



Mt. Juliet, Tennessee
Thursday, May 15, 2025 6:30 PM
Planning Commission
Meeting Minutes - Draft

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

Members: Luke Winchester, Rebecca Christenson, 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, Todd Serbent, Traffic Engineer, Samantha Burnett, City Attorney

1. Call to Order

Chairman Winchester called the meeting to order.

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

2. Set Agenda

Chairman Winchester set the agenda item that item 6.D. be removed from Consent requested by Commissioner Art Giles. There were no objections.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Joan Giltner 1409 Tate Ln spoke about item 10.A in support of the connection to Due West and Tate Ln. In Support of the original plan of a fence with the vegetative barrier and in support of 100% brick as well as a strict construction timeline.

Sharon Nowlin 1409 Tate Ln spoke about item 10.A. and the materials waiver proposed and in favor of the original approval.

Jim Hunter 1478 Tate Ln spoke about item 10.A and against the proposed privacy wall and in support of the connection to Due West.

5. Minutes Approval

5.A. Adopt the Minutes from the April 17, 2025, Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: David Rast

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

Abstain: Commissioner Giles

6. Consent Agenda

Staff reviewed their reports and recommended approval and positive recommendations with the conditions listed and answered questions from the commission.

There were no citizen comments.

Chairman Winchester closed the Planning Commission Meeting and opened a Public Hearing for items 6.C, 6.H & 6.I. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission Meeting.

6.A. The Sewer Letter of Credit (55110653) for Enclave at Providence Central in the amount of \$120,619.50 can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

6.B. The Sewer Letter of Credit (700005284) for Wynfield Ph. 4 in the amount of \$131,724.00 can be released.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Commissioner Bulmon, Commissioner Giles, and Commissioner Armistead

Absent: Floyd

6.C. Review the Final Plat for Benders Cove Ph. 1, located off Benders Ferry Rd.

Planning and Zoning:

1. All conditions of ordinance 22-27 shall be adhered to.
2. Provide perimeter landscaping around detention/retention ponds.

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. All punch list items from Public Works/Utilities must be completed prior to the signing of the final plat.
3. Reference any recorded sewer easements in this phase of construction.
4. CO requirements associated with this phase of construction (all to be done by the 1st CO):
 - a. Provide full 3-lane section on Bender's Ferry Road along the project frontage
 - b. Widen Benders Ferry to 3 lanes (33' wide) from Lebanon Road to the southern boundary of the site.
 - c. Provide a dedicated, southbound right turn lane on Benders Ferry Road at Lebanon Road to allow for separate left, through, and right-turn lanes.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. If the water lines are shown where they are actually located, one should be prepared to relocate them.
2. A review will be conducted when the water lines are shown in the correct location.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Action Item be approved, subject to the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

- 6.E.** Review the Site Plan for Legacy 5 MOB located at 113 Bear Crossing.
Staff reviewed their reports and answered questions from the commission.

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to.
2. All brick shall be clay, baked and individually laid.
3. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
4. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
5. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
6. Provide a decorative trash can and bike rack at the front of the building. Details provided but location not verified.
7. Provide crosswalk striping in the parking lots to provide safe pedestrian pathways throughout the site. Specifically by the southeast entrance near the dumpster, at Bear Xing entrance, and the north entrance.
8. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
10. Detention/retention ponds shall be screened with adequate vegetation.
11. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
12. When the final plat is submitted, please show the cross access easement to Lots 4 and 6. __

Public Works:

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. TN Rule 400-10-.04 need at construction plans.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Sewer availability requested.
6. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
7. Additional ADA spaces may be needed depending on the type of medical office.

Wilson County Schools:

- 1.No comments provided.

West Wilson Utility District:

1.The WWUD has no comments.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

6.F. Review the Final Master Development Plan for Silver Springs Ph. 8-13 located on Karen Drive.

Planning and Zoning:

1. All conditions of Ordinance 2025-04 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, excepting any waivers granted via ordinance 2025-04.
3. Two car, street-facing garages shall include two doors separated via a masonry column.
4. Driveways shall be at least 22' long and 18' wide.
5. Landscape plan comments are via separate cover, all comments shall be addressed prior to submitting construction plans to Public Works.
6. Provide enhanced landscaping around the pump station.
7. All detention/retention areas shall have their perimeter screened with vegetation.
8. Provide a development timeline in the plan set.
9. Provide elevations for all sides of the homes.
10. Brick shall be clay, baked and individually laid.
11. Stone shall be individually laid.
12. For all wet ponds, please include aeration with lighted fountains.
13. All landscape buffers shall be located in open space and maintained by the HOA, add a note.
14. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
15. Provide decorative streetlighting through the subdivision within the new phases.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Provide drainage report for preliminary review to remain on the May 2025 Planning Commission agenda.
3. Provide profiles for the sewer mains.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A construction entrance shall be provided to Lebanon Road.
6. The sidewalks for these phases must connect to the existing sidewalks on Mill Cove

- Road.
7. The temporary turnaround on Mill Cove Road shall be removed when the street is extended.
 8. Curb ramps shall be included at all intersections at construction plan review.
 9. The grades of all roads and intersections will be evaluated during construction drawing review.
 10. The shared-use path on Bender's Ferry Road shall be constructed prior to the 35th CO._

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Action Item be approved subject to the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

6.G. Review the Preliminary Plat for Silver Springs Ph. 8-13 located on Karen Drive.

Planning and Zoning:

1. All conditions of Ordinance 2025-04 shall be adhered to.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered to, excepting any waivers granted via ordinance 2025-04.
3. Two car, street-facing garages shall include two doors separated via a masonry column.
4. Driveways shall be at least 22' long and 18' wide.
5. Landscape plan comments are via separate cover, all comments shall be addressed prior to submitting construction plans to Public Works.
6. Provide enhanced landscaping around the pump station.
7. All detention/retention areas shall have their perimeter screened with vegetation.
8. Provide a development timeline in the plan set.
9. Provide elevations for all sides of the homes.
10. Brick shall be clay, baked and individually laid.
11. Stone shall be individually laid.
12. For all wet ponds, please include aeration with lighted fountains.
13. All landscape buffers shall be located in open space and maintained by the HOA, add a note.

14. The mail kiosk shall be covered, well-lit and include at least one designated parking space.
15. Provide decorative streetlighting through the subdivision within the new phases.

Public Works:

1. Previously approved PMDP/PUD conditions apply.
2. Provide drainage report for preliminary review to remain on the May 2025 Planning Commission agenda.
3. Provide profiles for the sewer mains.
4. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
5. A construction entrance shall be provided to Lebanon Road.
6. The sidewalks for these phases must connect to the existing sidewalks on Mill Cove Road.
7. The temporary turnaround on Mill Cove Road shall be removed when the street is extended.
8. Curb ramps shall be included at all intersections at construction plan review.
9. The grades of all roads and intersections will be evaluated during construction drawing review.
10. The shared-use path on Bender's Ferry Road shall be constructed prior to the 35th CO._

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Water lines shown are not WWUD's design.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Action Item be approved subject to the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

6.H. Review the Final Plat for the property located at 615 Rutland Drive.

Planning and Zoning:

1. Provide an address for the new lot.
2. Add right-of-way dedication to the purpose statement.
3. Remove note #13, this is not required for accessory structures.
4. Planning Commission Secretary will not sign the plat until the associated rezone has

passed the 2nd reading with the Mt. Juliet Board of Commissioners.

Planning and Zoning:

1. Ensure all applicable plat certificates are present and match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. No comments.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Action Item be approved subject to the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

- 6.I.** **Review the Annexation request, including a Plan of Services for S. Greenhill Road from near Map 053, Parcel 152.00 to near Map 053, Parcel 153.00.

A motion was made by Commissioner George, seconded by Commissioner Searcy, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

- 6.J.** 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 6-102A, USES PERMITTED IN COMMERCIAL AND MIXED-USE DISTRICTS, TO INCLUDE SINGLE FAMILY AND DUPLEX DWELLINGS IN MIXED USE PLANNED UNIT DEVELOPMENTS

A motion was made by Commissioner George, seconded by Commissioner Searcy,

that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 6/9/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd

Final Plat

6.D. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING R-O-W OF 2ND AVENUE SOUTH AND ACCEPTANCE OF A PORTION OF MT. JULIET CHURCH OF CHRIST PROPERTY, BOTH LOCATED AT 1940 NORTH MT. JULIET ROAD, MAP 055, PARCEL 95.00.

Staff reviewed their reports and answered questions from the commission.

Jon Baughman stated that this is a recommendation item to the BOC because of the ROW abandonment.

Tim Martin, 1940 NMJR represented the project.

There were no Citizen Comments. Chairman Winchester closed the Planning Commission Meeting and opened a Public Hearing. There were no citizen comments. Chairman Winchester closed the Public Hearing and reopened the Planning Commission Meeting.

Planning and Zoning:

1. Revise the title of the plat to accurately reflect what is accomplished with this plat.
2. There are two "lot 2's", revise to include "lot 3".
3. Revise the purpose statement to include the access easement and consolidation of two lots.
4. Add note that states "Should it be determined that the section of bridge, located in the southeast corner of the property, is owned by the Mt. Juliet Church of Christ, owner agrees to dedicate said portion to the City of Mt. Juliet."

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. ROW abandonment is subject to review and approval by the Board of Commissioners.
3. Add note that states that all PUDE's outside the public ROW are not the maintenance responsibility of the City of Mt. Juliet.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. 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.
2. The water line shown on 2nd Avenue does not exist as shown.

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 Giles, seconded by Vice Chair Rast, that this

Final Plat be given a positive recommendation subject to the conditions listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Art Giles

SECONDER: David Rast

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

Absent: Floyd

7. Rezone

7.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 718 MONTICELLO DRIVE, APPROXIMATELY 16 ACRES, MAP 076, PARCEL 41.01 FROM RS-40 TO AR-40

Staff reviewed their reports recommending a positive recommendation to the BOC and answered questions from the commission. There were no citizen comments.

Planning and Zoning:

1. All requirements and regulations found in the zoning ordinance pertaining to AR-40 zoning shall apply to the property should the rezone be approved by the Board of Commissioners.

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

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Linda Armistead

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

Absent: Floyd

8. Site Plans

8.A. Review the Site Plan for JAM Enterprises, LLC located at 15239 Lebanon Road.

Staff reviewed their reports and answered questions from the commission.
Shane Shamanur stated the city will not serve this development with sewer.
Neal Hall, Para Design, 145 Bear Xing, represented the project.
Art Giles spoke in favor of the sidewalk.
Preston George agreed a sidewalk is not justified in this area.

There were no citizen comments

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
5. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
6. 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.
7. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
8. Provide a decorative trash can and bike rack at the front of the building. Details provided but location not verified.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents to Public Works.
10. Combustible materials (i.e., mulch) shall not be placed within 3' of the building and in planting beds.
11. Privacy fencing shall be opaque and of a low maintenance material.
12. Provide details of all proposed fencing.
13. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
14. Submit a final plat to establish the lot and easements.
15. Revise the photometric plan to read 0.0 at all property lines shared with residential uses.
16. The Planning Commission granted a waiver to 6.103.7 - to allow up to 50% of secondary materials (i.e., PEMB metal panels) on the sides and rear of the building.

Public Works:

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. If wet ponds are used, aeration shall be provided.
3. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.

4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Sewer availability requested.
7. The Planning Commission granted a waiver to 6-103.7 - to waive the sidewalk along the roadway right of way, based on the constraints along Lebanon Road.
8. Sidewalks abutting parking shall be 7 ft wide.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. Depending on the service sizes the tap configuration may change to separate taps off the main.

A motion was made by Commissioner George, seconded by Commissioner Armistead, that this Action Item be approved subject to the conditions and waivers listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George

SECONDER: Linda Armistead

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

Nay: Commissioner Giles

Absent: Floyd

- 8.B.** Review the Site Plan for Boho Beauty located at 330 W. Division Street. Staff reviewed their reports recommending approval with conditions listed and answered questions from the commission. Preston George, supported sidewalk waiver. Art Giles, against waiver for no sidewalk. David Rast questioned the excess parking spaces, with impervious surface concerns.

Jake Porter, Heritage Civil, 2055 NMJR represented the project. Winchester on Condition 4, Keep dumpster where proposed on the plans

There were no citizen comments.

Planning and Zoning:

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted.

2. All brick shall be clay, baked and individually laid.
3. Provide a decorative trash can and wave style bike rack at the front of the building. Location is provided however details have not been provided as to the style/design.
4. Landscape plans shall be approved before submitting construction drawings to Public Works.
5. Add heavier screening via plantings around the detention pond fronting 4th Avenue and West Division Street.
6. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.

Public Works:

1. Construction-related activities are not allowed to park/stage at Eagle Park.
2. Coordinate with the railroad (if applicable) since proposed work is near their ROW.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Updated sewer availability has been requested.
8. Do not install EPSC measures in existing landscaping being preserved as a buffer.
9. Note plans to use pervious pavers as the use of pervious pavement will not be allowed.
10. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
11. Staff recommends the 4th Avenue exit have no turn restrictions.
12. DO NOT ENTER signs shall be installed facing 4th Avenue.
13. The Planning Commission granted a waiver to 6-103.7 - to waive the sidewalk along 4th Avenue due to the proximity to the railroad tracks and the geometry of the road north of the property line.
14. The crosswalk across the W. Division St entrance shall at least match the width of the shared use path.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The existing water meter will need to be terminated by WWUD there will be a fee associated with this. Coordinate with WWUD.
2. The proposed service up to and including the meter will be installed by WWUD once fees are paid and the location of the proposed meter is to grade.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Action Item be approved subject to the conditions and waivers listed below. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Preston George
SECONDER: David Rast
Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Christenson, Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Armistead
Nay: Commissioner Giles
Absent: Floyd

9. Mass Grading

- 9.A.** Review the Mass Grading plan for Reserve at Tate Lane located on Tate Lane. Staff reviewed their reports recommending approval with the conditions listed and answered questions from the commission.
Joe Wozniak, 211 Paul Dr. Spoke out about storm water runoff concerns related to this project.
Joan Giltner1409Tate Lane spoke out about drainage and storm water concerns.

Planning and Zoning:

1. Preserve as many trees as possible. Provide a tree preservation plan if any of the existing vegetation is to be used for landscape code requirements.
2. The preliminary master development plan shall be approved by the Board of Commissioners before the permit to grade is issued.

Public Works:

1. 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.
2. Mass Grading - Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review..
3. Do not install EPSC measures in existing landscaping being preserved as a buffer.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.

Wilson County Schools:

1. No comments provided

West Wilson Utility District:

1. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water line where the proposed road goes in. There appears to be a 2' to 3' cut over the

water line.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Luke Winchester

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

Absent: Floyd

Abstain: Commissioner Giles

- 9.B.** Review the Mass Grading for Hamilton Reserve located at 12465 Lebanon Road. Staff reviewed their reports recommending approval subject to conditions listed and answered questions from the commission.

Jake Porter, Heritage Civil 2055 NMJR represented the project. Stated the purpose of the grading is to use excess materials from a neighboring project to make 12465 a more attractive developable lot.

There were no citizen comments.

Planning and Zoning:

1. No Comments

Public Works:

1. 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.
2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. Provide a “No Rise” Certificate and calculations to prove no adverse impact downstream before land disturbance can begin.
5. Provide appropriate cut / fill calculations for any work on-site dealing with Zone “AE”.
6. Provide the Engineering Department with a completed Floodplain Permit for City sign-off before land disturbance can begin.
7. Coordinate with staff on grading inside the public ROW. Any grading within the ROW shall be compatible with the Lebanon Road Phase 3 sidewalk project.
8. The lot lines shown do not match the Wilson County Tax Assessor data.

9. Approvals from MTE and WWUD shall be provided prior issuance of the Land Disturbance Permit.
10. No construction traffic shall be permitted on Market Place.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. Existing water valves and fire hydrant will have to be adjusted due to grade change.
3. The final grading shall not result in having a depth of water line to finish grade of greater than 10'.
4. Material place within WWUD's easement shall be in accordance with WWUD specifications.

A motion was made by Vice Chair Rast, seconded by Commissioner Armistead,

that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED

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

Nay: Commissioner Searcy, Commissioner George, and Commissioner Giles

Absent: Floyd

10. Preliminary Master Development Plan

10.A. AN ORDINANCE TO REAPPROVE THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR RESERVE AT TATE LANE, FORMERLY KNOWN AS LYNN HAVEN PHASE III, APPROXIMATELY 18.5 ACRES OF PROPERTY ON TATE LANE, MAP 073, PARCELS 22.00, 22.07, 22.12, 22.13, 22.14, 22.15, 22.16

Staff reviewed their reports recommending a positive recommendation to the Board of Commissioners and answered questions from the commission.

Jake Porter, Heritage Civil, 2055 NMJR, represented the project. agreed to remove the speed table, open to 6' sidewalks.

Steve Griffith, 1614 Tate Lane, represented the development

Jon Baughman, connection to due west supported, staff would rather see original buffer design, not the proposed wall.

PW#7 if it connects to due west roads have to be public. if it does not connect roads to be private.

JB LS buffers be put in open space

AG, 6ft sidewalk on Tate Ln

LW, remove speed table on Tate Ln at RR Xing, Todd Serbent, would removal of speed table need to be approved by traffic commission? BOC has authority to

remove, enhance crosswalk protections when speed table is removed
PG, don't need access to Due West
LA, wants a connection to Due West, 90% brick, against wall, landscape buffer at the rear of the lots, fence is acceptable so long as there is landscaping
SB, clarified 100% locked in with zoning # of units, lot size, etc., design standards are not locked in. Suggest vote 1 by 1 on waivers and variances.
Chad Potts 1660 Tate Lane, spoke out in favor of connecting to due west.
LW, 65/35 Building materials

Planning and Zoning:

1. All waivers are subject to the Planning Commission and Board of Commissioners approval.
2. All requirements of article 5-104, single family residential guidelines, shall be adhered excepting any waivers granted.
3. Two car garage doors shall be separated by a masonry column per 5-104.4.
4. Low maintenance materials are required for all the fencing proposed.
5. Brick shall be clay, baked and individually laid.
6. Stone shall be individually laid.
7. Vinyl and metal shall not be utilized for secondary façade materials.
8. For all wet ponds include aeration with lighted fountains.
9. Signage is to be reviewed via a separate application to the Planning Department.
10. Add additional amenity features for the open space area, such as a dog park or playground equipment.
11. Remove the landscape buffers from individual lots and place in open space.
12. Provide landscaping around the perimeter of the retention and detention ponds.

13. Add a note stating all landscape buffers shall be located in open space and be maintained by the HOA.
14. The mail kiosk shall be covered and lighted.
15. Driveways shall be at least 22' long and 18' wide.
16. Provide decorative streetlighting at the entrance and throughout the subdivision.
17. Decorative fixtures and poles are required for any outdoor lighting.
18. Incorporate sod where appropriate.
19. Staff does not support the concrete perimeter wall.
20. The Planning Commission supported a waiver to 5-103, allowing for 10' side yard setbacks.
21. The Planning Commission supported a waiver to 5-103, allowing for the minimum lot width at the building line to be 70'.
22. The Planning Commission supported a waiver to 5-103, allowing for 35% maximum lot coverage.
23. The Planning Commission did not support the waiver to 5-104.4 single family residential design standards - requesting cumulative 50% masonry and 50% secondary materials for each home façade.

Public Works:

1. 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.

2. Do not install EPSC measures in existing landscaping being preserved as a buffer.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. If wet ponds are used, aeration shall be provided.
5. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
6. Roadway variances and waiver requests:
 - a. The Planning Commission supported the request to allow private roads (Sub Reg 4-103.3)
 - b. The Planning Commission supported the request to waive the future transportation plan connection to Due West Drive
 - c. The Planning Commission supported the request to exceed cul-de-sac length and unit count (Sub Reg 4-104.4) conditionally that the street is classified as an access street.
 - d. The Planning Commission supported the request that all roads to have a design speed of 25 mph (Sub Reg 4-104.4)
7. The development shall maintain adequate intersection sight distance at all times at the project entrance. The amount of proposed cut at the entrance restricts sight distance. Updated sight distance profiles will be required at FMDP.
8. Improvements to Tates Ln are subject to review and approval by the Wilson County Road Commission. Provide staff with approved plans at construction plan review.
9. Sidewalk along the Tates Ln frontage shall be installed outside of the ROW and be

the maintenance responsibility of the HOA.

10. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
11. Grinders or on-site step systems will not be allowed for this development.
12. All sewer mains (minus laterals) shall be public and within a 20' (minimum) easement.
13. Sewer availability has been requested.
14. Flare the on-street parking stalls.
15. Street grades shall be reviewed at construction drawings.
16. Developer shall remove speed table on Tate Lane north of railroad crossing.
17. Provide enhanced crosswalk protections where the Division St. Greenway Trail crosses Tate Ln.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. 2. If WWUD has a water line easement, how can one change that to a Landscape Buffer?
2. The WWUD easement will remain.
3. The proposed culverts are within 10' of the water line. They will have to move.
4. Water lines shown are not WWUD's design.
5. Mass Grading - On should coordinate with WWUD to verify the depth of the water

line where the proposed road goes in. There appears to be a 2' to 3' cut over the water line.

A motion was made by Commissioner George, seconded by Vice Chair Rast, that this Ordinance be recommended for approval subject to the conditions and waivers listed below. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: David Rast

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

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

Absent: Floyd

Absent: Floyd

Abstain: Commissioner Armistead

Abstain: Commissioner Armistead

Enactment No: 2025-30

11. Adjourn

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Rebecca Christenson

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

Absent: Floyd

****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, Chairman

Tyler Gutierrez, Secretary