



Members: Luke Winchester, Rebecca Christenson, Ted Floyd, Scott Hefner, David Rast, Larry Searcy, Gerard Bullock, Preston George, James Maness

Resources: Jennifer Hamblen, Planning Director, Jon Baughman, Deputy Planning Director, Matt White, Public Works Director, Shane Shamanur, Director of Engineering, Gino Marchetti/Charles Michels - City Attorney

1. Call to Order

Rollcall

Present Chairperson Luke Winchester, Commissioner Rebecca Christenson, Vice Chair David Rast, Commissioner Scott Hefner, Commissioner Larry Searcy, and Commissioner Preston George

Absent Commissioner Gerard Bullock, Commissioner Ted Floyd, and Commissioner Lisa Neff

2. Set Agenda

3. Staff Reports

Staff went over their reports and updated the commission on projects.

4. Citizen's Comments

Doug Jakameli spoke out against the Whispering Meadows Annexation and Preliminary Master Development Plan.

5. Minutes Approval

5.A. Review the minutes from the August 17, 2023 Planning Commission meeting.

A motion was made by Commissioner Hefner, seconded by Commissioner Christenson, that these Minutes be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Scott Hefner

SECONDER: Rebecca Christenson

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

Absent: Commissioner Bullock, Commissioner Floyd, and Commissioner Neff

6. Consent Agenda

Staff reviewed their reports and answered questions from the commission. Shane Shamanur updated Public Works staff report for item 3.8. 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 opened the Planning Commission Meeting.

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

RESULT: APPROVED

MOVER: David Rast

SECONDER: Preston George

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

Absent: Commissioner Bullock, and Commissioner Floyd

- 6.A.** The Sewer Letter of Credit (1552) for Providence Central PUD - Central Pike Sewer, in the amount of \$170,898.00, can be released.
- 6.B.** The Sewer Letter of Credit (55110362) for the Providence Parkway Extension, in the amount of \$12,120.00, can be released.
- 6.C.** The Sewer Letter of Credit (S509326) for Northtown Gardens, in the amount of \$79,650.00, can be released.
- 6.D.** Review the Site Plan for Houston's Meat & Produce, located at 3910 N. Mt. Juliet Rd.
- 6.E.** Review the Final Plat for the Canebrake Subdivision Phase 1A, located at 0 W. Division Street.
- 6.F.** Review the Final Plat for the Golden Bear Place subdivision, located at Golden Bear Gateway and Volunteer Boulevard.
- 6.G.** **Review the Rezone request from Office Professional Services to Commercial Interstate for the Golden Bear Place Subdivision, located at Golden Bear Gateway and Volunteer Boulevard.
- 6.H.** **Review the Subdivision Regulations Amendment to Section 4-101.11, redefining minimum lot sizes from 1 acre to 40,000 square feet.
- 6.I.** **Review the Minor Amendments and Clarifications requested by FEMA and TEMA to Floodplain Ordinance No. 2023-17

8. Annexation/Plan of Services

- 8.A.** **Review the Annexation and Plan of Services for Whispering Meadows, located at 0 Ritter Drive.

Subject to the approval of the Whispering Meadows Preliminary Master

Development Plan by the Board of Commissioners.

A motion was made by Commissioner Winchester, seconded by Commissioner Searcy, that this Ordinance be forwarded to the Board of Commissioners with a positive recommendation, on the meeting date of 10/23/2023. The motion carried by the following vote:

RESULT: POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Larry Searcy

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

Absent: Commissioner Bullock, and Commissioner Floyd

9. Preliminary Master Development Plan PUD

9.A. **Review the Preliminary Master Development Plan, Planned Unit Development, with a Rezone from Wilson County R1 to RS-30 PUD, for Whispering Meadows, located at 0 Ritter Drive.

Staff reviewed their reports and answered questions from the commission. Ryan Lovelace, Civil Site Design Group, 2305 Kline Avenue, represented the project. Trisha Farmer was called to speak, 8015 Ritter Drive, spoke out against the project. Umeshkumar Patel was called to speak, 3086 Oxford Drive, spoke out against the project. Joe Gould was called to speak, 1013 Kelsey Glen Road, spoke out against the project. Julie Wood was called to speak, 7028 Bennett Drive, spoke out against the project. Eric Dichiara was called to speak, 5020 Winslow Drive, spoke out against the project. Bruce Mehlman was called to speak, 8010 Ritter Drive, spoke out against the project.

A motion was made by Commissioner Hefner, seconded by Commissioner Christenson, that this Ordinance be forwarded to the Board of Commissioners with a negative recommendation, on the meeting date of 10/23/2023. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Scott Hefner

SECONDER: Rebecca Christenson

Aye: Commissioner Christenson, Vice Chair Rast, Commissioner Hefner, Commissioner Searcy, and Commissioner George

Absent: Commissioner Bullock, Commissioner Floyd, and Commissioner Neff

Abstain: Chairperson Winchester

10. Out of City Sewer Requests

10.A. AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY THE OWNER/DEVELOPER OF 105 Cedar

Grove Church Road, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 50, PARCEL 70.00

Subject to staff comments.

A motion was made by Commissioner Winchester, seconded by Commissioner George, that this Ordinance be forwarded to the Board of Commissioners with a positive recommendation, on the meeting date of 10/23/2023. The motion carried by the following vote:

RESULT: POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Preston George

Aye: Chairperson Winchester, Vice Chair Rast, Commissioner Hefner, Commissioner Searcy, and Commissioner George

Nay: Commissioner Christenson

Absent: Commissioner Bullock, and Commissioner Floyd

- 10.B.** AN ORDINANCE APPROVING THE REQUEST TO CONNECT TO THE MT. JULIET SEWER SYSTEM MADE BY THE DEVELOPER OF KANE COVE, LLC OF 3150 NONAVILLE ROAD, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 031, PARCEL 032.01

Steve Hart, 1208 Horseshoe Cove, spoke out against the request.

A motion was made by Commissioner Hefner, seconded by Commissioner George, that this Ordinance be forwarded to the Board of Commissioners with a negative recommendation, on the meeting date of 10/23/2023. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Scott Hefner

SECONDER: Preston George

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

Absent: Commissioner Bullock, and Commissioner Floyd

- 10.C.** AN ORDINANCE APPROVING THE REQUEST TO DENY SEWER SERVICE TO THE MT. JULIET SEWER SYSTEM MADE BY THE DEVELOPER OF WMAN SUBDIVISION OF 9911 CENTRAL PIKE, OUTSIDE THE CITY LIMITS OF MT. JULIET, TENNESSEE, IDENTIFIED AS WILSON COUNTY, TENNESSEE, MAP 99, PARCELS 009.06 & 010.00

Chairman Winchester stepped away from the podium due to a person stake in item 10.C. and turned the meeting over to Vice Chairperson David Rast. Luke Winchester, 1011 Virginia Hill Drive, spoke out against the request. He stated the

project is willing to grant an access easement to the city of Mt. Juliet for sewer, should it be necessary in the future.

A motion was made by Commissioner Christenson, seconded by Commissioner Hefner, that this Ordinance be forwarded to the Board of Commissioners with a negative recommendation, on the meeting date of 10/23/2023. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Rebecca Christenson

SECONDER: Scott Hefner

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

Absent: Commissioner Bullock, and Commissioner Floyd

11. Site Plans

11.A. Review the Site Plan for Express Oil located at 11090 Lebanon Road.

Staff reviewed their reports and answered questions from the commission. Ashley Bernatski Birmingham, Alabama, represented the project. Subject to staff comments. Work with staff to possible add 1 more parking space.

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

RESULT: APPROVED

MOVER: Luke Winchester

SECONDER: Larry Searcy

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

Absent: Commissioner Bullock, and Commissioner Floyd

12. Adjourn

A motion was made by Board Member Christenson, seconded by Board Member Hefner, that this be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Scott Hefner

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

Absent: Commissioner Bullock, and Commissioner 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, Chairperson

Tyler Gutierrez, Planning Commission Secretary