

Mt. Juliet, Tennessee

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



Meeting Minutes - Final

Thursday, March 19, 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, Samantha Burnett - City Attorney

Rollcall

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

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. Item 9.A. be deferred to the May Planning Commission Agenda due to the public notice requirements.

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. Adopt the Minutes from the February 19, 2026 Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Larry Searcy

SECONDER: Bobby Franklin

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

Absent: Commissioner George, and Commissioner Armistead

6. Consent Agenda

Commissioner Searcy proposed removing item 6.D. from the consent agenda. There were no objections.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester closed the planning commission meeting and opened a public hearing. There were no comments. Chairman Winchester closed the public hearing and reopened the planning commission meeting.

A motion was made by Commissioner Franklin, seconded by Commissioner Christenson, that this Consent agenda be approved and positively recommended. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Bobby Franklin

SECONDER: Rebecca Christenson

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

Absent: Commissioner George, and Commissioner Armistead

6.A. The Development Letter of Credit (70003480) for Wynfield Ph. 2, in the amount of \$409,327.51, can be released.

This Action Item was approved.

RESULT: APPROVED

6.B. The Sewer Letter of Credit, (55111015) for Waterford Park Ph.1, in the amount of \$252,114.00, can be released.

This Action Item was approved.

RESULT: APPROVED

6.C. The Sewer Letter of Credit (55111020) for Waterford Park Ph. 2, in the amount of \$115,435.50, can be released.

This Action Item was approved.

RESULT: APPROVED

6.E. Review the Final Plat for Canebrake Phase 4, located off Devonshire Dr.

Planning and Zoning:

1. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

1. Revise Note #22: Add City of Mt. Juliet to Wilson County in the event the property is annexed.

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.F. Review the Final Plat for Tillman Place, located at 6235 Central Pike.

Planning and Zoning:

1. All conditions of Ordinance 2025-34 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.
3. Addresses shall be provided prior to the final plat being formally recorded.

Engineering:

1. No comments

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.G. Review the Final Plat for Secluded Valley Acres, located at 191 Second Ave.

Planning and Zoning:

1. All bulk regulations for RS-30 zoning district shall be adhered to.
2. The lot width at the front setback line shall be at least 100’ per RS-30 zoning, label this on the plat.
3. Add a voids and vacates note for the previous recorded Secluded Valley acres plat.
4. Adjust building envelopes to not overlap with utility easements.
5. The surveyor shall sign and stamp the plat prior to the formal recording the final plat.
6. No building permits shall be issued for these lots until the existing home is razed.
7. Add a note that the existing gravel driveway on Lots 2 & 3, are to be removed.
8. Add a note that the existing shed is to be removed on Lot 3 as it violates building setbacks.
9. Provide a table with the lot area, to include the size of each lot in square feet, and acres, a total area for all lots.

Engineering:

1. Proposed Lot 1 does not properly show FEMA Zone AE or Zone X per adopted floodplain maps. Revise floodplain lines accordingly and show a Finished Floor Elevation of +4 Feet above Base Flood Elevation. This shall be completed prior to the signing of the plat.
2. Any fill material on Proposed Lot 1 shall proceed to FEMA approval of a CLOMR-F before any land disturbance can begin. A Floodplain Permit shall be applied before land disturbance can begin.
3. Indicate responsibility for maintenance of drainage easements outside of the ROW.
4. Remove Public Ways plat certificate.
5. Remove Sanitary Sewer plat certificate
6. An ingress/egress easement will be required if the existing gravel driveway is to remain.
7. Surveyor shall stamp and sign this Subdivision Plat.

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.

This Action Item was approved with conditions.

RESULT: APPROVED WITH CONDITIONS

6.H. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROVIDENCE CENTRAL PLANNED UNIT DEVELOPMENT, ORDINANCE 2013-12, LOCATED AT MAP 097, PARCELS 023.00, PART OF 025.00 & 075.07 IN THE CITY OF MT. JULIET

This Ordinance was **Positive Recommendation.to the Board of Commissioners due back on 4/13/2026

RESULT: **POSITIVE RECOMMENDATION
Enactment No: 2026-45

Final Plats

6.D. Review the Final Plat for Windtree Pines Phase 7B, located off Windtree Club Drive.

Commissioner Searcy stated there was a fence required along the southern boundary of this development along his property line.

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

Planning and Zoning:

1. All conditions of Ordinance 2021-11 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.
3. Label and dimension the public access easement associated with the walking trail.
4. Per condition #13 of the FMDP approval a woven wire farm style fence shall be placed at the southern boundary, along the property line between lot 1 to the eastern point of lot 337. This is required to be done before the final certificate of occupancy is issued.

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. Yellow sheets from Utilities shall be finalized prior to the signing of the plat.
3. Driveway locations, including 3' flare, shall not overlap with stormwater infrastructure.

WWUD:

1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Searcy, seconded by Commissioner Franklin, that this Action Item be approved with conditions. The motion carried

7. PUD Amendments

7.A. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE TREYMOR PLANNED UNIT DEVELOPMENT, LOCATED OFF BENDERS FERRY ROAD, MAP 032, PARCELS 031.00, 029.00, 029.02 & 029.01 IN THE CITY OF MT. JULIET

Staff updated the commission on the associated road improvement projects. Kyle Griffin, CSDG, 2305 Kline Ave, represented the project. There were no citizen comments.

A motion was made by Vice Chair Rast, seconded by Commissioner Giles, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 4/13/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: David Rast

SECONDER: Art Giles

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

Absent: Commissioner George, and Commissioner Armistead
Enactment No: 2026-46

8. Final Master Development Plans/ Site Plans

8.A. Review the Final Master Development Plan/ Site Plan for the Wawa, located at 4515 Beckwith Road.

Staff reviewed their reports and answered questions from the commission.

Chip Ashley, Kimley-Horn, 573 Montrose Dr., represented the project.

There were no citizen comments.

Planning and Zoning:

1. Should the PUD Amendment associated with this project fail to receive Board of Commissioners' approval at second read, the approval of this site plan shall be null and void.
2. All brick shall be clay, baked and individually laid. All stone shall be individually laid.
3. Wheel stops are not permitted.
4. The HVAC shall be screened via the parapet wall.
5. Flammable landscape material shall not be permitted within 3' of the building.
6. All wall mounted utility equipment shall be painted to match the façade.
7. Landscape plan comments shall be addressed prior to submittal of construction plans to Public Works.
8. Signage shall be reviewed via a separate application to the Planning Department.
9. Wall mounted exterior light fixtures shall be decorative sconce type.
10. Parking lot lighting shall include decorative fixtures mounted to black poles.
11. Parking lot lighting shall be placed in beds or yards, not in paved vehicular use areas.
12. Poles and post shall be painted black, channel posts are not permitted.
13. Bollards shall be painted or sleeved black.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter from West Wilson Utility District shall be provided prior to the issuance of the Land Disturbance Permit.
4. Sewer availability has been requested and granted.
5. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Indicate roof drains on pipe table.
7. The oil/water separator requirement will be investigated at construction plan review.
8. Modify the site so delivery vehicles will not mount curbs to circulate the site.
9. The entrances shall comply with the City standard drawing for commercial driveways to the greatest extent possible. Modification will be needed for the left-in/right-out driveway.
 - The multi-use paths may not be ramped down to meet the driveway. Doing so creates unacceptable ramp lengths.
10. Update the standard drawing on Sheet C8-30 to match the latest standard. ST-210

and ST-314 remain out of date.

11. The sidewalk along the outside of the building shall be a raised sidewalk.

12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.

WWUD:

1. No comments provided at the time report was submitted to Planning.

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 Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Franklin, and Chairperson Winchester

Absent: Commissioner George, and Commissioner Armistead

8.B. Review the Final Master Development Plan/ Site Plan for the Convenience Store, located at 2190 N. Mt. Juliet Rd.

Staff reviewed their reports and answered questions from the commission.

Will Clark, LI Smith, 302 N Caldwell St Paris TN, represented the project.

There were no citizen comments.

Planning and Zoning:

1. All conditions of ordinance 2025-39 shall be adhered to.
2. All requirements of the commercial design regulations, 6.103-7, shall be adhered to.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Remove references to “faux brick” as it is not permitted, all brick shall be clay, baked and individually laid.
6. Metal and vinyl shall not be permitted for façade materials.
7. Identify the materials used on the canopy.
8. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
9. Poles and posts shall be painted black.
10. Channel posts are not permitted.
11. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
12. Landscape plan comments are via separate cover and all comments received shall be addressed prior to submitting construction plans to Public Works.
13. Signage shall be reviewed via a separate application to the Planning Department. The wall sign shown above the roof line will not be allowed.
14. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
15. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.
16. Advertising signage shall not be permitted to be attached to any part of the gas canopy.
17. Provide details of wall mounted exterior lighting fixtures should they be proposed. Decorative sconce type are required, wall packs are not permitted.

Engineering:

1. Previous PUD/PMDP conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.

- 5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage summary to Engineering for construction plan approval.
- 6. Show the commercial loading zone on the plans.

WWUD:

- 1. No comments were provided. Coordinate directly with WWUD.

Wilson County Schools:

- 1. No Comments Received.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Nathan Bulmon

SECONDER: David Rast

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

Absent: Commissioner George, and Commissioner Armistead

9. Subdivision Regulations Amendments

- 9.A.** Review the Subdivision Regulations Amendment to Article 4-103, Streets and Pedestrian Ways.

Deferred from agenda

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

RESULT: DEFERRED

10. Right of Way Abandonments

- 10.A.** AN ORDINANCE AUTHORIZING THE ABANDONMENT OF THE EXISTING AIDEN LANE. RIGHT-OF-WAY, VIA INSTRUMENT, TO THE WYNFIELD HOA, INC.

Staff updated the commission on the details of this request.

There were no citizen comments.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, to **Positive Recommendation this Ordinance to the Board of Commissioners, due back on 4/13/2026. The motion carried by the following vote:

11. Zoning Ordinance Amendments

11.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 ARTICLE V, SECTION 5-104.1, DESIGN STANDARDS FOR MULTIFAMILY DWELLINGS, AND SECTION 5-104.4, DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENTIAL

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

Planning Commission:

1. Not allowing mail kiosks to be in the amenities. If in amenities should be inside a heated and cooled building.
2. Design as a pull off drive through mail kiosk
3. Add design standards
4. Detail must be submitted as part of the PMDP

A motion was made by Chairperson Winchester, seconded by Commissioner Giles, that this Ordinance be ****Positive Recommendation** to the Board of Commissioners, on meeting date of 4/13/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Luke Winchester

SECONDER: Art Giles

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

Absent: Commissioner George, and Commissioner Armistead
Enactment No: 2026-47

11.B. AN ORDINANCE AMENDING PART B OF THE LAND DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLE VI, SECTION 6-103.7, DESIGN STANDARDS FOR COMMERCIAL STRUCTURES, AND ARTICLE VII, SECTION 7-103.9, BUILDING DESIGN

Staff reviewed their reports and answered questions from the commission.

There were no citizen comments.

Sally Robertson 423 Willis Pass, inquired about item 9.A. that was deferred to the May agenda.

A motion was made by Commissioner Christenson, seconded by Vice Chair Rast, that this Ordinance be ****Positive Recommendation to the Board of Commissioners**, on meeting date of 4/13/2026. The motion carried by the following vote:

RESULT: ****POSITIVE RECOMMENDATION**

MOVER: Rebecca Christenson

SECONDER: David Rast

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

Absent: Commissioner George, and Commissioner Armistead
Enactment No: 2026-44

12. Adjourn

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

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: David Rast

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

Absent: Commissioner George, and Commissioner Armistead

****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