

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes - Final**

**Thursday, November 20, 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

## Rollcall

**Present** Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Art Giles, and Commissioner Bobby Franklin

**Absent** Commissioner Nathan Bulmon, and Commissioner Linda Armistead

### 1. Call to Order

### 2. Set Agenda

Chairman Winchester set the agenda as stated. There were no objections.

### 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 October 16, 2025, Mt. Juliet Planning Commission Meeting.

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

**RESULT:** APPROVED

**MOVER:** Larry Searcy

**SECONDER:** Bobby Franklin

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**Abstain:** Commissioner George

## 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 closed the Public Hearing and reopened the Planning Commission meeting.

- 6.A.** The Development Letter of Credit (SLC00005634) for Baird Farms Ph 3B, in the amount of \$91,676.15 can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.B.** The Development Letter of Credit (SLC00005927) for Baird Farms Ph. 3C, in the amount of \$102,439.24, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.C.** The Development Letter of Credit (90359774) for Walton's Grove Ph. 4, in the amount of \$266,787.80, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.D.** The Sewer Letter of Credit (18139097) for Beckwith Point, in the amount of \$187,477.50, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.E.** The Sewer Letter of Credit (2710078203) for Hibbett Station, in the amount of \$240,334.50, can be released.

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

**RESULT:** APPROVED

**MOVER:** Preston George

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 6.F.** Review and adopt the 2026 Mt. Juliet Regional Planning Commission and Board of Zoning Appeals Submittal Calendars.

This Action Item was approved.

**6.G. Review the Final Plat for Canebrake Ph 2 Sec 1, located off W Division St.**Planning and Zoning:

1. Label the corner lots as critical façade lots on all sheets.
2. Provide “street to be extended” signage where appropriate.

Engineering:

1. The developer has notified the City that the Railroad Authority will not approve an at-grade crossing for the W. Division Street connection. Accordingly, the developer shall contribute 50% of the construction cost of the roundabout at the intersection of Willoughby Station and S. Greenhill Road in the amount of \$680,000 as the 100th lot will be platted with this final plat. **This contribution was paid to the City’s Public Works and Engineering Department on 11/04/2025.**
2. Designate specifically who has maintenance responsibilities in Note 17.

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 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:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**6.H. Review the Final Plat for Benders Cove Ph. 2, located off Benders Ferry Rd.**Planning and Zoning:

1. All conditions of ordinance 22-47 shall be adhered to.
2. Provide perimeter landscaping around detention/retention ponds.
3. Add a note which states landscape buffers shall be maintained by the HOA.

Engineering:

1. 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. The walking trail shall be completed prior to the final stormwater inspection of the first home.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. Someone needs to check the water line sizes.
3. The water line running along the westerly side of Benders Ferry north of Mack Blvd. has a 20' wide water line easement not a landscape buffer.
4. The afore-mentioned water line also crosses Benders Ferry and connects to an existing water line on the east side.

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:** Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**7. Final Master Development Plans/ Site Plans**

**7.A.** Review the Final Master Development Plan/ Site Plan for Golden Bear Wine & Spirits, located at 6330 Golden Bear Gateway.

Staff reviewed their reports and answered questions from the commission.

Vice Chairman Rast voiced his opposition to parking along a frontage roads.

There were no citizen comments.

Planning and Zoning:

1. All conditions of ordinance 2022-30 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. Flammable landscape materials shall not be permitted within 3' of the building.
6. Wall mounted utility and meter equipment shall be painted to match the façade of the building it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are prohibited.
9. Bollards shall be painted a color complimentary to the building or black. Yellow is prohibited.
10. Landscape plan design comments will be under separate cover and comments received shall be addressed prior to the submittal of construction documents to Public Works.
11. Signage shall be reviewed via a separate application to the Planning Department.
12. Impervious surfaces exceed the maximum permitted, this shall be revised on subsequent submittals.
13. The Planning Commission granted a waiver to allow metal on the facades, not to exceed 3.2% of the total façade area.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place
3. Sewer availability has been requested and granted via the Project Jolene PUD.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A letter of approval from WWUD shall be provided prior to the issuance of the Land Disturbance Permit.
6. Provide a Jarrett 1,500gal grease trap for each grease trap proposed. Provide standard detail within the Civil set.
7. Provide City multi-use path/greenway standard detail within the Civil Set.
8. Provide the PMDP/PUD conditions as a sheet in the resubmittal.
9. The driveway onto Golden Bear Place shall be right-in/right-out only and the median shall be extended past the driveway.
10. Sidewalks adjacent to parking shall be 7' wide to account for vehicle overhang.
11. Curb and gutter shall be provided on Golden Bear Gateway along the frontage with

the shared-use path.

12. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
13. A signal warrant analysis shall be prepared for the intersection of Golden Bear Gateway and Rutland Drive prior to construction plan approval. The signal shall be installed if warranted.
14. The slopes shall not be steeper than 3:1.
15. The internal 3-way intersection along the frontage road shall be an all-way stop.

WWUD:

1. Storm lines shall have a minimum of 18" vertical clearance between the storm lines and the water lines.
2. The proposed grading shall not result of having more than 10' of cover over the water line or less than 3' of cover the water line.
3. The tap configuration needs to be discussed.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** David Rast

**SECONDER:** Preston George

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead



**7.B.** Review the Site Plan for the Weller Life Amenity Center, located at 535 Pleasant Grove Rd.

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

Planning and Zoning:

1. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public works.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. If wall mounted utility and meter equipment is placed on the exterior walls of the building, it shall be painted to match the façade.
5. Ground mounted HVAC equipment shall be screened from horizontal view via a masonry wall.
6. Light poles and other poles, posts and bollards shall be black in color.
7. All conditions of ordinance 2025-26 shall be adhered to.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Erosion Control Plan.
2. Drainage summary provided for preliminary review. A comprehensive review shall take place at construction plan review.
3. The parking area shall operate entirely as two-way or one-way drives. Parking dimensions shall match the dimensions provided in Article IX of the zoning code. Consider a one-way drive with angled parking if the drive aisle can't be widened.
4. Stormwater: No pool water to the storm system, this constitutes an illicit discharge, pipe to ground to infiltrate.
5. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
6. Gutter shall not be included in the ADA space width unless flattened to less than 2% in any direction.

WWUD:

1. A meeting is being scheduled to discuss water service for this project.

Wilson County Schools:

1. No Comments Received.

A motion was made by Commissioner Christenson, 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:** Rebecca Christenson

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**Abstain:** Commissioner Giles

**7.C. Review the Site Plan for Victory Nissan, located at 505 Pleasant Grove Rd.**

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

Planning and Zoning:

1. The Planning Commission granted a waiver to 6-103.7 CDS - Masonry façade materials. Allowing for no less than 47.35% brick and/or stone on all facades and no more than 52.65% secondary materials in aggregate for all facades sides.
2. The Planning Commission granted a waiver to 6-103.7 CDS - Allowing for a screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment.
3. All brick shall be clay, baked and individually laid.
4. All stone shall be individually laid.
5. All wall-mounted exterior lighting fixtures shall be decorative, wall-packs are not permitted.
6. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction plans to Public Works.
7. All signage is to be reviewed via a separate application to the Planning Department.
8. Flammable landscape materials are not permitted within 3' of the building.
9. Channel posts are not permitted.
10. Wall mounted exterior lighting shall be decorative, wall packs are not permitted, revise sheet EL2.10.
11. Retaining walls shall be constructed of segmental block or be faced with masonry to match the building. Provide details on constructions plans.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter from WWUD shall be submitted prior to the issuance of the Land Disturbance Permit.
3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
4. Sewer availability has been requested and granted.
5. The dumpster shall drain to the storm system if there is no roof on the dumpster enclosure.
6. EPSC measures shall not be installed in preserved buffer areas.
7. Provide TDEC-related wetland disturbance permits prior to the issuance of the Land Disturbance Permit.
8. Stormwater: Area noted as existing wetland is a bioretention area built with Academy Sports & Outdoors. Bioretention has a long-term maintenance agreement (signed 3/12/2012) recorded with the property and will need maintenance and be brought into a functioning condition prior to Stormwater's final inspection or before the issuance of a temporary C.O.
9. ADA parking spaces shall be 9' wide.

10. Provide wayfinding signage upon entering the site.
11. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.
12. Add a 4-way stop sign at the entrances to unnamed access road.
13. The City of Mt. Juliet reserves the right to remove the stop sign at any time if it deems it unnecessary.

WWUD:

1. Water Service detail will change slightly.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Luke Winchester

**SECONDER:** Bobby Franklin

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

**Nay:** Commissioner George

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**7.D. Review the Site Plan for Fifth Third Bank, located at 1901 N. Mt. Juliet Rd.**

Staff reviewed their reports and answered questions from the commission. Commissioner Giles commented this is a great addition to this area. Ty Cole Architect 912 Salter Rd Birmingham AL, represented the project. There were no citizen comments.

Planning and Zoning:

1. The Planning Commission granted a waiver to 6-103.7 CDS - Masonry façade materials. Allowing for no less than 68.51% brick and/or stone on all facades and no more than 31.49% secondary materials in aggregate for all facades sides.
2. The Planning Commission granted a waiver to 6-103.7 CDS - Allowing for thin brick, in lieu of full brick so long as it be clay, baked and individually laid.
3. The Planning Commission granted a waiver to 6-103.7 CDS - Allowing for a screen wall in lieu of a parapet wall to block horizontal view of the roof top mounted mechanical equipment.
4. All poles and posts shall be decorative in nature and painted black or a color complimentary to the building.
5. Signage poles and post shall be painted black, gray or to match the site palette.
6. Brick shall be clay, baked and individually laid, including the building, dumpster enclosure and ATM enclosure.
7. Stone shall be natural and individually laid.
8. Paint wall mounted utility equipment to match the façade it is attached to.
9. The landscape plan comments will be via separate cover. Landscape plan comments shall be addressed prior to submitting construction drawings to Public Works.
10. Provide substantial perimeter landscape plantings around the detention pond as this is in a highly visible area.
11. Roof mounted HVAC equipment shall be screened entirely from horizontal view via the parapet walls, unless the requested waiver for a screen wall is granted.
12. All signage shall be submitted by separate application to the Planning Department.
13. The bike rack shall be a wave-style, with space for 5 bikes, and painted black.

Engineering:

1. Previously approved PMDP/PUD conditions apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
5. Sewer was originally requested and granted with the Everette Downs PMDP/PUD.
6. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. The water system note 1 and 5 are incorrect. The public water line shall not be adjusted.
2. Sanitary and Storm lines shall have a minimum of 18" vertical clearance between the water line and storm or sewer lines.

Wilson County Schools:

1. No Comments Received.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Art Giles

**SECONDER:** Larry Searcy

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**8. PUD Amendments**

- 8.A.** \*\*Review the amendment to allow for outside sales to the Providence Central Preliminary Master Development Plan PUD, located at Providence Parkway and Central Pike.

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

Planning Commission:

1. No Tractor Trailers, 18-Wheeler Trailers, Containers and portable/prefab buildings allowed to be stored, displayed or otherwise utilized for the sale of goods.
2. Consumer trailer products displayed for sale are allowed.

Planning and Zoning:

1. No Comments.

Engineering:

1. No Comments.

WWUD:

1. No Comments.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be \*\*Positive Recommendation with conditions to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:** Luke Winchester

**SECONDER:** Bobby Franklin

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 8.B.** \*\*Review the Amendment regarding off site improvements to the Preliminary Master Development Plan PUD for Village at Pleasant Grove and Vintage Vines, located off Pleasant Grove Rd.

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

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:** David Rast

**SECONDER:** Preston George

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**9. Preliminary Master Development Plans**



**9.A. \*\*Review the Preliminary Master Development Plan PUD for the Kheil Subdivision, located at 115 Oakmont Dr.**

Staff reviewed their reports and answered questions from the commission.

Commissioner George concerned the cemetery easement parking space is not found. concerned with layout.

Commissioner Giles inquired about who cares for this cemetery?

Jill Johnson this cemetery is unclaimed, no family can be located.

Commissioner Giles cannot support without the cemetery being taken care of. He does not want any grave disturbed during construction.

Chairman Winchester, lack of amenities really don't really bother him on this project. Agreed with Commissioner George on some phase 2 lots presenting significant challenges for development. Sees a probability the project could never move to phase 2 given the circumstances. Some conditions he'd like to see added are as follows.

1. No Mass Grading, tree/ brush clearing or erosion control be done until ph2 is ready for build out.

2. Define the natural vegetation in the buffer and preserve it.

3. Do not install any erosion control measures in the buffers.

4. Recommend Gravity Sewer System.

Commission Franklin must make cul-de-sacs permanent for him to support.

Vice Chairman Rast would like to see a sidewalk all the way around the cul de sacs to make them more permanent.

Commissioner Christenson happy to see a single family home development, however, would like to see more consistent and larger lot sizes.

Hayden Deberry 302 N Caldwell St Paris, TN represented the project as the engineer.

Mina Kheil 2401 McCain Ct. represented the project as the owner.

Mina Kheil Requested for indefinite deferral

Commissioner George requested cemetery research be done in lock step with the city staff.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 1/15/2026

**RESULT:** DEFERRED INDEFINITELY

**10. Zoning Ordinance Amendments**

**10.A. AN ORDINANCE AMENDING PART B OF THE LAND 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 IX, SECTION 9-106, ACCESS MANAGEMENT**

Staff Reviewed their reports and answered questions from the commission.

Bill Robinson, 1400 N MT Juliet Rd spoke to the current issues with the required easements in the code.

Planning Commission Recommendations:

1. Strike the last sentence on #3
2. Reconsider the shared financial responsibility. Existing developed property owners should not have a financial burden to make a new connection.
3. Consider adding a provision that caps the time frame of shared costs.
4. Consider on #6 instead of "the City" instead clarify the appropriate board to waive or modify cross access.

A motion was made by Vice Chair Rast, seconded by Commissioner George, that this Ordinance be \*\*negative recommendation as presented to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:** David Rast

**SECONDER:** Preston George

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**Abstain:** Commissioner Giles

- 10.B.** 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 XIV, PUBLIC NOTICE, SECTION 14-109.4  
Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

Planning Commission Recommendations

1. Add a sign removal requirement clause within 5 days of project closure.

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 1/12/2026. The motion carried by the following vote:

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

**MOVER:** Preston George

**SECONDER:** Bobby Franklin

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

- 10.C.** \*\*Review the Zoning Ordinance Amendment to Section 5-104.3 Regarding Variable Lot Subdivisions.

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

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Ordinance be \*\*Positive Recommendation to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:** Preston George

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**10.D. \*\*Review the Zoning Ordinance Amendment to Section 8-207.5.4.a, Regarding Open Space Requirements.**

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

Planning Commission Recommendations:

1. All recreation equipment shall be durable and commercial grade.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 1/12/2026. The motion carried by the following vote:

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

**MOVER:** Luke Winchester

**SECONDER:** David Rast

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

**Absent:** Commissioner Bulmon, and Commissioner Armistead

**11. 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 Giles, and Commissioner Franklin

**Absent:** Commissioner Bulmon, 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.**

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Luke Winchester, Chairperson

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Tyler Gutierrez, Planning Commission Secretary