



Mt. Juliet, Tennessee  
Thursday, April 17, 2025 6:30 PM  
Planning Commission  
Meeting Minutes - Draft

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122  
Commission Chambers

Members: Luke Winchester, Rebecca Christenson, Ted Floyd, 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

**1. Call to Order**

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

**Absent** Commissioner Ted Floyd, and Commissioner Art Giles

**2. Set Agenda**

Chairman Winchester set the agenda as stated item 7.L. was edited due to a typo.

**3. Staff Reports**

Staff reviewed their reports and updated the Commission on projects.

**4. Citizen's Comments**

Christopher Monitini 2993 Curd Road, clarified public comment procedure.

Michael Dewey, Dewey Engineering, 2925 Berry Hill Dr. represented item 9.A. 2937 Curd Road, requesting a deferral.

**5. Minutes Approval**

**5.A.** Adopt the Minutes from the March 20, 2025, Planning Commission Meeting.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Action Item be adopted as amended. The motion carried by the following vote:

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Preston George

**SECONDER:** Larry Searcy

**Aye:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George,

Commissioner Bulmon, and Commissioner Armistead

**Absent:** Commissioner Floyd, and Commissioner Giles

## **6. Safety Action Plan**

### **6.A. A RESOLUTION ADOPTING THE MT. JULIET SAFETY ACTION PLAN THAT WAS COMPLETED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION'S SAFE STREETS FOR ALL (SS4A) PROGRAM**

Public Works Director Matt White Spoke about the Safety Action Plan.

Leo Espelette, Kimley-Horn, 10 Lea Ave #400, spoke about the safety action plan. Nathan Bulmon, Pg. 2 Correct City to Mt. Juliet, Correct # of participants 363 or 336.

There were no Citizen Comments.

A motion was made by Vice Chair Rast, seconded by Rebecca Christenson, that this Ordinance be given a Positive Recommendation to the Board of Commissioners, due back on 5/12/2025

**RESULT:** \*\*POSATIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Rebecca Christenson

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

**Absent:** Commissioner Floyd, and Commissioner Giles

## **7. Consent Agenda**

Staff reviewed their reports and answered questions from the Planning Commission. Chairman Winchester closed the Planning Commission Meeting and opened a public hearing for items 7.I., 7.L., and 9.C. There were no citizen comments, Chairman Winchester closed the public hearing and reopened the Planning Commission Meeting.

### **7.A. The Development Letter of Credit (69408854-745) for Jackson Hills Ph.4 in the amount of \$339,333.43 can be released.**

This Action Item was approved.

### **7.B. The Development Letter of Credit (69408856-763) for Jackson Hills Ph. 6 in the amount of \$278,582.89 can be released.**

This Action Item was approved.

### **7.C. The Development Letter of Credit (1644) for Legacy Pointe - GBG Westbound Turn Lane in the amount of \$170,787.71 can be released.**

This Action Item was approved.

### **7.D. The Development Letter of Credit (SLC00005205) for Baird Farms Ph.1 in the amount of \$479,008.21 can be released.**

This Action Item was approved.

- 7.E.** The Development Letter of Credit (SLC00005409) for Baird Farms Ph.2A in the amount of \$147,800.28 can be released.  
This Action Item was approved.
- 7.F.** The Development Letter of Credit (SLC00005442) for Baird Farms Ph.3A in the amount of \$47,630.11 can be released.  
This Action Item was approved.
- 7.G.** The Sewer Letter of Credit (1589) for Mt. Juliet Elite Gymnastics in the amount of \$60,441.90 can be released.  
This Action Item was approved.
- 7.H.** Review the Site Plan renewal for the Bradshaw Farms Amenity Center, Located at 1360 Beckwith Rd.

Planning and Zoning:

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. The amenity center shall be constructed and completed by the 75th Certificate of occupancy.
3. The pool shall be striped for competitive swimming.
4. Provide low maintenance material tables for the Farmers Market pavilion area.
5. All landscaping plan comments shall be addressed. Provide grass or other non-combustible materials instead of the proposed mulched islands along within 3 ft of the buildings.
6. All brick shall be clay, baked and individually laid.
7. All poles, posts and bollards shall be powder coated black.
8. Parking stalls are required to be a minimum of 9'x17.5' for 90-degree parking angle, two way aisle, correct the stalls located in the internal parking lot adjacent to the amenity center accordingly.
9. The mail kiosk shall be well lit.
10. The Planning Commission Granted the request for an architectural variance from the zoning ordinance, section 5-104.4.1, to reduce the percentage of brick or stone façade from 100% on all sides to 67% brick and 33% fiber cement siding for Northeast and Southeast facades and 77% brick and 23% fiber cement siding for the Northwest and Southwest facades.

Engineering:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. The pool shall drain into the storm system.
3. Landscaping plans shall be approved before the issuance of the erosion control permit.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.

West Wilson Utility District:

1. Water services will not be as shown. Contact WWUD to discuss.
2. Backflow Devices are required for each meter.

Wilson County Schools:

1. No Comments Received

This Action Item was approved.

**7.I. Review the Final Plat for Wells Farm Ph.1, Located at 2850 Benders Ferry Rd.**

Planning and Zoning:

1. The surveyor shall sign the plat prior to recording.
2. Provide letter of approval from Wilson County.
3. The City of Mt. Juliet subdivision regulations require sidewalks on both sides of the street.
4. Identify driveway locations for corner lots.

Public Works:

1. The surveyor shall sign the final plat.
2. The plat certificates shall match Wilson County regulations as this subdivision is not located in the City limits.
3. The soils area is not shown on the plat. Please show this.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. The proposed water line is shown on the wrong side of the road. This does not reflect the latest design.
3. All paperwork with WWUD shall match the revised lot numbers.

Wilson County Schools:

1.No Comments Received

This Action Item was approved.

**7.J. Review the Site Plan for Revive Implant & Cosmetic Dentistry, located at 2960 N. Mt. Juliet Rd.**

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. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used 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.
6. HVAC equipment shall be adequately screened by parapet walls from horizontal view.
7. Wheel stops are not permitted.
8. Provide a decorative trash can at the entrance of the facility.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
10. Provide stone in lieu of mulch in planting beds.
11. Privacy fencing shall be opaque and of a low maintenance material. Remove the wooden fencing and detail on sheet C8.02.
12. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
13. The Planning Commission granted a waiver to 6-103.7 for up to 8% of the front (East facing) façade to include metal accent panels in lieu of full masonry.

Engineering:

1. Roof drains shall be subsurface and connect to the storm system.
2. A letter from West Wilson Utility District with their approval of the project shall be provided to Engineering prior to the issuance of the Land Disturbance Permit.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. A duplex sewer pump station will be required for this site. Pump station specifications will be provided to the developer/engineer during construction plan review.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. EPSC measures shall not be installed in the buffer.

West Wilson Utility District:

1. Brent Finley is spelled wrong. That is bad.
2. Proposed storm lines and Underground Detention shall be 10" away from existing water line.
3. There is an existing water meter on-site. Is it large enough?

Wilson County Schools:

1.No Comments Received

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

**RESULT:**       APPROVED

**MOVER:** Luke Winchester

**SECONDER:** Preston George

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**7.K.** Review the Commercial Design Standards Waiver for Waffle House, Located at 12085 Lebanon Rd.

Planning and Zoning:

1. The Planning Commission did not grant a waiver to the Commercial Design Standards as provided in Article 6.103.7.2 as previously approved by the Planning Commission on the Site Plan, dated July 18, 2024.

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

**RESULT:** DENIED

**MOVER:** Luke Winchester

**SECONDER:** Preston George

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**7.L.** \*\*Review the Update to Article IV of the Subdivision Regulations.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a \*\*Positive Recommendation as amended to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Luke Winchester

**SECONDER:** Preston George

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**7.M.** \*\*Review the update to the Land Development Code Article IX - Parking, Loading, and Access.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a \*\*Positive Recommendation as amended to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** Luke Winchester

**SECONDER:** Preston George

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**7.N.** \*\*Review the Wilson County Rezone Request from (C-3) Highway Commercial to (C-2) Neighborhood Commercial for 8220 Central Pike.

Andrea Libea, 503 Windham Hill Ct., represented 7.N.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a positive recommendation. The motion carried by the following vote:

**RESULT:** POSITIVE RECOMMENDATION

**MOVER:** Luke Winchester

**SECONDER:** Preston George

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**7.O.** \*\*Review the Rezone Request for Virtue Modern Mt. Juliet Headquarters, located at 3073 Curd Rd.

Christopher Montini 2993 Curd Rd., spoke out against item 7.O.

Jim McDermott, 2998 Curd Rd., spoke out against item 7.O.

Planning and Zoning:

1. Should this rezone request receive approval any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures and 13-103, noncomplying uses, in the zoning ordinance.
2. Access to the property behind 3073 Curd Road (3075 Curd Road) shall be maintained. An access easement shall be established should the site redevelop.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a \*\*negative recommendation to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

**RESULT:** \*\*NEGATIVE RECOMMENDATION

**MOVER:** Luke Winchester

**SECONDER:** Preston George

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**8. Rezone**

**8.A. \*\*Review the Rezone request for 615 Rutland Drive from RS-40 to CMU.**

Planning and Zoning:

1. Should this rezone request receive approval, any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures, and 13-103, noncomplying uses, in the zoning ordinance.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be given a \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

**RESULT:** \*\*POSITIVE RECOMMENDATION

**MOVER:** David Rast

**SECONDER:** Nathan Bulmon

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**9. Land Use Amendment, Annexation, Plan of Services, PMDP**

**9.A. \*\*Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for Mt. Juliet Commons, Located at 2937 Curd Rd.**

This Ordinance was deferred to the Planning Commission due back on 5/15/2025

**RESULT:** DEFERRED

**9.B. \*\*Review the Land Use Plan Amendment from Mixed-Use to Multi-Family/ Parks & Greenways for Courtyards at McFarland, located at 5025 Old Lebanon Dirt Rd.**

Preston George, must have a commercial component.

Nathan Bulmon, completed park would be deeded over to the city.

Jay Easter, Ragan Smith, 315 Woodlawn Street, represented the project.

David Rast inquired about the widening of E. Division St.

Todd Serbent, E. Division not widened until 2032.

There were no citizen comments.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Ordinance be given a negative recommendation. The motion carried by the following vote:

**RESULT:** \*\*NEGATIVE RECOMMENDATION

**MOVER:** Preston George

**SECONDER:** Larry Searcy

**Aye:** Commissioner Searcy, Commissioner George, Commissioner



Bulmon, and Commissioner Armistead

**Nay:** Chairperson Winchester, Vice Chair Rast, and Commissioner Christenson

**Absent:** Commissioner Floyd, and Commissioner Giles

- 9.C.** \*\*Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 5/15/2025

**RESULT:** DEFERRED

- 9.D.** \*\*Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 5/15/2025

**RESULT:** DEFERRED

## **10. Discussion**

- 10.A.** Discuss Amending Mass Grading in the Subdivision Regs.

The Planning Commission and Staff discussed amending The City of Mt. Juliet Mass Grading regulations.

## **11. Annual Meeting**

- 11.A.** Election of a Chairperson.

DR Nominated LW, LA 2nd, 6-0-1 LW abstain

A motion to nominate Luke Winchester as Chairperson was made by Vice Chair Rast, seconded by Commissioner Armistead, that this Action Item be approved. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** David Rast

**SECONDER:** Linda Armistead

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

**Absent:** Commissioner Floyd, and Commissioner Giles

**Abstain:** Chairperson Winchester

- 11.B.** Election of a Vice Chairperson.

RC Nominated DR, LA 2nd, 6-0-1 DR Abstain

A motion to nominate David Rast for Vice Chairperson was made by Commissioner Christenson, seconded by Commissioner Armistead, that this Action Item be approved. The motion carried by the following vote:

**RESULT:** APPROVED

**MOVER:** Rebecca Christenson

**SECONDER:** Linda Armistead

**Aye:** Chairperson Winchester, Commissioner Christenson,  
Commissioner Searcy, Commissioner George, Commissioner  
Bulmon, and Commissioner Armistead

**Absent:** Commissioner Floyd, and Commissioner Giles

**Abstain:** Vice Chair Rast

**11.C.** Review the Mt. Juliet Regional Planning Commission Bylaws.

The Planning Commission and Staff reviewed the Bylaws.

**12. Adjourn**

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

**RESULT:** ACCEPTED

**MOVER:** David Rast

**SECONDER:** Preston George

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

**Absent:** Commissioner Floyd, 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.**

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Luke Winchester, Chairperson

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Tyler Gutierrez, Planning Commission Secretary