

# **Mt. Juliet, Tennessee**

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



## **Meeting Minutes - Final**

**Thursday, October 16, 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, Commissioner Larry Searcy, Commissioner Nathan Bulmon, Commissioner Art Giles, Commissioner Linda Armistead, and Commissioner Bobby Franklin  
**Absent** Vice Chair David Rast, Commissioner Rebecca Christenson, and Commissioner Preston George

**1. Call to Order**

**2. Set Agenda**

Commissioner Franklin requested item 6.M. be pulled off of the consent agenda and heard prior to item 7.A. There were no objections.  
Chairman Winchester set the agenda as stated.

**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 September 18, 2025, Mt. Juliet Planning Commission Meeting.

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

**RESULT:** APPROVED

**MOVER:** Linda Armistead

**SECONDER:** Bobby Franklin

**Aye:** Chairperson Winchester, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, and Commissioner George

**Abstain:** Commissioner Searcy, and Commissioner Giles

**6. Consent Agenda**

Commissioner Giles left the meeting to abstain from item 6.K. due to a personal and financial interest.

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing for 6.A., 6.B., 6.C. There were no citizen comments. Chairman Winchester closed the public hearing and re opened the Planning Commission meeting.

There were no citizen comments.

**6.A. Review the Final Plat for Windtree Pines Ph 8, located off Windtree Club Dr.**

Planning and Zoning:

- 1. All conditions of Ordinance 2021-11 shall be adhered to.
- 2. Building permits shall not be pulled until the final plat has been formally recorded.

Engineering:

- 1. General note: 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 revised layout of the walking trail between lots 170 and 171 shall be reflected on the plat. A public access easement shall be required on all sidewalks and trails outside of the right-of-way. Define public access easement on the legend.

WWUD:

- 1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.B.** Review the Final Plat for Bradshaw Farms Ph 2A, located off Vanner Rd.

Planning & Zoning:

- 1. All conditions of ordinance 2022-37 shall be adhered to.

Engineering:

- 1. General note: 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.

WWUD:

An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.C.** Review the Final Plat for Bradshaw Farms Ph 2B, located off Grace Rd.

Planning & Zoning:

- 1. All conditions of ordinance 2022-37 shall be adhered to.

Engineering:

- 1. General note: 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.

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. Add the following note: "All West Wilson Utility District waterlines have a 20' wide easement. Said easement being 10' each side of the center line of the water line."

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.D.** Review the Modification to the Preliminary Plat for Canebrake, located off Devonshire Dr.

Planning and Zoning:

1. No comments.

Engineering:

1. No comments.

WWUD:

1. The owner/developer should take care in the phasing of the water lines to correspond to the proposed phasing.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.E.** Review the Preliminary Plat for Rosemont, located at 1826 Benders Ferry Rd.

Planning and Zoning:

1. All requirements of ordinance 2025-02 shall be adhered to.
2. All corner lots shall be treated as critical façade lots.

Engineering:

1. No comments on the Preliminary Plat.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.F.** Review the Final Master Development Plan for Rosemont, located at 1826 Benders Ferry Rd.

Planning and Zoning:

1. All conditions of ordinance 2025-02 shall be adhered to.
2. All requirements, excepting any waivers granted, of 5-104.4 shall be adhered to.
3. Signage to be reviewed via separate application to the Planning Department.
4. Brick shall be clay, baked and individually laid.
5. Stone shall be individually laid.
6. All garage doors shall be carriage style or the like, separated with a bricked column.
7. Label all corner lots as critical façade lots.
8. Provide walking trails in open spaces for an additional amenity.
9. Provide decorative street lighting at the entrance to the subdivision.
10. Remove the wheel stop, these are not permitted.
11. The mail kiosk shall be lit.
12. Landscape buffers shall be located in open space and maintained by the HOA.

Engineering:

1. Previously approved PMDP/PUD conditions shall be adhered to.
2. Retaining walls are subject review and approval of the Building/Codes Department.
3. Road profiles to be provided at construction plans.
4. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.

WWUD:

1. There are no water lines shown.
2. The engineers and WWUD are working on the best way to service this project.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.G.** Review the Preliminary Plat for Tillman Place, located at 6235 Central Pike.

Planning and Zoning:

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
3. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.

Engineering:

1. No Comments.

WWUD:

1. No Comments.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.H.** Review the Final Master Development Plan/ Site Plan for Tillman Place, located at 6235 Central Pike.

Planning and Zoning:

1. All conditions of ordinance 2025-34 shall be adhered to.
2. All requirements of 5-103a shall be adhered to, excepting any waivers codified in ordinance 2025-34.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. All conditions of 5-104.4, single family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
6. All requirements of 5-104.1, multi-family regulations, in the zoning ordinance shall be adhered to, excepting any waivers granted and codified in ordinance 2025-34.
7. The mail kiosk shall be well lit and covered.
8. Landscape plan comments are via separate cover, all comments shall be addressed before submitting construction plans to Public Works.
9. Signage to be reviewed and approved via a separate application to the Planning Department.
10. The horse fencing shall be constructed of low maintenance materials, wood is not permitted.
11. Render and label the playground on the plans, this amenity is required before permits are issued.
12. All fencing shall be decorative, low maintenance materials.
13. Poles and posts shall be painted black and channel posts are not permitted.

Engineering:

1. All PMDP/PUD conditions shall apply.
2. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
3. A review of sewer depths shall take place at construction plan review, specifically around manhole A3.
4. The maximum difference in grade between the residential driveways and the sidewalk shall not exceed 10% in crests and 9% in sags.
5. Per Ord. 2025-34 Public Works Condition 4, the private streets shall meet the design standards of an access street.
6. The maximum slope of an access street is 5% within 50' of an intersection. Several intersections require regrading.
7. The minimum K values for the design speeds shall be met on all roads, public or private.
8. The maximum cross slope of a crosswalk (marked or unmarked) is 2% across stop controlled approaches and 5% across uncontrolled approaches at an intersection.
9. An eastbound right-turn lane and westbound left-turn lane shall be installed on Central Pike at Road A. Proper storage, decel, and taper shall be provided according to TDOT standards.
10. A northbound left-turn lane shall be installed on Pleasant Grove Road at Road B.

Proper storage, decel, and taper shall be provided according to TDOT standards. Provide dimensions on the plans.

11. The off-site improvements included in the PMDP shall be submitted under separate cover for Staff review prior to construction drawings.
12. Provide a dimension for the ROW along Road B.
13. Terminate the sidewalk on the north side of Road B at the intersection with Road C.
14. Stormwater Coordinator: Show the stream buffer width on the plans.

WWUD:

1. The water line along Pleasant Grove does not connect to the water line on Central pike as shown. They are on 2 different pressure zones.
2. The water lines shown are not WWUD’s design.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.I. Review the Site Plan for Legacy 5 MOB, located at 113 Bear Xing.**Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted by the Planning Commission.
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 masonry walls complimentary to the building and dumpster enclosure.
7. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
8. Provide landscape screening around the entire perimeter of the detention area.
9. Provide landscaping around all transformer boxes.
10. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
11. Flammable landscape ground cover is not permitted within 3' of the building.
12. Wheel stops are not permitted.
13. Provide additional landscaping around transformer boxes for screening.
14. The Planning Commission granted a waiver to 6.103.7 - to allow up to 50% of secondary materials (i.e., architectural composite metal panels) on all four sides of the building.

Engineering:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. Per the conditions of the preliminary plat approval, each lot shall pay \$2,000 per acre at the time of land disturbance permit until \$125,000 is reached for the installation of high-mast LED lighting at the I-40 interchange.
3. A letter of approval from West Wilson Utility District will be required prior to the issuance of the Land Disturbance Permit.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. Provide pedestrian access to the dumpster.
6. Stormwater: At construction plan, pull silt fence out of the contour slope of the existing pond.
7. 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. Add a note for the contractor to coordinate with WWUD about adjusting existing valve boxes.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.J. Review the Site Plan for the Proposed Restaurant, located at 1209 Rutland Dr.**Planning and Zoning:

1. Excepting any waivers/variances granted, all requirements of the commercial design regulations, 6.103-7, shall be adhered to.
2. Brick shall be clay, baked and individually laid.
3. Stone shall be individually laid.
4. Metal and vinyl shall not be used for façade materials.
5. Siding shall be fiber cement type.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments shall be addressed prior to the submittal of construction plans.
11. Signage shall be reviewed via a separate application to the Planning Department.
12. All fencing shall be constructed of low maintenance material such as aluminum. Wood is not permitted. Provide fencing details on subsequent submittals.
13. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
14. The Planning Commission granted a waiver to 6-103.7 - allowing for 61% masonry, 17% EIFS, 13% siding, 3% green wall, 6% glazing. With the condition the siding be a fiber cement material and masonry be full size, clay baked, and individually laid.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. General note: Provide standard detail of the Jarrett grease trap proposed.
5. The sizing of the pump station to serve this site and adjacent sites shall occur at construction plan review.
6. Provide handrails along the pedestrian access route if slopes exceed 5%.
7. Stormwater: Who must finish the pond to the west?
8. 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 3 services will probably be 3 different taps.
2. A Hold Harmless will need to be executed for the sidewalk within WWUD's

easement.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.K. Review the Site Plan for Faith is the Victory Church, located at 2564 N. Mt. Juliet Rd.**

Planning and Zoning:

1. Approval is conditional on whether the Board of Zoning Appeals approves another conditional use permit for the site. Construction plans shall not be submitted until a conditional use permit is granted.
2. Signage to be reviewed via a separate application to the Planning Department.
3. Landscape plan comments are via separate cover. All comments received shall be addressed prior to submitting construction plans to Public Works.
4. All poles and posts utilized on site shall be painted black, galvanized channel posts are not permitted.
5. Bollards shall be painted black.
6. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.
7. Brick shall be clay, baked and individually laid.
8. Stone shall be individually laid, natural product.
9. Identify the area of the expansion area.

Engineering:

1. Sewer availability has been requested and granted.
2. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
5. General note: EPSC measures shall not be installed in preserved landscape buffers.
6. Identify how the signal will operate during periods with traffic control officers. If the signal is in flash, an agreement between the City and the Church is needed to determine who changes the signal operations.
7. Traffic control officers shall be provided at the intersection of N. Mt. Juliet Road and Curd Road, even if the signal is in flash.
8. The Church shall request permission to utilize traffic control for events outside of Church service hours. The City/TDOT reserves the right to deny such requests if the impact is detrimental to the flow of traffic during high volume periods.
9. 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. Proposed force main and storm lines shall have an 18" minimum vertical clearance between them the water lines.
2. The relocation of the existing fire hydrant will have to be designed by WWUD.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**6.L. Review the Site Plan for the Treymor Amenity Center, located off Benders Ferry Rd.**

Planning and Zoning:

1. All conditions of ordinance 2023-27 shall be adhered to.
2. Landscape plan comments are via separate cover and any comments received shall be addressed prior to submitting construction plans to Public Works.
3. Any signage shall be reviewed and approved via a separate application to the Planning Department.
4. All brick shall be clay, baked and individually laid.
5. All poles, posts and bollards shall be powder coated black.
6. HVAC equipment shall be screened from horizontal view via masonry or landscaping.
7. The chain link fencing around the pickleball court shall be coated black.
8. Remove wheel stops from the ADA detail on sheet C5.01.

Engineering:

1. Landscaping plans shall be approved before the issuance of the erosion control permit.
2. Drainage summary under preliminary review. A comprehensive review will take place at construction plan review.
3. General note: Pool shall drain into the stormwater system.
4. Stormwater: change pool discharge not to infiltrate to grass, not pipe to storm system creating an illicit discharge.

WWUD:

1. WWUD has no comments.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Giles

**Zoning Ordinance Amendments**

**6.M.** 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 8-207.3. MINIMUM LOT AREA IN PUD OVERLAY DISTRICTS

Commissioner Giles returned to the meeting.  
Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

1. The Planning Commission recommended we eliminate all minimums and defer to the minimum lot sizes in the base zoning of the districts.

A motion was made by Commissioner Franklin, seconded by Commissioner Giles, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

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

**MOVER:** Bobby Franklin

**SECONDER:** Art Giles

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, and Commissioner George

**7. PUD Amendments**

**7.A.** AN ORDINANCE AMENDING ORDINANCE 2024-52 TO GRANT RELIEF FROM CERTAIN CONDITIONS OF THE PREVIOUSLY APPROVED PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), LAST AMENDED IN NOVEMBER 2024, TO ALLOW FULL ACCESS DRIVEWAYS ON THE COLLECTOR ROAD BETWEEN GOLDEN BEAR GATEWAY AND BECKWITH ROAD, AND TO VOID PUBLIC WORKS CONDITIONS 9, 11(H), AND 13.

Staff reviewed their reports and answered questions from the commission.  
Mark McDonald, 115 Jackson Blvd Nashville, TN, represented the project.  
Todd Serbent Clarified the left turn lane into Wawa is to code. The issue is the left out onto GB Gtwy. It does not meet the required stopping distances.  
There were no citizen comments.

A motion was made by Commissioner Bulmon, seconded by Commissioner Giles, that this Ordinance be **\*\*negative recommendation** to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

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

**MOVER:** Nathan Bulmon

**SECONDER:** Art Giles

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, and Commissioner George  
Enactment No: 2025-55

**8. Site Plans, Final Master Development Plans**

**8.A.** Review the Final Master Development Plan/ Site Plan for McDonald's, located at 8776 Golden Bear Gtwy.

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

Planning and Zoning:

1. All conditions of ordinance 2024-04 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. Metal and vinyl shall not be permitted for façade materials.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments are via separate cover and all comments received shall be addressed prior to the submittal of construction plans to Public Works.
11. Signage shall be reviewed via a separate application to the Planning Department.
12. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
13. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. The site shall use a Jarrett 1,500gal grease trap. Provide standard detail within the site plan set.
5. Changes to the site access are likely if the Golden Bear Place PUD amendment is passed.
6. Fix dimensions on sheet C-3.2.
7. The site shall utilize standard commercial type driveways.

WWUD:

1. The 12" water line shown on the north side of Golden Bear Circle is a proposed

- water line and has not been installed at this time.
2. There is a proposed 12” water line that is not shown that will be at the western portion of the property. The water service shall come off this line not as shown on the plans.
  3. The proposed Multi-Tenant sign as shown will be the WWUD easement once the proposed water line is installed. It needs to be moved.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Nathan Bulmon

**SECONDER:** Art Giles

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, and Commissioner George

- 8.B.** Review the Site Plan for Hickory Station West, located at 261 W Main St.  
Staff reviewed their reports and answered questions from the commission.  
There were no citizen comments.

Planning and Zoning:

1. All requirements of Article VI shall be adhered to, except any waivers granted by the Planning Commission.
2. All brick shall be clay, baked and individually laid.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
5. Parking lot lighting fixture poles shall be painted black.
6. All bollards shall be painted a color complimentary to the building façade, not yellow.
7. Wheel stops are not permitted.
8. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
9. All signage shall be reviewed under separate application to the Planning Department. Please be advised that monument signage will require a plat with the location outside of any PUDE's.
10. Combustible landscaping materials are prohibited within 3' of the building, i.e. mulch.
11. Provide a decorative trash can and wave style bike rack details.
12. Provide architectural features such as windows or inlays, on the side elevations.
13. All parking area islands shall include grass and/or trees, not mulch, stone or any other material.
14. Correct the building setbacks on the layout sheet.
15. Rooftop mechanical equipment shall be screened via masonry parapet walls, screen walls around the only the mechanical equipment are not permitted.

Engineering:

1. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. An approval letter from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
4. Provide written permission to access Hickory Station Lane from the property owner at construction plan review. An easement is allegedly provided to the previous landowner per developer.
5. The sidewalk along the eastern frontage shall align perpendicular to the crosswalk. The sidewalk may have to be moved off the edge of curb to accommodate the crosswalk.

- 6. Remove erroneous hatching, leaders, and references from the plans.
- 7. Replace the curb and gutter detail with the City standard detail.
- 8. 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. Storm lines and sewer lines which cross the existing water line shall have a minimum of 18” vertical clearance.

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

**RESULT:** APPROVED WITH CONDITIONS

**MOVER:** Larry Searcy

**SECONDER:** Nathan Bulmon

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, and Commissioner George

**9. Keelean Property**

**9.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5.21 ACRES OF PROPERTY AT 3971 BECKWITH ROAD MAP 078, PARCEL 021.06, THE PROPERTY BEING LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.**

Staff reviewed their reports and answered questions from the commission.

Chairman Winchester proposed removing item 9.A. from the table, there were no objections.

Chairman Winchester proposed items 9.A. & 9.B. be heard together, there were no objections.

There were no citizen comments.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing for 9.A. there were no citizen comments. Chairman Winchester closed the public hearing and reopened the Planning Commission meeting.

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 11/10/2025. The motion carried by the following vote:

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

**MOVER:** Art Giles

**SECONDER:** Linda Armistead

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, and Commissioner George

**9.B. AN ORDINANCE TO REZONE PROPERTY LOCATED AT 3971 BECKWITH ROAD, APPROXIMATELY 5.21 ACRES, MAP 078, PARCEL 021.06 FROM WILSON COUNTY R-1 TO CI, INTERCHANGE COMMERCIAL**

A motion was made by Commissioner Giles, seconded by Chairperson Winchester, that this Ordinance be **\*\*Positive Recommendation to the Board of Commissioners**, on meeting date of 11/10/2025. The motion carried by the following vote:

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

**MOVER:** Art Giles

**SECONDER:** Linda Armistead

**Aye:** Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:** Vice Chair Rast, Commissioner Christenson, and Commissioner George

**10. Charlie's Place**

**10.A.** AN ORDINANCE TO REZONE APPROXIMATELY 4.86 ACRES OF PROPERTY KNOWN AS CHARLIES PLACE, LOCATED ON WEST CALDWELL STREET, MAP 072I, GROUP B, PARCELS 002.00 & 003.00, FROM RS-40 TO CTC-PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR A MIXED-USE DEVELOPMENT ON MAP 072I, GROUP B, PARCELS 001.01, 002.00, 003.00, 004.00 & 010.00.

Staff reviewed their reports and answered questions from the commission.

Todd Serbent stated staff supports signal at W Caldwell and NMJR for safety reasons but advised the board to consider the traffic impact.

Commissioner Franklin spoke about inadequate parking and there being too much development in too little space.

Commissioner Bulmon spoke to the negative impact on existing schools, spoke against the variance on the height.

Commissioner Armistead confirmed received letters in support of the development, but does not think the area has sufficient room for the density.

Chairman Winchester spoke against the height of the building and lack of parking.

Mike Ryan, Lose Design, 2809 Foster Ave Nashville, TN represented the project as the engineer.

Jonny Wagner, 3 South 9th Street, represented the project, stated secondary materials hardy cementitious material and not vinyl.

Judd Sellars, 2229 N Mt Juliet Rd, represented the project as the developer.

Jonny Wagner, thanked staff and stated the parcels must be combined to share storm water control measures.

Tom Smith, 881 Time Blvd, Nashville, represented the project, spoke about how they sought to contribute to the desired Downtown Mt. Juliet.

Jonny Wagner spoke to the traffic and parking study saying they have staff support.

Bob Heatherly, 63 W Caldwell St, spoke out against item 10.A.

Eakes, 56 W Caldwell St, spoke out against item 10.A.

Bobby Colson 78 W Caldwell St, spoke out against item 10.A.

Richard Stakenlaw 80 W Caldwell St, spoke out against item 10.A.

Zack Atwood 89A W Caldwell St, spoke out against item 10.A.

Karen Wynn 57 3rd Ave N, spoke out against item 10.A.

William Hayes Beasley Jr. 101 W Caldwell St, spoke out against item 10.A.

Paul Rankhorn 96 W Caldwell St, spoke out against item 10.A.

Mike Arse 50 W Caldwell St, spoke out against item 10.A.

Terry Voyles, 64 W Caldwell St, spoke out against item 10.A.

Donald Eakes, 56 W Caldwell St, spoke out against item 10.A.

Analisa Grey 52 W Caldwell St, spoke out against item 10.A.

Vince King, 24 4th Ave, spoke out against item 10.A.

Mike Ryan, Lose Design, 2809 Foster Ave, praised the staff of the city of Mt. Juliet.

Planning and Zoning:

1. Mixed Use, Multi-Family and Commercial Design Standards shall be met, unless waivers/variances are granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.

4. Preserve as many existing trees as possible on the site.
5. Provide the address on the cover sheet.
6. Decorative trash cans and bicycle racks are required in logical locations throughout the PUD.
7. Dumpster enclosures shall meet the City's requirements, including a brick/stone enclosure to match the building, decorative metal gates and a pedestrian door.
8. Preserve all perimeter trees to utilize for buffers, supplemental plantings may be utilized.
9. Gas grilling areas shall be set in a stone base, benches, trash receptacles, bike rack and other required amenities for the apartments shall be identified on the FMDP and shall comply with codes.
10. All landscaping throughout the development shall be irrigated.
11. The proposed roof mounted HVAC equipment shall be screened from horizontal view via a parapet wall, per code.
12. All wall mounted mechanical and/or utility equipment shall be screened from horizontal view via a masonry wall.
13. All signposts, poles and bollards shall be powder coated black, channel posts are not permitted.
14. All parking lot and building mounted exterior lighting fixtures shall be decorative.
15. Provide extra/additional parking lot lighting throughout the development.
16. 7' wide sidewalks shall be provided along parking areas to accommodate vehicle overhang.
17. Wheel stops are not permitted.
18. Staff recommends considering a design update more conducive to the overall vintage feel of the existing buildings within the Sellars development located on both sides of N. Mt. Juliet Rd. and also inclusive of the downtown district.
19. Provide the location/area of the mail kiosk at site plan/final master development plan submittal.
20. Provide evidence from RJ Corman that indicates they are ok with using the railroad r-o-w for improvements.
21. Provide a sidewalk connection to 3rd Avenue.

Engineering:

1. The following variances are requested as part of the PMDP:
  - a. [Zoning 9-103.2] Request to reduce the required parking by 15% - SUPPORTED based on the shared parking analysis. No parking may be reserved for a single land use.
2. W. Caldwell Street shall be widened to at least 24' between N. Mt. Juliet Road and Third Avenue.
  - a. On-street parking may be constructed along the frontage. Spaces shall be 8' wide and 22' long, excluding the width of the gutter. The sidewalk adjacent to the spaces shall be 7' wide.
3. A sidewalk shall be constructed from the site frontage to N. Mt. Juliet Road. The crosswalk may cross to the north side of W. Caldwell St, however a RRFB is required for the midblock crossing.

4. A traffic signal is required at the intersection of N. Mt. Juliet Road and W. Caldwell St/E. Caldwell St. to provide safe egress from this development. This signal shall be installed and operation at the first CO.
  - a. This signal requires split phasing on the minor approaches due to the offset between approaches.
  - b. The signal shall be preempted for both the railroad crossing and MJFD vehicles.
  - c. A coordination and time of day plan shall be prepared and implemented for all signals between Curd Road and Old Lebanon Dirt Road prior to activating the new signal.
  - d. The existing southbound queues on N. Mt. Juliet Road back through the intersection. An additional signal is expected to exacerbate the queues.
  - e. Installation of the signal is subject to TDOT approval.
5. An eastbound left-turn lane shall be installed on W. Division St at Fourth Avenue. This turn lane shall include at least 50' of storage and appropriate tapers.
6. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
7. ADA parking shall be provided for all buildings. A total of 8 ADA spaces are required, with each building requiring at least one van accessible space.
8. The crosswalk between building and the eastern sidewalk shall align with the sidewalk along the south face of the buildings.
9. Sidewalks adjacent to parking shall be at least 7' wide.
10. The driveways shall match the City's standard detail for non-residential driveways.
11. All pedestrian facilities shall be ADA compliant.
12. Sidewalks are required along the Third Ave frontage.
13. Provide written confirmation from RJ Corman that parking and stormwater runoff is allowed to encroach on the railroad ROW before project is presented before the BOC.
14. Grinder systems or on-site step systems will not be allowed for this development.
15. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
16. All sewer main (minus laterals) shall be public and within a 20'(minimum) easement.
17. A macerator will be required for this development.
18. Onsite sewer routing has been established. The developer will continue to coordinate with staff to adjust the sewer service for the homes on W Caldwell Street.
19. Pool shall drain into the stormwater system.
20. Stormwater Coordinator: Building and dumpster pad proposed locations are currently occupied by a pond and water quality unit that have an active long-term maintenance agreement in place. The developer shall adjust the maintenance agreement as changes to existing infrastructure are made.

WWUD:

- 1. There are no water lines shown.

A motion was made by Commissioner Bulmon, seconded by Commissioner Armistead, that this Ordinance be **\*\*negative recommendation** to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

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

**MOVER:**           Nathan Bulmon

**SECONDER:**       Linda Armistead

**Aye:**               Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Armistead, and Commissioner Franklin

**Absent:**           Vice Chair Rast, Commissioner Christenson, and Commissioner George

**Abstain:**         Commissioner Giles

**11. Courtyards at McFarland**

**11.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 39.34 ACRES, PROPERTY LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03, LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY**

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

Commissioner Armistead left the meeting.

Chairman Winchester closed the Planning Commission meeting and opened a public hearing. There were no citizen comments. Chairman Winchester closed the public hearing and re opened the Planning Commission meeting.

Board is in recess. 5 Min.

Board is in session 9:02 pm.

Commissioner Armistead returned to the meeting.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

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

**MOVER:**           Luke Winchester

**SECONDER:**       Bobby Franklin

**Aye:**               Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, and Commissioner Franklin

**Nay:**               Commissioner Giles

**Absent:**           Vice Chair Rast, Commissioner Christenson, Commissioner George, and Commissioner Armistead

**11.B. AN ORDINANCE TO REZONE APPROXIMATELY 39.34 ACRES OF PROPERTY AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCELS 001.00 & 001.03 FROM WILSON COUNTY R-1 TO CMU PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE COURTYARDS AT MCFARLAND**

Staff reviewed their reports and answered questions from the commission. Jay Easter, Ragan Smith, 315 Woodland St Nashville TN, represented the project as the engineer.

Joe Stephano 3460 E Division St. spoke out against the additional traffic without widening E Division St. and asked for a greenway path to be established on E. Division St.

Planning and Zoning:

1. Provide a phasing plan.
2. Commercial structures shall adhere to the design guidelines found in 6-103.7.
3. All requirements of the City’s subdivision regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
4. All bulk standards 5-103A and 6.103A shall be adhered to excepting any waivers granted by the Board of Commissioners.
5. The 5-104.7 multi-family residential zoning regulations shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
6. All requirements of 6-103A shall be adhered to, excepting any waivers and variances approved by the Board of Commissioners.
7. The Planning Commission Supported a waiver to 5.103A - Bulk regulations for RM 8 zoning (residential component of the mixed use development). A waiver is requested to reduce the minimum lot area, lot width and yard requirements for the residential homes and townhomes within the development to those shown on the site data table. The commercial portion shall comply with CMU zoning regulations. The request is due to the shared side courtyards of the home, the inclusion of townhomes, pedestrian friendly streetscape and reduced driveway lengths to not allow parking.

a. Minimum lot area requirement: 10,000 sf.

Minimum lot area provided- Townhomes 2,976 sf, Single Family 5,400 sf with average lot area of entire development at 4,547 sf.

PLANNING COMMISSION SUPPORTS

b. Minimum lot width required : 100’

Minimum lot width provided: Townhomes, 32’ and Single Family 53’ at building setback.

PLANNING COMMISSION SUPPORTS

c. Minimum setbacks for CMU (residential portion): 30’ Front, 10’ Side and 20’

Rear

Minimum setbacks provided:

Front loaded single family- 30’ front, 5’ side, 17’ rear

Alley loaded single family- 10' front, 5' side, 17' rear

Alley loaded townhomes- 10' front, 0' side, 5 rear with 20' building separation.

PLANNING COMMISSION SUPPORTS

8. The Planning Commission supported a waiver request to the residential supplemental regulations on architecture for all residential facades and the clubhouse. Minimum of 65% would be required to be brick/stone and up to 35% per side may be hardie/fiber cement, stucco or other cementitious material for the residential structures. A minimum of 75% brick/stone would be required on the clubhouse with up to 25% hardie/fiber cement, stucco or other cementitious material, with vinyl permitted only in soffits provided:
  - a) No two house plans and elevations shall be situated and built next to one another,
  - b) No two house plans and elevations shall be situated and built across the street from one another.
  - c) High visibility lots shall have 100% brick/stone.
  - d) High visibility lots shall not have blank end facing the street side and shall
  - e) include architectural features such as optional window packages and or fireplaces.
  - f) The use of vinyl shall be prohibited.
  - g) Two garage doors shall be provided with a 2' brick column to separate. Garage
  - h) doors shall be carriage style.
  - i) Identify secondary material.
9. The Planning Commission supported a waiver to 5-104.4 - Garage doors separate by a masonry column for single family residential.
10. Screen residential HVAC units with landscaping or masonry. Specify this and verify the location of such equipment on the FMDP submittal.
11. All building mounted exterior lighting fixtures, shall be decorative, provide details at FMDP submittal.
12. Paint exterior wall mounted utility and meter equipment to match the façade it is attached to.
13. Mail retrieval areas shall not count towards improved open space.
14. Brick shall be clay, baked and individually laid.
15. Stone shall be individually laid.
16. Rooftop utility equipment shall be screened entirely from horizontal view via parapet walls.
17. Provide decorative street lighting throughout, also provide street light details at FMDP submittal. The maintenance and operating cost shall be the responsibility of the HOA.
18. Ensure light bleed from the amenity center and commercial area do not negatively impact the residential lots nearby. A photometric plan shall be required at FMDP submittal.
19. Mail kiosks shall be covered and well lit and include designated parking.
20. All amenities shall be completed by issuance of the 75th certificate of occupancy.
21. Provide farm style fencing along both the Old Lebanon Dirt Road, and East Division property lines to enhance the street scape. Fencing shall be decorative and

- constructed of low maintenance materials.
22. Provide enhanced landscaping around all detention/retention areas.
  23. Provide a lighted fountain in any wet pond.
  24. Street facing, single family detached, garage doors shall be separated by a 24" bricked column and shall be carriage style (or decorative in nature).
  25. Signage to be reviewed via separate application to the Planning Department.
  26. Preserve as many trees as possible, especially around perimeter. Provide a tree preservation plan with FMDP submittal.
  27. Existing trees can be utilized for perimeter buffer, should a tree survey be prepared and the material meet code requirements.
  28. Parking for commercial uses shall be determined when users are identified.
  29. Provide decorative low maintenance fencing and enhanced landscaping around the perimeter of the cemetery. Provide details at FMDP submittal.
  30. A complete landscape plan will be required at FMDP submittal.
  31. Provide formalized location of trail routing at FMDP submittal.
  32. Provide formalized elevations to include all materials and percentages at FMDP.
  33. Please provide information within the deeds and covenants, keeping this development age restricted in perpetuity.
  34. Provide a landscape buffer where residential units are adjacent to the commercial use area.
  35. The commercial portion of the development shall be completed by the 75th Certificate of Occupancy.
  36. No C/O's shall be issued after the 75th until the commercial portion of the project is complete.
  37. Provide a community garden.
  38. Provide a declaration of covenants and restrictions stating the residential portion of the development will follow Federal HOPA regulations in perpetuity.

Engineering:

1. The following variances or waivers are being requested:
  - [Sub. 4-103.3] to allow private streets: Planning Commission Supported
  - [Sub. 4-104.405] to allow stubbing an access street to an adjacent property: Planning Commission did not Support.
  - [Zoning 5-104.4 (10)] to allow front loading lots on an access street: Planning Commission Supported only on one side of the street. The current plan shows two additional lots on the other side of the street to be accessed by the alley or private drive.
  - [ST-121] Waiver to allow the proposed 55' right-of-way cross section on Road B: Planning Commission Supported.
  - [Zoning 9-104.3] to reduce the drive aisle width from 15' to 12' adjacent to parallel parking: Planning Commission Supported.
2. If wet ponds are used, aeration shall be provided.
3. In the event karst features are encountered during grading, a licensed geotechnical engineer shall document the feature, and the feature shall be located by a licensed surveyor. If the feature is to be remediated, the geotechnical engineer shall provide a

- remediation plan to the City for approval. Efforts will be made to minimize any remediated features within building envelopes.
4. All sewer shall be public (minus laterals) and be within a 20' (minimum) easement.
  5. Determination if public sewer allowance in an alley will be determined with FMDP submittal.
  6. No onsite grinder systems or step systems will be allowed for this development.
  7. In lieu of the required sidewalk within the Division Street ROW, staff requests a 10' private trail within an access easement on the HOA open space along the site.
  8. Traffic calming devices shall be installed on Road A. The type of devices and location shall be determined at FMDP. All traffic calming devices must comply with ITE guidance.
  9. The developer has agreed to provide a 50' ROW dedication to the City for the City's widening project of East Division Street.
  10. Road A shall be a public street and not gated.
  11. Road B shall be a private street and no longer stub to easterly property.
  12. The developer has agreed to designate the open space just south of the ROW dedication on East Division Street as a PUDA and slope easement in preparation for the City's project of the widening of East Division Street. Continued coordination shall take place as the City project progresses.
  13. E. Division Street shall be improved to include a 12-foot-wide eastbound travel lane and a 4' paved shoulder (full depth asphalt section) with a 4:1 or flatter backslope along the project frontage. In addition, E. Division Street shall be resurfaced along the project frontage. The following considerations shall be included in the improvement:
    - The City will have to annex E. Division Street between Clemmons Road and Old Lebanon Dirt Road for this improvement to be made. The development team shall notify the Director of Engineering approximately 120 days prior to mobilization to start the annexation process.
    - This improvement shall be made before the signing of the first final plat.
    - The backslope shall be free of any fixed object that is not crash rated.
  14. A left-turn lane with at least 50' of storage and adequate taper shall be installed on E. Division Street at the project entrance. This improvement shall be made prior to the signing of the first final plat.
  15. Any utilities relocated during this development shall be relocated to a location compliant with the City's E. Division Street widening project at the developer's expense.
  16. Choke points or bulb outs shall be provided on the one-way roads between the buildings to provide traffic calming as shown on the plans.
  17. The one-way streets shall include curb and gutter on one side with post curb on the other. The road shall slope down to the gutter at a slope on 2%. The sidewalk on the one-way streets shall be 7' wide (inclusive of curb width) to allow continuous pedestrian access with vehicle intrusions such as open doors.
  18. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
  19. 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.

- 20. All alleys and one-way streets will be private.
- 21. No parking shall be provided on the alleys.
- 22. Sidewalks abutting parking shall be at least 7’ wide (inclusive of curb width).
- 23. All pedestrian facilities shall comply with ADA and PROWAG standards.
- 24. Adequate sight distance shall be provided at all intersections. Sight distance profiles shall be provided at FMDP.
- 25. The centerline of Road A and Road C shall align with the centerline of the McFarland Farms entrances across Old Lebanon Dirt Road.
- 26. All parking lots shall meet or exceed the dimensions provided in Article IX of the Zoning Ordinances.
- 27. EPSC measures shall not be installed in the buffer.
- 28. Ensure the sidewalk around the pond aligns with the sidewalk across the street.
- 29. Provide traffic calming devices to be finalized at FMDP.

WWUD:

- 1. The water lines shown are not WWUD’s design.
- 2. Roadway improvements shown will require water line relocations.

A motion was made by Chairperson Winchester, seconded by Commissioner Franklin, that this Ordinance be **\*\*Positive Recommendation** to the Board of Commissioners, on meeting date of 11/10/2025. The motion carried by the following vote:

**RESULT:**       **\*\*POSITIVE RECOMMENDATION**  
**MOVER:**        Luke Winchester  
**SECONDER:**   Bobby Franklin

**Aye:**            Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:**        Vice Chair Rast, Commissioner Christenson, and Commissioner George

**12. Adjourn**

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

**RESULT:**        ACCEPTED  
**MOVER:**        Larry Searcy  
**SECONDER:**   Bobby Franklin

**Aye:**            Chairperson Winchester, Commissioner Searcy, Commissioner Bulmon, Commissioner Giles, Commissioner Armistead, and Commissioner Franklin

**Absent:**        Vice Chair Rast, Commissioner Christenson, and Commissioner George

**\*\*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