall be obtained prior to bringing the final plat to the Planning Department for recording.

Public Works:

1. General note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
2. 10' walking trail shall be completed prior to the signing of the final plat.

WWUD:

1. An on-site visit was made today to verify the location of the water lines and related appurtenances. There were no lot markers installed and there were piles of dirt over the water line between Lots 679 and 680 which prohibited checking the plat.

Wilson County Schools:

- 1.No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Absent: Commissioner Searcy, and Commissioner Giles

7. Mass Grading Plans & Preliminary Plats

7.A. Review the Mass Grading plan for Providence Central West, located at 7110 Central Pike.

Staff reviewed their reports and answered questions from the commission.

Joe Haddix, Heritage Civil, 2055 NMJR represented the project.

There were no citizen comments.

Engineering Comments:

1. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
2. The development shall grade a segment of the proposed public road connecting the extension of Providence Parkway and John Hagar Road. This segment shall run between Providence Parkway and the stream buffer to the north. A viable alignment, compliant with City standards and federal guidelines, must be approved by the Director of Engineering prior to issuance of the Land Disturbance Permit.

WWUD Comments:

1. No Comments. This is in Gladeville's service area.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Linda Armistead

SECONDER: Preston George

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

Absent: Commissioner Searcy, and Commissioner Giles

7.B. Review the Preliminary Plat for Providence Central West, located at 7110 Central Pike.

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Planning and Zoning:

1. All conditions of ordinance 2013-12 and all subsequent applicable PUD amendments shall be adhered to.
2. Revise the zoning line to reflect the actual zoning district boundary.

Engineering:

1. Lot 1 will need an additional plat to dedicate right-of-way for the public roadway connecting Providence Parkway and John Hagar Road prior to any site plan submittal.

WWUD:

1. No Comments. This is in Gladeville's service area.

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 with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: David Rast

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

Absent: Commissioner Searcy, and Commissioner Giles

8. Site Plans

8.A. Review the Site Plan Condition Reconsideration for Texas Roadhouse, located at 105 Bear Xing.

Staff reviewed their reports and answered questions from the commission.

Mark Lineberry, 116 Lineberry Blvd, represented the project as the property developer. Agreed to compromise of terminating the sidewalk at the southern property line. Lineberry agreed to signage.

There were no citizen comments.

Planning Commission:

1. Terminate trail at the southern property line of 105 Bear Crossing.
2. Install signage indicating the termination of the trail at the southern property line of 105 Bear Crossing.

Planning & Zoning:

1. No Comments

Engineering:

1. Staff **does not support** request for relief on the installation on the 10' multiuse path and related appurtenances along Golden Bear Gateway property frontage in the public ROW.

WWUD:

1. No comments.

Wilson County Schools:

1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: David Rast

SECONDER: Bobby Franklin

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

Absent: Commissioner Searcy, and Commissioner Giles

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

Jessica Gore, Para Design, 145 Bear Xing, represented the project.

Mike Cole, New Tribe Church, 1279 NMJR, represented the project as the developer.

Samantha Burnett, Planning Commission cannot grant the landscape buffer variance.

Jon Baughman, strike planning & zoning condition #3.

Chairman Winchester on sheet LP-1 is concerned with metal building material on the back of the building once the other properties develop.

Jessica Gore requested a deferral to work with the architect.

This Action Item was deferred to the Planning Commission due back on 6/18/2026

RESULT: DEFERRED

9. Land Use Plan Amendments & Preliminary Master Development Plans

9.A. AN ORDINANCE TO REZONE AND ADOPT A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 115 OAKMONT DRIVE, APPROXIMATELY 10 ACRES, MAP 072, PARCELS 005.01 FROM RS-40 TO RS-20

Staff reviewed their reports and answered questions from the commission.

Hayden DeBerry L.I Smith & Associates, 302 N Caldwell St. Paris, TN, represented the project.

Chairman Winchester, tree line preservation to east especially. No erosion control measures in existing trees.

Robert White, 118 Oakmont Dr., would like to see less lots matching the existing houses on the street. Wants gravity sewer placed as a condition.

Samantha Jackson 106 Oakmont Dr., concerned about flooding and traffic from the new development and asked that the new development match the existing properties more closely.

Rhonda Pritchett, 113 Oakmont Dr., has traffic and flooding concerns and is opposed to a connection to Curd Rd.

Planning and Zoning:

1. Brick shall be clay baked and individually laid.
2. Stone shall be a natural product and individually laid.
3. Landscape buffers shall be in open space, not on individual lots, and shall be maintained by the HOA in perpetuity.
4. The cemetery access easement shall be located in open space and maintained by the HOA. Remove this easement from the residential lots.
5. All detention/retention ponds shall be screened with vegetation. Wet ponds shall include lighted aeration.
6. Preserve as many trees as possible. Provide a tree survey for any vegetation to be used toward buffer requirements.
7. Provide covenants and restrictions to review, if applicable.
8. Provide decorative low maintenance fencing around the cemetery.
9. All fencing shall be low maintenance, decorative materials.
10. Poles and post shall be painted black. Channel posts are not permitted.
11. All requirements of 5-104.4 in the zoning ordinance shall be adhered to.
12. All requirements of 8-204.1 in the zoning ordinance shall be adhered to.
13. Should retaining walls be used, they shall be constructed of segmental block.
14. Identify all critical façade lots at final master development plan submittal.
15. A complete landscape plan will be required at final master development plan submittal.
16. Provide formalized elevations to include all materials and percentages at final master development plan submittal.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The Planning Commission recommended only utilizing gravity fed sewer for the development.
4. Request sewer availability prior to the second reading at the BOC. The site has two options for sewer routing/service. The routing shall be determined at FMDP submittal:
 - a. Connecting to gravity sewer going north to the Oakhall development while obtaining applicable easements. **This is the preferred route for staff.**
 - b. If topography prohibits connecting to the gravity sewer, the other option would be connecting to force main on Oakmont Dr and utilizing localized grinder systems. If this option is used, the City shall be supplied with redundant grinder systems for each lot proposed for future maintenance.
 - c. In either option, the public sewer (minus laterals) shall be within a 20' utility easement.
5. The following variances are Granted:
 - a. [Sub Reg 4.104.4] Variance for a cul-de-sac to exceed 700' (approximately 1530' existing, additional 756' proposed)
 - b. [Sub Reg 4.104.4] Variance to a cul-de-sac to exceed 25 units (14 existing, additional 16 proposed)
 - c. [Sub Reg 4.104.405 (b) (i)] Variance to allow a permanent dead-end within 150' of the boundary of the property.
6. All cul-de-sacs must comply with the requirements of the International Fire Code and the City's standard details.
7. Streets shall not stub.
8. A 6' grass strip shall be installed along the cul-de-sac.
9. Road profiles will be required at FMDP. All roads shall comply with the standards included in the subdivision regulations unless variances are approved with the PMDP.
10. Front loaded homes are not permitted on streets classified as access streets or higher. Side or rear loaded homes are required.
11. 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.

12. Portions of Lots 103-105 & 207-209 are located within FEMA's Special Flood Hazard Area, Zone A. The City's Floodplain Administrator requests that the building envelopes be revised to be outside this flood zone. If the building envelopes remain in the FEMA Special Flood Hazard Area, all FEMA requirements must be met before a Land Disturbance Permit can be applied for and a Floodplain permit is obtained.
13. Consider consolidating Lots 203 and 204 to create a more viable lot.
14. Provide aeration if wet ponds are utilized.
15. The driveway to the cemetery shall match the City detail for a residential driveway.
16. Appropriate tapers shall be provided between the existing and the new sections of Oakmont Drive. The tapering shall occur within the existing ROW on Oakmont Drive.
17. Add note that all PUDE's listed outside of the ROW are not the responsibility of the City of Mt. Juliet to maintain.

WWUD:

1. Water lines shown are not WWUD's design.

Wilson County Schools:

1. No comments

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 5/11/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Nay: Commissioner George, and Commissioner Armistead

Absent: Commissioner Searcy, and Commissioner Giles

9.C. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS LOCK BOX SELF STORAGE LOCATED AT 12337 LEBANON ROAD, MAP 053, PARCEL 046, FROM THOROUGHFARE COMMERCIAL TO LIGHT INDUSTRIAL

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Darren Raines, 12337 Lebanon Rd, represented the project as the owner. Agreed to reduce number of stories to 2 should the board prefer it.

Planning Recommendation:

1. Should the associated PMDP fail the land use plan shall revert back.

A motion was made by Commissioner Armistead, seconded by Commissioner Christenson, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 6/8/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Linda Armistead

SECONDER: Rebecca Christenson

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

Nay: Commissioner George, and Commissioner Franklin

Absent: Commissioner Searcy, and Commissioner Giles

- 9.B.** AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR APPROXIMATELY 4.10 ACRES OF PROPERTY ON LEBANON ROAD, MAP 053, P/O PARCEL 46.00 FROM CG TO IR PUD
Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Darren Raines, Lock Box Self Storage, 12337 Lebanon Rd represented the project as the owner/ developer. Agreed to place sidewalk along frontage. agreed to 20ft 2 story structures site wide.

Planning and Zoning:

1. 7-104, Industrial design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
2. 7-103, Bulk regulations and Building design guidelines shall be adhered to, excepting any waivers approved by the Planning Commission and Board of Commissioners.
3. Article IX Parking regulations shall be adhered to excepting any waivers granted by the Board of Commissioners.
4. HVAC and utility equipment shall be screened entirely from horizontal view; utility meters shall be screened with brick/stone screen walls.
5. Rooftop mechanical equipment shall be screened from horizontal view via a parapet wall.
6. Wheel stops are not permitted.
7. All exterior lighting fixtures shall be decorative.
8. Parking lot lighting shall be decorative fixtures on black posts.
9. Bollards shall be the color black.
10. Parking lot lighting shall be placed in yards or beds and not on the pavement.
11. Wall mounted lighting shall be decorative in nature. Wal-paks are prohibited.
12. Brick shall be clay, baked and individually laid.
13. Stone shall be individually laid.
14. Preserve as many trees as possible. Should existing vegetation be utilized for required landscaping provide a tree survey at final master development plan submittal.
15. Preserve the tree lines along the south and east of the site for screening.
16. No flammable landscape materials (i.e.- mulch) shall be placed within 3' of any building/structure.
17. The only use permitted in this PUD is a Self-Storage facility.
18. Provide a six-foot sidewalk along the Lebanon Road property frontage with a pedestrian connection to the site via sidewalk and striping.
19. Provide a 20ft class D landscape buffer with an opaque privacy fence along the property boundary shared with residentially zoned properties.
20. Landscape plans are required at FMDP/SP and shall be approved prior to the submittal of construction documents.
21. Signage shall be reviewed and approved via a separate application to the Planning Department.

22. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.
23. No vehicle parking allowed on main drive aisle to Lebanon Rd.
24. Building # 7 is limited to 2 stories in height.

Engineering:

1. A 6ft sidewalk along the Lebanon Rd frontage is required.
2. All access shall be from the existing access drive. No additional access to Lebanon Road shall be allowed.
3. The traffic study for this development has been waived based on the expected trips and local crash history.
4. Stormwater: Site Plan to include TN rule 400-10-.04- and 100-year storm to be used.
5. Provide better representation of the stream buffer along the southern boundary of the site at construction plan review.

WWUD:

1. I am seeing proposed private fire hydrants. They shall be painted white.
2. There is not a fire line meter shown or DDCVA shown.
3. There are not any meter and RP devices shown for the domestic or irrigation if required.

Wilson County Schools:

1. No Comments Received.

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 6/8/2026

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Luke Winchester

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

Nay: Commissioner George, and Commissioner Franklin

Absent: Commissioner Searcy, and Commissioner Giles

10. Out of City Sewer Requests

- 10.A.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 447 LIBERTY CHAPEL ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 49, PARCELS 008.03, 008.02, AND 008.04

Staff reviewed their reports and answered questions from the commission.

Jake Porter, Heritage Civil, 2055 N. Mt. Juliet Rd., represented the project.

There were no citizen comments.

Planning Commission Conditions:

1. Completion of the wastewater infrastructure of the Yorkshire Estates development.
2. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36
3. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 5/11/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Preston George

SECONDER: Linda Armistead

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

Nay: Vice Chair Rast

Absent: Commissioner Searcy, and Commissioner Giles

10.B. AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY DEVELOPER OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01

Staff reviewed their reviewed their reports and answered questions from the commission.

Planning Commission Conditions:

1. The directing of wastewater flows through private grinder systems and a public tributary force main that connects to the existing 6" force main fronting the property along Nonaville Road.

2. Final plat shall show a 20' sewer easement for the tributary force main.

3. Payment of all fees including tap, connection, pretreatment, and user fees as outlined by Ordinance 2019-36

4. Installation of all sewerage facilities shall be inspected and approved by the Utilities Director, or a representative thereof.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 5/11/2026. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Linda Armistead

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

Nay: Vice Chair Rast

Absent: Commissioner Searcy, and Commissioner Giles

Site Plans

8.C. Review the Site Plan for a Commercial Strip Center, located at 3007 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Fire Marshall Comments:

Extend contiguous 360 degree fire access lane.

FD connection no less than 100 ft from fire hydrant

Combustible material not stored within 36 inches of the building.

Todd Serbent, sheet C.2.03, Add condition that they are able to produce the sight distance figure.

There were no citizen comments.

Preston George motion denial because not enough of code was met applicant not present and too many unanswered questions Nathan Bulmon 2nd

This Action Item was deferred indefinitely to the Planning Commission due back on 5/21/2026

RESULT: DEFERRED

MOVER: Preston George

SECONDER: Nathan Bulmon

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

Absent: Commissioner Searcy, and Commissioner Giles

11. Appointments

11.A. Election of a Chairperson.

Chairman Winchester stated he would like this to potentially be his final year as chair and possibly his last on the commission.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead, that Luke Winchester be appointed Chairperson. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Linda Armistead

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

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Chairperson Winchester

11.B. Election of a Vice Chairperson.

RC nominated DR/ LA 2nd
6-0-1

A motion was made by Commissioner Christenson, seconded by Commissioner Armistead, that David Rast be appointed Vice Chairperson. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Linda Armistead

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

Absent: Commissioner Searcy, and Commissioner Giles

Abstain: Vice Chair Rast

11.C. Appoint Jennifer Dunbar as a Planning Commission Secretary.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that Jennifer Dunbar be appointed as Planning Commission Secretary. The motion carried by the following vote:

RESULT: APPROVED

MOVER: David Rast

SECONDER: Preston George

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

Absent: Commissioner Searcy, and Commissioner Giles

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

Absent: Commissioner Searcy, and Commissioner Giles

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

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary