



1. Public Hearing 6:15 PM

Citizens Comments limited to three (3) minutes per person - Ordinance 2023-15

Mayor Maness called the Public Hearing to order at 6:16 pm

Citizens Comments: No pros or cons voiced.

Adjourned at 6:19 pm

Present: Vice Mayor and Commissioner Bill Trivett, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Ray Justice
Absent: Commissioner Scott Hefner

2. Public Notice

The Board of Commissioners of the City of Mt. Juliet will consider the following on 2nd and final reading on October 28, 2024, at 6:15 PM:

Amend 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 section 3.103.3.7.A, commercial activities, entertainment and amusement services, to remove the seating capacity restriction on entertainment and amusement services.

Rezone from Wilson County R-1 to RS-30 PUD and annex into the corporate boundaries of the City of Mt. Juliet approximately 17.14 acres, property known as Whispering Meadows, located 0 Ritter Drive, map 076, Parcel 021.02, and located within the city's urban growth boundary and to adopt the preliminary master development plan. *This item is having a public hearing due to previous notifications to the public. The second and final reading is scheduled to be on 12/9/24. *

The public is invited to attend and comment.

Kenneth D. Martin, City Manager

City of Mt. Juliet

3. Call to Order & Declare a Quorum Present

Mayor Maness called the Board of Commissioners to order at 6:30 PM and declared a quorum present.

4. Set Agenda

Without objection Mayor Maness recommended the following:

Remove the following items from the agenda: 12. A: Godfrey Subdivision - Land Use Plan Amendment and item 12. B: Godfrey Subdivision - Rezone from RS-40 to RS-30 PUD and adopt the PMDP

Move the following to the Consent Agenda: 12. K: Reconsider the Zoning and PUD Overlay for the Nichols Vale PUD to remove the Requirement for the Perimeter Transitional Protective Buffer and Item 12.N: Authorize abandonment of a portion of the existing ROW of Rutland Drive near Golden Bear Gateway.

Add a new item that was approved at the 9/19/24 Planning Commission and advertise to amend the Land Use Plan for Golden Bear Place to be item 12.M.A.

No objections voiced.

5. Invocation & Pledge of Allegiance

Communication Director Justin Beasley

6. Approval of Minutes

Mayor Maness stated that with no objections both sets of minutes are approved, no objections voiced.

6.A. Approval of September 23, 2024 minutes [0891](#)

Attachments: [Minutes 9-23-24](#)

This Minutes were approved.

RESULT: APPROVED

6.B. Approval of Minutes of October 2, 2024 Budget Workshop [0892](#)

Attachments: [Minutes 10-2-24](#)

This Minutes were approved.

RESULT: APPROVED

7. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

Clarence Head, 200 Maple Way: Stated he agrees that with the decision of hte Planning Commission on voting down 448 Bass Lane. voiced concerns about the blasting at Tomlinson Pointe, feels the State needs to be notified and not sure who should do this. Concerned over Power Lines and the building of houses.

8. Commissioner Reports & Comments

Commissioner Justice: Thanked Parks, Police and all those who helped with Halloween in the Park. Mt. Juliet Safe Streets Steering Committee met today. They complimented our Communication Director Justin Beasley due to his notification to the residents they received over 580 surveys which is more than double of they normally receive. Quoted several statistics from the committee meeting. Including that 82% of the traffic on Mt. Juliet are not city residents.

Vice Mayor Trivett: Welcomed everyone present and watching online. Congratulations to Police Sgt. Ronan for receiving the FBI award. MJHS vs GHHS game is this Thursday. Time change is this weekend, please drive safely. Please vote, this is a freedom we have.

Commissioner Milele: Hopes to send out her Newsletter out by the end of the weekend. Please vote.

Mayor Maness: Early voting ends this week. Best of luck to those who are running. Invited everyone to attend the Mayor's Cup Football Game between two undefeated teams MJHS vs. GHHS at GHHS. Tomorrow at Corner Pub, 6 PM is the Press Conference. He does not control the scheduling of Halloween or the football schedules.

9. City Manager's Report

Thanked everyone for attending and watching. Thanked the Poll workers who have been working the early voting and will work on Election Day, next Tuesday. Shop Local and support the local businesses. New Businesses coming to Mt. Juliet: Honey Baked Ham is now open. BJ's Hot Chicken coming to Providence, KiKI's will be on Hwy. 70 along with Chipolte, Texas Roadhouse will locate on Golden Bear. Sprouts ground breaking will be soon.

10. Unfinished Business - Ordinance - Second Reading

- 10.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 SECTION 3.103.3.7.A, COMMERCIAL ACTIVITIES, ENTERTAINMENT AND AMUSEMENT SERVICES, TO REMOVE THE SEATING CAPACITY RESTRICTION ON ENTERTAINMENT AND AMUSEMENT SERVICES. [0851](#)

Sponsors: Kenneth Martin

Attachments: [3.103.3.7a Entertainment and Amusement Svcs seating capacity EntertainmentSeatingRestriction_ZOA](#)

This Ordinance was adopted.

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Ray Justice

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 2024-44

11. New Business - Resolutions & Ordinances Consent Agenda

- 11.A.** A RESOLUTION AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATE OF COMPLIANCE FOR MAPCO EXPRESS, LLC dba MAPCO #0829 LOCATED AT 126 N MT. JULIET RD, MT. JULIET, TN TO SELL WINE [0869](#)

Sponsors: City Manager Kenny Martin

Attachments: [MAPCO Express #0829 Application for Retail Food Store Wine License](#)
[MAPCO Express Certificate of Compliance](#)
[Res MAPCO Certificate of Compliance](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 58-2024

11.B. A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND COLLINS CONSTRUCTION FOR RENOVATION OF THE NEW PARKS ANNEX BUILDING [0894](#)

Sponsors: City Manager Kenny Martin

Attachments: [2024- Collins Const Contract for Parks Annex Oct 2024](#)
[2024 Res to sign contract with Collins Const for Parks Annex remodel Oct 24](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 59-2024

11.C. A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND SUTPHEN FOR THE PURCHASE OF A NEW AERIAL APPERATUS FOR THE FIRE DEPARTMENT [0895](#)

Sponsors: City Manager Kenny Martin

Attachments: [2024- Approval for new aerial apparatus to replace Tower 1](#)
[2024- Sutphen Proposal for FD aerial app Oct 2024](#)
[contract-no-prepayment-2024-fillable-2](#)
[2024 Res to sign contract for Fire Aerial App Oct 24](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 60-2024

11.D. A RESOLUTION OF THE CITY OF MT. JULIET, TENNESSEE, [0896](#)
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT
TO THE AGREEMENTS BY AND BETWEEN THE CITY OF MT. JULIET
AND THE PARENT COMPANY FOR PAVING SERVICES

Sponsors: City Manager Kenny Martin

Attachments: [2024- Est Summary - PCO 09 - added parking lot 24 1017](#)
[2024- PD HQ Change Order for paving](#)
[2024 - Approve amndmnt to Parent Co agreement for Paving](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 61-2024

11.E. A RESOLUTION DECLARING CITY OF MT. JULIET POLICE [0897](#)
DEPARTMENT SEIZED VEHICLE AS SURPLUS TO BE DISPOSED OF
AT GOVDEALS AUCTION

Sponsors: City Manager Kenny Martin

Attachments: [Exec Summ 2024 Declare PD Seized Vehicle as Surplus Oct 2024](#)
[Declare PD Seized Vehicle as Surplus Oct 2024](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 62-2024

11.F. A RESOLUTION DECLARING CITY OF MT. JULIET PROPERTY IN VARIOUS DEPARTMENTS AS SURPLUS TO BE DISPOSED OF AT GOVDEALS AUCTION

0898

Sponsors: City Manager Kenny Martin

Attachments: [Exec Sum Res Declare City Property Var Dept as Surplus Oct 2024](#)
[Declare City Property Var Depts as Surplus Oct 2024](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 63-2024

11.G. RESOLUTION APPROVING THE AWARD OF THE PROFESSIONAL SERVICES AGREEMENT CONTRACT FOR STORMWATER UTILITY ENGINEERING SERVICES BETWEEN CDM SMITH & THE CITY OF MT. JULIET AND AUTHORIZING THE MAYOR TO SIGN THE CONTRACT

0899

Sponsors: City Manager Kenny Martin

Attachments: [MSA - Mt. Juliet TN - North America Unit - Tennessee \(v1\) Stormwater Engineering ServicesDRAFT 2024-10-28, Stormwater Engineering Consultant Agreement Exec Summary 2024-10-28, Stormwater Engineering Consultant Agreement Resolution](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Resolution be adopted. The motion carried by the following vote:

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner
Enactment No: 64-2024

12.K. AN ORDINANCE TO RECONSIDER ORDINANCE 2014-05 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE NICHOLS VALE PUD, TO REMOVE THE REQUIREMENT FOR THE PERIMETER TRANSITIONAL PROTECTIVE BUFFER. [0893](#)

Sponsors: Ray Justice, Commissioner, Bill Trivett, Vice Mayor and Commissioner, Jennifer Milele, Commissioner, James Maness, Mayor

Attachments: [Nichols Vale Buffer 2024](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.N. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING ROW OF RUTLAND DRIVE NEAR GOLDEN BEAR GATEWAY. [0902](#)

Sponsors: City Manager Kenny Martin

Attachments: [2024-10-28, Ordinance to Abandon Rutland Dr. At Golden Bear ROW](#)
[2024-10-28, Ordinance to Abandon Rutland ROW - Exhibit](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12. New Business - Ordinances - First Reading

- 12.A.** AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GODFREY SUBDIVISION LOCATED AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL [0835](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [GodfreySubd ExhibitA LanduseAmendment 9-12-24](#)
[GODFREY PROPERTY LEGAL DESCRIPTION](#)
[GodfreySubdivision LUA ORD](#)

Removed from the agenda under set agenda

RESULT: TABLED

- 12.B.** AN ORDINANCE TO REZONE APPROXIMATELY 10.5 ACRES OF PROPERTY AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR GODFREY SUBDIVISION [0836](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Godfrey Subdivision LUA PMDP PUD SR](#)
[GodfreySubd ExhibitB PMDPandRezone 9-12-24](#)
[GODFREY PROPERTY LEGAL DESCRIPTION](#)
[GodfreySubdivision PMDP PUD ORD](#)

Removed from agenda under set agenda.

RESULT: TABLED

- 12.C.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 25.94 ACRES, PROPERTY LOCATED AT 448 BASS LANE, MAP 055, PARCEL 095, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [0840](#)

Sponsors: Planning Commission Negative Recommendation

Attachments: [448 Bass Ln AX SR](#)
[448 Bass Lane PoS](#)
[448BassLn ExhibitA Annexation 9-12-24](#)
[448BassLn AX ORD](#)

A motion was made by Mayor Maness, seconded by Commissioner Justice, that this Ordinance be denied. The motion failed by the following vote:

RESULT: DENIED

MOVER: James Maness

SECONDER: Ray Justice

Nay: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.D. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5 ACRES, PROPERTY LOCATED 4009 BECKWITH ROAD, MAP 078, PARCEL 21.02, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY. [0843](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [4009 Beckwith AX RZ SR](#)
[4009 Beckwith Rd PoS](#)
[4009 Beckwith Rd Annexation 8-14-24](#)
[4009BeckwithRd AX ORD](#)

A motion was made by Commissioner Milele, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Bill Trivett

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.E. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4009 BECKWITH ROAD, MAP 078, PARCEL 21.02, FROM WILSON COUNTY R-1 TO CI. [0844](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [4009 Beckwith AX RZ SR](#)
[4009 Beckwith Rd Rezone 8-14-24](#)
[4009BeckwithRd RZ ORD](#)

A motion was made by Commissioner Milele, seconded by Commissioner Justice, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: Ray Justice

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.F. AN ORDINANCE FOR A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE TOMLINSON POINTE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED AT 2844 CURD ROAD, MAP 054, PARCELS 73.00, 81.00 AND 82.02 IN THE CITY OF MT. JULIET, WILSON COUNTY, TN. [0848](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Tomlinson Pointe PUD Amend SR](#)
[Tomlinson Pointe PUD Amend 9 12 24](#)
[TomlinsonPointe PUD Amend ORD](#)

Motion made by Commissioner Justice for a \$7,500 per lot voluntary contribution for the additional 28 lots for 28 to be paid prior to recording of the Phase 7 plat, to be paid to Public Works & Engineering, 2nd by Mayor Maness.

Vote on Amendment:
 Yea: Justice, Maness, Milele, Trivett

A motion was made by Commissioner Justice, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Ray Justice
SECONDER: Bill Trivett
Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice
Absent: Commissioner Hefner

12.G. AN ORDINANCE TO REPEAL ORDINANCE 2015-09 AND ORDINANCE 2016-2 IN THEIR ENTIRETY TO ENCOURAGE HOTEL DEVELOPMENT. [0889](#)

Sponsors: City Manager Kenny Martin

Attachments: [Repeal 2015-09 2016-2 HOTEL](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Milele, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Bill Trivett
SECONDER: Jennifer Milele
Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.H. 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, TO DEFINE "HOTELS AND MOTELS" IN SECTION 6-102, USES AND STRUCTURES. **0890**

Sponsors: City Manager Kenny Martin

Attachments: [Amend Zoning Ordinance-6-102A Hotel Motel definition](#)

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Milele, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett

SECONDER: Jennifer Milele

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.I. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 434 NONAVILLE ROAD, APPROXIMATELY 1.48 ACRES, MAP 053, PARCEL 053.00, FROM RS-40 TO CNS. **0884**

Sponsors: Planning Commission Positive Recommendation

Attachments: [434 Nonaville RZ SR](#)
[434 NONAVILLE REZONE LEGAL DESCRIPTION](#)
[434 Nonaville Road Exhibit B 10 21 24](#)
[434 Nonaville Road RZ ORD](#)

Discussion was held.

A motion was made by Commissioner Justice, seconded by Mayor Maness, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ray Justice

SECONDER: James Maness

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.J. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BECKWITH BUSINESS PARK PLANNED UNIT DEVELOPMENT, BEING LOCATED AT 5158 BECKWITH ROAD, MAP 078, PARCELS 014.00, 013.01, 018.00 IN THE CITY OF MT. JULIET.

[0885](#)

Sponsors: Planning Commission Positive Recommendation

Attachments: [Beckwith Business Park PUD Amend SR](#)
[Beckwith Business Park Legal Desc](#)
[Beckwith Business Park Exhibit B 10 21 24](#)
[Beckwith Business Park PUD Amend ORD](#)

Motion made by Mayor Maness to Adopt items 13, 14, 15 & 16, under planning (numbering would need to be corrected), 2nd by Commissioner Milele.

Vote on Amendment:

Yea: Unanimous

A motion was made by Commissioner Justice, seconded by Mayor Maness, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Ray Justice

SECONDER: James Maness

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

12.L. AN ORDINANCE TO RECONSIDER PUBLIC WORKS CONDITION 1b, OF ORDINANCE 2019-01 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE LYNWOOD STATION, TO REVISE THE REQUIREMENT FOR THE GREENWAY TRAIL TO BE CONSTRUCTED BY THE 35th CERTIFICATE OF OCCUPANCY

[0900](#)

Sponsors: City Manager Kenny Martin

Attachments: [Lynwood Station Trail Reconsideration](#)

Mayor Maness read an email from Public Works Director White concerning a possible amendment..

Discussion was held.

Mayor Maness stated that an Amendment will be considered at 2nd Reading, concernign the email from Public Works Director White..

Jordon Clark, Developer: Stated he was here to answer questions and explained the project. They are asking that the 35th CO be removed and replaced with the 91st CO which is Phase 1. They will work with staff.

Discussion was held.

Commissioner Justice requested they work with Commissioner Hefner on sonething for the Senior Citizens, that was approved previously that is now being removed.

Mayor Maness asked for a drawing prior to 2nd Reading to make sure everyone knows what they are voting on.

Discussion was held.

A motion was made by Commissioner Milele, seconded by Mayor Maness, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: James Maness

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Justice

Absent: Commissioner Hefner

**12.M. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE
A. PROPERTY KNOWN AS GOLDEN BEAR PLACE PUD, LOCATED OFF
BECKWITH ROAD, MAP 078, P/O PARCEL 21.10 FROM INTERSTATE
COMMERCIAL TO MIXED USE AND P/O PARCEL 17.01, FROM
MIXED-USE TO MULTI FAMILY**

[0837](#)

Sponsors: Planning and Zoning, Tyler Gutierrez

Attachments: [Golden Bear Place FLU 9 12 24](#)
[GoldenBearPlace LUA ORD](#)

A motion was made by Commissioner Milele, seconded by Mayor Maness, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: James Maness

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, and
Commissioner Justice

Nay: Commissioner Milele

Absent: Commissioner Hefner

12.M. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), INCLUDING A REZONE FROM RS-40 TO CMU-PUD FOR GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED OFF BECKWITH ROAD, MAP 078, PARCELS 10.16, 17.01 & P/O PARCEL 21.10, IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.

0838

Sponsors: Planning Commission Positive Recommendation

Attachments: [Golden Bear Place LUA PUD Amend SR](#)
[Golden Bear Place Rezone 9 12 24](#)
[Golden Bear Place PUD Amendment 9 12 24](#)
[GoldenBearPlace PUD AMEND ORD](#)

Discussion was held.

Joe Haddix, CSDG explained the changes in the units, for a reduction to 579 vs. 660 units that were originally approved.

Discussion was held.

Mark McDonald, Jackson Avenue: Explained the changes to the project. They will look at an additional parking lot for the guests.

Discussion was held.

A motion was made by Commissioner Milele, seconded by Mayor Maness, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 11/25/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Jennifer Milele

SECONDER: James Maness

Aye: Vice Mayor and Commissioner Trivett, Mayor Maness, and Commissioner Justice

Nay: Commissioner Milele

Absent: Commissioner Hefner

13. Adjournment