



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

This was approved.

RESULT: APPROVED

1. Call to Order

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Rebecca Christenson, Commissioner Larry Searcy, Commissioner Preston George, Commissioner Ted Floyd, Commissioner Nathan Bulmon, and Commissioner Art Giles

Absent Commissioner Linda Armistead

2. Set Agenda

Joe Haddix, CSDG, 2509 Kline Ave. requested a one month deferral for items 10A, 10B, 10C. Mike Ryan, 1274 Poplar Hill Rd. requested a one month deferral of items for 9A and 9B. Commissioner Winchester set the agenda as stated.

3. Staff Reports

Staff went over their reports and answered questions from the Commission.

4. Citizen's Comments

There were no citizen comments.

5. Minutes Approval

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: David Rast

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Searcy, Commissioner George, Commissioner Floyd, Commissioner Bulmon, and Commissioner Giles

Absent: Commissioner Armistead

Abstain: Commissioner Christenson

- 5.A.** Review and Adopt the Minutes from the December 19, 2024, Planning Commission Meeting.

6. Consent Agenda

Staff went over their reports and answered questions from the commission. Chairman Winchester made a motion to postpone indefinitely item 6L. Commissioner George seconded. Chairman Winchester closed the Planning Commission meeting and opened a Public Hearing for items 6H and 6M. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission meeting. There were no citizen comments. Chairman Winchester made a motion to reconsider items 6I and 6J. Commissioner George seconded. Vote was unanimous. Chairman Winchester added increasing the sidewalk size from five to six feet. Larry Searcy seconded. Unanimously approved.

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Preston George

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

Absent: Commissioner Armistead

- 6.A.** The Development Letter of Credit (1523) in the amount of \$431,525.85 for Legacy Pointe Ph. 1 can be released.
- 6.B.** The Development Letter of Credit (9542553054-90094) in the amount of \$327,838.01 for Herrington Ph. 1 can be released.
- 6.C.** The Development Letter of Credit (9542553054-90108) in the amount of \$219,514.59 for Herrington Ph. 2 can be released.
- 6.D.** The Development Letter of Credit (7016492) in the amount of \$33,232.17 for Nichols Vale Ph. 2 Sec 2B/Mt. Juliet Commons Ph. 1 Sec. 2, can be released.
- 6.E.** The Development Letter of Credit (SLC00005672) in the amount of \$112,834.93 for Kelsey Glen Ph. 7 can be released.
- 6.F.** The Development Letter of Credit (SLC00005794) in the amount for \$179,330.98 for Kelsey Glen Ph. 8 can be released.
- 6.G.** The Development Letter of Credit (SLC00005782) in the amount of \$131,427.44 for Kelsey Glen Ph. 6 can be released.
- 6.H.** Review the Final Plat for Everett Downs Mixed Use, located at 1919 N. Mt. Juliet Rd.

Planning and Zoning:

1. Correct the side lot setbacks for corner lots, it shall be half the front yard setback.

2. Correct the setback along NMJR for lot 5.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code. Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Proposed water lines need to be labeled as proposed.
2. Add the following note: All West Wilson Utility District public water lines have a 20' wide easement. Said easement being 10' each side of the centerline of the water line.
3. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

6.I. Review the Preliminary Plat for The Godfrey Subdivision, located at 1030 Nonaville Rd.

Planning and Zoning:

1. All conditions of ordinance 2024-58 shall be adhered to.
2. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-58.
3. Vinyl and metal are prohibited as façade materials.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide decorative streetlighting at the entrance to the subdivision.
7. Landscape plan comments are via separate cover and shall be addressed before construction plans can be approved.
8. Add a note that landscape buffers shall be in open space.
9. Provide a detail of the fencing, decorative, low maintenance required.
10. Detention/retention ponds shall be screened with vegetation.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Stormwater: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
3. 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.
4. Sidewalks shall be 6 feet in width along Nonaville Road frontage.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Waterlines shown are not WWUD's design.

6.J. Review the Final Master Development Plan for The Godfrey Subdivision, located at 1030 Nonaville Rd.

Planning and Zoning:

1. All conditions of ordinance 2024-58 shall be adhered to.
2. All requirements of 5-104, single family residential guidelines, shall be adhered excepting any waivers granted via ordinance 2024-58.
3. Vinyl and metal are prohibited as façade materials.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. Provide decorative streetlighting at the entrance to the subdivision.
7. Landscape plan comments are via separate cover and shall be addressed before construction plans can be approved.
8. Add a note that landscape buffers shall be in open space.
9. Provide a detail of the fencing, decorative, low maintenance required.
10. Detention/retention ponds shall be screened with vegetation.

Public Works:

1. Previous PMDP/PUD conditions apply.
2. Stormwater: Construction Plans - Tennessee Rule 0400-10-.04 required for water quality and quantity.
3. 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.
4. Sidewalks shall be 6 feet in width along Nonaville Road frontage.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Waterlines shown are not WWUD's design.

6.K. Review the Site Plan for Chipotle, located off Rutland Drive.

Planning and Zoning:

1. All commercial design standards, of 6-103.7, shall be met.
2. Brick shall be clay, baked and individually laid.
3. All wall mounted utility equipment shall be painted in a color complimentary to the building.
4. All wall mounted lighting shall be decorative in nature. No wall packs are permitted.
5. Signage is to be reviewed via separate application to the Planning Department.
6. Once the final plat is approved for this parcel, please provide the updated/assigned address.
7. Landscape plans shall be approved prior to the submission of construction plans to Public Works. Landscape plan comments are via separate cover.

8. Identify the required loading space on the plans.
9. Provide an 10' wide multi-use path section along the Golden Bear Gateway frontage.
10. Dumpster gates shall be decorative metal, not corrugated, and the enclosure shall be bricked. Refer to 6-103.7 for details.

Public Works:

1. Stormwater: Water Quality - TN Rule 400-10-.04 applies.
2. Stormwater: Water Quality - 100-year flood detention required (with 1' freeboard).
3. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Provide detail for 1,500gal grease trap when construction plans are submitted.
6. Landscaping plans shall be approved before construction plans are approved.
7. The stop bar on the driveway shall be at least 4' from the sidewalk.
8. Curb ramps are required on the ends of all crosswalks.
9. The sidewalks must remain grade separated for as long as possible.
10. The minimum allowable width for the sidewalk between the building and the drive aisle is 5.5' from edge of building to edge of curb.
11. ADA access routes must be provided from the access aisle of both ADA space. The pedestrian access routes shall not run along the vehicular drive aisle.
12. The ADA parking spaces shall comply with the City standards for stall width.
13. The minimum allowable width for a crosswalk is 6'.
14. If there is no parking on the shared drive aisle, the width may be reduced to 24'.
15. The median shall be constructed with post curb instead of mountable, rounded curb.
16. On sheet C7.0:
 - a. Detail 12 shall show 24" wide stripes, 24" spaces, and 6' wide crosswalks.
 - b. Detail 9 shall show a minimum width of 8.5' for an ADA space if adjacent to a 8' access aisle at a 60-degree angle.
 - c. Replace Detail 3 with the City standard detail ST-204.
 - d. Detail 4 does not match the City standard for post curb. However, this detail exceeds our standard and would be supported.
17. Stormwater Coordinator: Planning's address is now 115 Clemmons Rd.
18. 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.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District

1. The proposed water line is a 12" not a 10".
2. WWUD will make taps 2" and smaller once the fees are paid.
3. To allow for room for the back flow devices they made need to be turned sideways.

6.L. **Review the Zoning Ordinance Amendment for Single Family Residential 5-104.4 Development Standards (Playground Amenities)

Item was removed from Consent Agenda and postponed indefinitely.

This Ordinance was deferred to the Planning Commission due back on 2/20/2025

RESULT: DEFERRED

MOVER: Luke Winchester

SECONDER: Preston George

6.M. Review the Final Plat for Golden Gateway lots 2 & 6, located at 1201 Rutland Dr.

Planning and Zoning:

1. No comments.

Public Works:

1. Ensure all plat certificates match verbiage from the Land Development Code.
Signing of the final plat can be delayed and final plat returned to applicant for revision if verbiage does not match the Code.
2. Record cross access easement within Lot 2 and 6.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments provided.

7. Conveyance

7.A. A RESOLUTION APPROVING THE WILSON COUNTY BOARD OF EDUCATION'S CONVEYANCE OF LAND CONTAINING WEST ELEMENTARY SCHOOL'S SEWER PUMP STATION

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

This Ordinance was **Positive Recommendation to the Board of Commissioners

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Preston George

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

Absent: Commissioner Armistead
Enactment No: 09-2025

8. Final Master Development Plan

8.A. Review the Final Master Development Plan/ Site Plan for Public Storage Golden Bear, located at 6350 Golden Bear Gateway.

Staff went over their reports and answered questions from the commission. Cooper Morris, 4301 Aspen Grove Drive, Franklin, represented the project. There were no citizen comments.

Planning and Zoning:

1. All conditions of approval for the Preliminary Master Development Plan PUD, Ord. 22-30 (Project Jolene), shall be adhered to.
2. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
3. All brick shall be clay, baked and individually laid.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
6. All signage shall be reviewed under separate application to the planning department.
7. All wall mounted exterior lighting fixtures shall be decorative. Wall packs are not permitted.
8. All bollards shall be painted a color complimentary to the building façade. No yellow bollards are permitted.
9. All fencing shall be low maintenance, decorative type.
10. Combustible landscaping material is prohibited within 3' of the building.
11. Provide architectural features to the South end of the building to break up the monotony and provide visual impact for those traveling on Rutland Road.
12. Provide a 50' wide landscape buffer, and privacy fencing along the Southern border to adequately shield the church, as noted in Ord. 22-30.
13. The site data table and the label on the site layout do not match regarding the total square footage of the building, revise.
14. HVAC shall be screened from horizontal view, via a parapet wall.
15. Revise the photometric plan to show zero light bleed at property lines adjacent to residential zoning.
16. Update the following contact information on the cover sheet, to include the correction of:
Fire Department - Chief Mark Foulks, and Fire Marshal (not inspector) to Brent Blamires.
Planning/Zoning - City Planner Jon Baughman
Building Department - Building Official Mark Kirk

Public Works:

1. Stormwater: Water Quality - TN Rule 400-10-.04 applies.
2. Stormwater: Water Quality - 100-year flood detention required (with 1' freeboard).
3. Drainage report is under preliminary review. A comprehensive review of the drainage report will take place during construction plan review.
 - a. The stormwater collection system shall be designed for a 25-year storm event, not a 10-year event.
4. Sidewalk along the parking shall be at least 7' wide.
5. No wheel stops shall be provided.

6. The dumpster drain shall tie into the stormwater collection system.
7. Roof drains shall be subsurface and connect to the storm collection system.
8. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
9. Landscaping plans shall be approved before construction plans are approved.
10. The ADA space must be as close to a building entry as possible.
11. An autoturn template will be required with the design vehicle being a single unit box truck.
12. On sheet C8-10, details 2 and 5 shall be changed to match the equivalent City of Mt. Juliet details.
13. Drive aisles with perpendicular parking shall be at least 26'. However, parking spaces only need to be 17.5' long.
14. On sheet C0-03, update pavement information note 1C to 3,500 psi concrete.
15. The utility contacts on the cover sheet are out of date. These shall be updated upon construction plans.
16. The revision block shall be updated upon construction revisions.
17. 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.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District

2. There is an existing water line along Golden Bear that is not shown the Existing Conditions sheet C1-00.
3. Need to show the existing water line along Rutland Drive. The proposed Multi-Use Path shall not be over the water line.
4. Show all existing water lines on sheet C2-00. More comments maybe forth coming once shown.
5. Show all existing water lines on sheet C4-00. More comments maybe forthcoming once shown.
6. There shall be a minimum of 18" vertical clearance at water/storm crossings. Has anyone checked the depth of the water line?
7. On Sheet C6-00 I am seeing a water valve with no water line to it?
8. The meters and backflow devices will be set on the north side of the drive.
9. The fire hydrant will not be relocated as shown.
10. If the water line is in the proposed pavement a Hold Harmless will be required.
11. Water lines shall have a minimum of 3' of cover and a maximum of 10' of cover.
12. One should show all water lines and not by scaling other plans. Once shown more comments will be forthcoming.

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Larry Searcy

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

Absent: Commissioner George, and Commissioner Armistead

Abstain: Commissioner Giles

9. Preliminary Plat

- 9.A.** Review the Preliminary Plat Modification for The Reserve at Wright Farms, located off Rothmon Blvd.

This Action Item was deferred.to the Planning Commission

RESULT: DEFERRED

- 9.B.** Review the Preliminary Plat Modification for The Wells Farm Subdivision, located at 2850 Benders Ferry Rd.

This Action Item was deferred.to the Planning Commission

RESULT: DEFERRED

10. Land Use Amendment, Annexation, Plan of Services, PMDP

- 10.A.** **Review the Land Use Plan Amendment from Medium Density Residential to Mixed Use for LC Mt. Juliet II, located at 7800 Central Pike.

This Ordinance was deferred.to the Planning Commission

RESULT: DEFERRED

- 10.B.** **Review the Annexation and Plan of Services for LC Mt. Juliet II, located at 7800 Central Pike.

This Ordinance was deferred.to the Planning Commission

RESULT: DEFERRED

- 10.C.** **Review the Preliminary Master Development Plan, Planned Unit Development with a Rezone from R-1 to CMU-PUD, for LC Mt. Juliet II, located at 7800 Central Pike.

This Ordinance was deferred.to the Planning Commission

RESULT: DEFERRED

11. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Larry Searcy

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

Absent: 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

Kenny Howell, Planning Commission Secretary