

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, December 9, 2024

6:30 PM

Commission Chambers

Board of Commissioners

1. Public Hearing 6:15 PM

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

Mayor Maness called the Public Hearing to order at 6:16 PM and without objection will end at 6:28 PM.

Citizens Comments:

David Rast: Opposed to Whispering Meadows and using Ritter Drive as the entrance.

Steve Pearson Saundersville Road: Opposed to the Godfrey development.

Anita Carver: Opposed to the entrance to the Godfrey development.

David Farmer, 8015 Ritter: Opposed to Whispering Meadows. Have the builder start over with the plan and have them use the other connections. Send this to the county for consideration.

Rachel Hatcher, 975 Nonaville Road: Opposed to Godfrey, due to the traffic.

Josh Lee, Representing Kelsey Glen HOA. Thanked the BoC for responding. Opposed to 22 homes using Ritter Drive.

The Public Hearing adjourned at 6:30 PM.

1.A. Public Notice 12-9-24

Attachments: [2nd Reading - Public Notice](#)

2. Call to Order & Declare a Quorum Present

Mayor Maness called the Regular meeting of the Board of Commissioners to order at 6:31 PM and declared a quorum present.

Present: Commissioner Art Giles, Vice Mayor and Commissioner Bill Trivett, Mayor James Maness, Commissioner Jennifer Milele, and Commissioner Scott Hefner

3. Set Agenda

As published without objections.

4. Invocation & Pledge of Allegiance

City Manager Kenneth Martin

5. Approval of Minutes

This was approved.

RESULT: APPROVED

MOVER: Art Giles

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

5.A. Meeting Minutes 11-25-24**Attachments:** [MeetingMinutes 11-25-24](#)**6. Citizens Comments**

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

Karl Bohnert, 6017 Whitworth Drive: Opposed to Whispering Meadows

David Farmer, 8015 Ritter: Opposed to Whispering Meadows

David Rast, 8017 Ritter: Opposed to Whispering Meadows

Trisha Farmer, 8015 Ritter Drive: Opposed to Whispering Meadows no one has had conversations with the residents. Feels there is no transparency.

Ryan Lovelace, Engineer, CSDG representing the developr: Stated the lot and home sizes are the same as Kelsey Glen. He is happy to answer any questions from the BoC..

7. Commissioner Reports & Comments

Commissioner Giles: The BPAC Christmas Light Walk was fantastic. During the campaign the widening of Lebanon Road was commented on many times. He and Public Works Director Matt White meet with TDOT this past week. They stated that in order for us to expedite the widening of Lebanon Road we would need to bring money to the table. He will be asking for Voluntary Contributions of at least \$7,500 per lot to help with the Lebanon Road widening. He will continue to build a relationship with TDOT.

Vice Mayor Trivett: Thanked everyone for attending. He is positive that the residents that have been here were also opposed to the current developments that we live in. Congrats to Lt. Neely and his tenure and helping build this City. Congratulated the Police officers that received awards last week. Other surrounding cities are not as safe as MJ. The Christmas Oarade is this Saturday. Please be mindful of the kids. They will run out in the street. As parents and adults watch the kids and keep them safe. We do not want an injury. Merry Christmas and Happy New Year.

Commissioner Hefner: Thanks to the residents in attendance and the online comments. Appreciates the the emails. During the Christmas Parade please be mindful of the kids running into the street to get candy. Shop Local anytime you can. Tax dollars drive Mt. Juliet. Congrats to Lt. Neely. Congrats to officers who received awards and the entire department. Merry Christmas and Happy New Year.

Commissioner Milele: Thanked those for attending attending and the comments. Will try to educate herself on what the process is when you buy a home. Christmas Light Walk sponsored by BPAC was great, it snowed that night. Please join us next year. Congrats to Lt. Neely on his retirement. Merry Christmas and Happy New Year.

Mayor Maness: Thanked to everyone that is in attendance, Appriciates the feedback and emails. January 13, 2025 is the next regular BoC meeting. Merry Christmas and Happy New Year.

8. City Manager's Report

Thanked everyone for being here. Christmas Light Walk was like small town USA, the snow made it extra special. Dunkin Donuts donated the hot chocolate for the BPAC walk. The tree lighting ceremony was special. We always put safety first. Congratulated everyone for the Police awards ceremony. Vol State Community College owns 20 acres and they still want to locate here. Please Shop Local. Congratulated Lt. Neely on his retirement. Merry Christmas and Happy New Year.

9. Resolutions

9.A. A RESOLUTION HONORING LIEUTENANT WESLEY NEELY AND HIS SERVICE TO THE CITY OF MT. JULIET

Attachments: [Resolution honoring Wesley Neely](#)

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

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

9.B. A RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF MT. JULIET AND NABHOLZ CONSTRUCTION TO ESTABLISH A GUARANTEED MAXIMUM PRICE FOR INITIAL PHASE WORK FOR THE CONSTRUCTION OF FIRE STATION 3

Attachments: [Resolution - Nabholz GMP Amendment](#)
[MT JULIET FIRE STATION A133-2019 GMP Amendment R1](#)

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

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

10. Unfinished Business - Annexation and Rezone of Whispering Meadows

10.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN AS WHISPERING MEADOWS, LOCATED AT 0 RITTER DR. MAP 076 PARCELS P/O 021.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Attachments: [Plan of Services - Whispering Meadows](#)

Mayor Maness stated that without objection the BoC would consider items 10 A, 10 B,

10 C, and 10 D together. No objections voiced.

Failed for a lack of a Second.

MOVER: Jennifer Milele

10.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 17.14 ACRES, PROPERTY KNOWN AS WHISPERING MEADOWS, LOCATED 0 RITTER DRIVE, MAP 076, PARCEL 021.02, AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY

Attachments: [Whispering Meadows AX PMPD PUD SR](#)
[Whispering Meadows AX ORD](#)
[Whispering Meadows Legal Desc](#)
[Whispering Meadows Exhibit B Annex 9 12 23](#)
[Whispering Meadows Indefinite Deferral Email place on 12-31-24 BoC Agenda](#)
[Whispering Meadows PUD - Deferral Request Annex & Rezone](#)
[Whispering Meadows - email on future dates per Attorney](#)

Failed for a lack of a Second.

MOVER: Jennifer Milele

10.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE ___ RELATIVE TO THE ANNEXATION OF 0 RITTER DR, KNOWN AS WHISPERING MEADOWS

Attachments: [Res in Memorandum Relative to Annexation](#)

Failed for a lack of a Second.

MOVER: Jennifer Milele

10.D. AN ORDINANCE TO REZONE APPROXIMATELY 17.14 ACRES OF PROPERTY AT 0 RITTER DRIVE, MAP 076, PARCEL 021.02 FROM WILSON COUNTY R-1 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR WHISPERING MEADOWS

Attachments: [Whispering Meadows AX PMPD PUD SR](#)
[Whispering Meadows PMDP PUD ORD](#)
[Whispering Meadows Legal Desc](#)
[Whispering Meadows Exhibit B PMDP Rezone 9 12 23](#)
[Whispering Meadows Indefinite Deferral Email place on 12-31-24 BoC Agenda](#)
[Whispering Meadows PUD - Deferral Request Annex & Rezone](#)
[Whispering Meadows - email on future dates per Attorney](#)

Failed for a lack of a Second.

MOVER: Jennifer Milele

11. Unfinished Business - Ordinances - 2nd Reading

11.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS GODFREY SUBDIVISION LOCATED AT 1030 NONAVILLE ROAD, MAP 050, PARCEL 100.00, FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

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

Mayor Maness stated that without objection 11 A & 11 would B read together. No objections voiced.

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

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

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

A motion was made by Commissioner Milele, seconded by Commissioner Hefner, that this Ordinance be adopted. The motion carried by the following vote:

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

11.C. AN ORDINANCE AMENDING THE FISCAL YEAR 2024/2025 BUDGET ORDINANCE 2024-25 TO ACCEPT A GRANT FROM THE TN HIGHWAY SAFETY OFFICE AND APPROPRIATE FUNDS FOR DUI TRAFFIC ENFORCEMENT FOR THE MT JULIET POLICE DEPARTMENT

Attachments: [2024- Amd buget for PD TNHSO Grant Nov 2024](#)
[2024 Executive Summary - Accept Grant Proceeds for DUI Traffic Enforcement Overtime Equipment](#)

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

12. New Business - Ordinances - 1st Reading

- 12.A.** AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 19.64 ACRES, PROPERTY KNOWN AS ROSEMONT, LOCATED 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Attachments: [Rosemont PMDP PUD,AX SR](#)

[Rosemont POS](#)

[Rosemont 1826 Benders Ferry Rd Exhibit B 10 21 24](#)

[Rosemont AX ORD](#)

[Rosemont Legal Desc](#)

Mayor Maness stated that without objection that 12 A & 12 B (Rosemont) be considered together.

Tulsi Patel, 210 Windrush Drive: Representing the Development.

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 1/13/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

- 12.B.** AN ORDINANCE TO REZONE APPROXIMATELY 19.64 ACRES OF PROPERTY AT 1826 BENDERS FERRY ROAD, MAP 049, PARCEL 015.07 FROM RS-40 TO RS-30 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR ROSEMONT

Attachments: [Rosemont PMDP PUD,AX SR](#)

[Rosemont 1826 Benders Ferry Rd Exhibit B 10 8 24](#)

[Rosemont Legal Desc](#)

[Rosemont PMDP PUD ORD](#)

Motion made by Commissioner Giles that a Voluntary Contribution of \$7,500.00 per lot be paid at the time the Erosion Control Permit is pulled and that the money is to be allocated for the widening of Lebanon Road, 2nd by Commissioner Milele.
(Amendment # 1)

Tulsi Patel agreed to the Voluntary Contribution of \$7,500 per lot for the widening of

Lebanon Road and stated they would be putting street lights in the development.

Discussion was held.

Vote on Amendment # 1:

Vote Yea: Unanimous

Motion made by Mayor Maness to adopt items 13, 14, 15, 16 & 17 under Planning, 2nd by Commissioner Milele. (Amendment # 2)

Vote on Amendment # 2:

Vote Yea: Unanimous

Motion made by Mayor Manes to adopt # 3 (houses be sprinkled to NFPA 13R standards, 2nd by Vice Mayor Trivett. (Amendment # 3)

Vote Amendment # 3:

Vote Yea: Unanimous

Discussion was held.

Motion made by Mayor Maness that Public Works items 1, 2 & 12 be adopted, 2nd by Commissioner Milele. (Amendment # 4)

Vote on Amendment #4:

Vote Yea: Unanimous

Discussion was held.

Vote on Ordinance as amended 4x's:

A motion was made by Commissioner Hefner, seconded by Commissioner Milele, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 1/13/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Jennifer Milele

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

12.C. AN ORDINANCE AMENDING ORDINANCE 2024-31 THAT EXTENDED THE SUNSET DATE UNTIL DECEMBER 31, 2024 WHICH AMENDED ORDINANCE 2024-05 PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT.

JULIET KNOWN AS THE ZONING REGULATIONS BY AMENDING ARTICLE III, USE REGULATIONS ADDING SECTION 3-108 TEMPORARY EVENTS, USES AND PORTABLE BUILDING, TO INCLUDE MOBILE FOOD VENDOR (FOOD TRUCKS) REGULATIONS FOR RESIDENTIAL AND INDUSTRIAL DISTRICTS TO EXTEND THE SUNSET DATE FROM DECEMBER 31, 2024 UNTIL DECEMBER 31, 2025

Attachments: [Ord to extend sunset for Mobile Food Vendors 2024-31 Food Trucks extension until 12-31-24](#)
[2024-05 Food Trucks](#)

Motion made by Commissioner Hefner to extend the sunset until 12/31/25, 2nd by Mayor Maness.
(Amendment #1)

Planning Director Jon Baughman quoted the numbers of permits that had been issued since 8/2023.
Discussion was held.

Vote on Amendment #1:

Vote yea: Unanimous

A motion was made by Commissioner Hefner, seconded by Vice Mayor and Commissioner Trivett, that this Ordinance be recommended for approval to the Board of Commissioners, on meeting date of 1/13/2025. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Bill Trivett

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

13. Certificate of Compliance

13.A. A RESOLUTION AUTHORIZING THE MAYOR TO GRANT A CERTIFICATE OF COMPLIANCE TO OPERATE A PACKAGE LIQUOR STORE

Attachments: [Resolution - Certificate of Compliance](#)
[Certificate of Compliance on Letterhead - Blank](#)
[Legislative File History - Retail Liquor](#)
[Golden Bear Wine and Spirits, LLC](#)
[City Attorney Review Letter - Lineberry & Robinson](#)
[Golden Bear W & S - Lineberry-Robinson](#)
[Beckwith Wine and Spirits LLC - Narendra Patel](#)
[City Attorney Review Letter - Narendra Patel](#)
[5120 Beckwith Naren Patel - Planning & Zoning](#)
[Updated Plans - Preliminary Plan A 11-19-24](#)
[Beckwith Wine and Spirits - Priya Patel](#)
[City Attorney Review Letter - Priya Patel](#)
[3131 Beckwith Priya Patel Planning & Zoning](#)

Discussion was held.

City Attorney Samantha Burnet explained the section of the City Code that applies to the issuance of the Certificate of Compliance. Her recommendation would be to consider the applications in the order of the date and time received, since all applicants meet the requirements in the Code. The order of receiving the applicants are:

1. Golden Bear Wine & Spirits
2. Beckwith Wine & Spirits - Naren Patel
3. Beckwith Wine & Spirits - Priya Patel

Discussion was held.

Motion made by Mayor Maness to approve the Golden Bear Wine & Spirits application for a Certificate of Compliance and to deny the two (2) applications from Beckwith Wine & Spirits - Naren Patel and Beckwith Wine & Spirits Priya Patel based on proximity, 2nd by Commissioner Milele.

Vote on Golden Bear Wine & Spirits and to deny Beckwith Wine & Spirits - Naren Patel and Beckwith Wine & Spirits - Priya Patel based on proximity.

Vote Yea: Unanimous

Vote on Resolution as once amended.

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

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

Aye: Commissioner Giles, Vice Mayor and Commissioner Trivett, Mayor Maness, Commissioner Milele, and Commissioner Hefner

14. Adjournment

at 7:47 pm

The next regular meeting of the Mt. Juliet Board of Commissioners will be on 1/13/25.