



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

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

Rollcall

Present Chairperson Luke Winchester, Vice Chair David Rast, Commissioner Gerard Bullock, Commissioner Ted Floyd, Commissioner Rebecca Christenson, Commissioner Scott Hefner, Commissioner Larry Searcy, Commissioner Preston George, and Commissioner Linda Armistead

1. Call to Order

2. Set Agenda

Chairman Winchester stated that item 6.I. The Windtree Pines Ph. 1B Final Plat was added and 9.B. The Rolling Ridge Townhomes PMDP PUD was deferred from the previously published agenda. Vice Chair Rast removed item 6.J. from the consent agenda. There were no objections.

3. Staff Reports

Staff reviewed their reports and updated the commission on projects.

4. Citizen's Comments

Matt Cloud, 125 Old N. Greenhill Rd., He asked about the public notice for the Greenhill Rd. Commercial Development.

Commissioner Jennifer Milelle, 217 Sunny Acres, recognized Leadership Wilson class of 2024.

5. Minutes Approval

5.A. Review the Minutes from the October 19, 2023, Planning Commission Meeting.

Commissioner Floyd requested his nay vote be corrected to abstain on the minutes from October 19, 2023.

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Linda Armistead

Aye: Chairperson Winchester, Commissioner Bullock, Commissioner Floyd, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Abstain: Vice Chair Rast, Commissioner Christenson, and Commissioner Hefner

6. Consent Agenda

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

RESULT: APPROVED

MOVER: Preston George

SECONDER: Ted Floyd

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

- 6.A.** The Sewer Cashier's Check (152011201) for Nichols Vale Ph. 6B in the amount of \$50,572.50 can be released.

This Action Item was approved.

- 6.B.** The Sewer Cashier's Check (152011041) for Nichols Vale Ph. 8 in the amount of \$42,448.50 can be released.

This Action Item was approved.

- 6.C.** The Sewer Cashier's Check (152011203) for Nichols Vale Ph. 11 in the amount of \$8,274.00 can be released.

This Action Item was approved.

- 6.D.** The Sewer Letter of Credit (90021031) for Walton's Grove Ph. 3A in the amount of \$30,898.50 can be released.

This Action Item was approved.

- 6.E.** The Sewer Letter of Credit (90359770) for Walton's Grove Ph. 3B in the amount of \$67,114.50 can be released.

This Action Item was approved.

- 6.F.** The Sewer Letter of Credit (90359772) for Walton's Grove Ph. 4 in the amount of \$67,492.50 can be released.

This Action Item was approved.

- 6.G.** Review the Final Plat for Lynwood Station Phase 1B, located at 0 Clemmons Rd.

Planning & Zoning:

Identify the location of the driveways.

All Preliminary Master Development Plan conditions (ordinance 2019-11) shall be adhered to. The residential product shall adhere to section 5.104.1 of the Mt. Juliet Zoning Ordinance and section 4-114 in the Subdivision Regulations.

Identify buffer areas along Clemmons Road per Preliminary and Final Master Development Plan requirements.

Driveways/garages shall not front collector per Ordinance 2019-01. Utilize alleys for driveways. Landscaping shall be provided to screen the detention pond from the ROW.

Engineering:

All punch list items from Public Works must be completed prior to Public Works signing of the plat.

Provide ROW dedication along Clemmons Road that is 37.5' from the centerline of road.

The multi-use path along Clemmons Road needs to be shown on the plat, match what was approved in the plan set for the Clemmons Road Improvements and extend to the property line of Ethan Page Park. The path needs to be contained within either ROW or a public access easement. The multi-use path shall be installed prior to the signing of the final plat.

WWUD:

The water lines and fire hydrants shall be labeled as private past the meter.

Provide an easement around the meter and to Clemmons Road.

The location of the private fire hydrants shall not be verified by WWUD.

All private fire hydrants shall be painted white prior to WWUD signing the plat.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Ted Floyd

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

6.H. Review the Final Plat for the Lars Jacobs Subdivision, located at 1135 S. Greenhill Rd.

Planning & Zoning:

If the existing driveway for Lot 2 will still be utilized with the creation of Lot 1, provide an access easement for the drive.

Engineering:

Lot 3 shall not have driveway access to S. Greenhill Road. Lot 3 shall be accessed from Lot 2 via an access easement.

Provide a 10' PUDAE abutting the ROW line across all 3 lots.

WWUD:

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

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Ted Floyd

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

6.I. Review the Final Plat for Windtree Pines Phase 1B, located at 810 Nonaville Road.

Planning and Zoning:

Identify driveway locations, the location of the driveways shall comply with code requirements excepting any waivers granted at preliminary master development plan approval (ordinance 21-11).

Engineering:

All requirements of the PUD, Ordinance 2021-11 shall be met. The following are to be done with this phase:

The northbound and southbound turn lanes on Nonaville Road shall be installed prior to the signing of the first plat.

Nonaville Road shall be widened to a 3-lane facility between Windtree Trace and the project access prior to the issuance of the first Certificate of Occupancy.

Provide 6-foot-wide sidewalk along the Nonaville Road Frontage.

Provide the \$2,000 per-lot contribution for all 16 homes in this phase prior to the signing of the plat.

All punch list items shall be complete prior to the signing of the final plat.

The surveyor shall sign the final plat.

Stormwater: Label all public utility and drainage easements on all lots.

Note #13 is incomplete. Note shall be completed prior to the signing of the final plat.

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 George, seconded by Commissioner Floyd, that this Action Item be approved with conditions. The motion carried by the following vote:

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Ted Floyd

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

6.K. Review the Rezone Request from Office Professional Services to Commercial Town Center for 330 West Division Street.

A motion was made by Commissioner George, seconded by Commissioner Floyd, that this Ordinance be **Positive Recommendation to the Board of Commissioners, on meeting date of 12/11/2023. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Ted Floyd

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

6.J. Review the Final Master Development Plan for McFarland Farms, located at 0 Old Lebanon Dirt Road.

Item 6.J. was pulled from the consent agenda per the request of Vice Chair Rast when Chairman Winchester set the agenda as stated. Planning and Zoning condition #1 was removed, the conditions were renumbered because of this. Commissioner Milelle, 217 Sunny Acre, verified the connection to the greenway was present on the plans.

Planning and Zoning:

Staff does not support full sides with only secondary façade materials on the townhomes.

Label all corner and edge lots as critical façade.

The eastern most amenity center (townhomes and single family) shall be completed by the issuance of the 150th Certificate of Occupancy. A Site Plan submittal will be required.

Correct the setbacks shown in the parcel data table on sheet C1.00.

All conditions of ordinance 2023-14 shall be adhered to.

The column separating garage doors shall be masonry per code requirements.

Provide final drafts of all proposed covenants and grants of easement which are proposed for filing with final plats. Such documents shall be in a form approved by legal counsel.

Provide final drafts of all proposed documents establishing a homeowner's association or similar organization created for the purpose of owning and maintaining any common open space or facilities associated therewith.

Single family and Townhomes driveways shall be 22' long.

Engineering:

Previously approved PMDP conditions apply.

Drainage report under preliminary review. A comprehensive review of the stormwater infrastructure/drainage report will take place at construction plan review.

Cedar Lane Improvements: Provide curb delineation to prohibit wrong-way movements at the right-in only access. Hatch striping shall be added to the center turn lane on NMJR in front of Cedar Drive at construction plan review.

Fire Marshall:

Fire Hydrants every 500' in the residential areas.

Fire Hydrant at the end of Road G needs to be on the corner of Road G and Road I

No home to go vertical until fire hydrants are in place and live. Also, roadway needs to be completed as well.

All townhomes will be required to be sprinklered.

Apartments need to have two fire hydrants on opposite sides.

Two fire hydrants located at the entrances of the commercial project.

WWUD:

The water lines shown are not WWUD's design.

The off-site improvements shown may result in water line relocations.

If the proposed water lines are installed at 5' on private property there will be another 10' of easement behind them. This results in a 15' easement.

In areas where the proposed water line is to be installed the street trees will not be over the water line.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Larry Searcy

SECONDER: Gerard Bullock

Aye: Chairperson Winchester, Commissioner Bullock, Commissioner Floyd, Commissioner Christenson, Commissioner Searcy, Commissioner George, and Commissioner Armistead

Abstain: Vice Chair Rast, and Commissioner Hefner

7. Land Use Plan Amendment

7.A. **Review the Land Use Plan Amendment from Medium Density Residential to Multi-Family for a portion of the Southwest Cook Road Subdivision, located at 582 Southwest Cook Road.

Staff reviewed their reports and answered questions from the commission.

Gerard Bullock pressed for a recommendation from staff and Jon said staff can not make a recommendation for approval

Tony Evitia 232 SW Cook Rd. Speaker 3 was called to speak. He wanted to clarify what exactly is a land use plan amendment. Chairman Winchester explained.

John Wagaman 4007 Delaware, represented the project. 383 units down to 242 to make the project more in line with the 2.2 units per acre.

Daniel Elie Bates, 1575 Corinth Rd, represented the project and spoke about open space.

A motion was made by Commissioner George, seconded by Commissioner Christenson, that this Ordinance be recommended for denial. The motion carried by the following vote:

RESULT: NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Rebecca Christenson

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

Nay: Chairperson Winchester, and Commissioner Bullock

8. Annexation/ Plan of Services

8.A. **Review the Annexation request for the Southwest Cook Road Subdivision, located at 582 Southwest Cook Road.

A motion was made by Chairperson Winchester, seconded by Vice Chair Rast, that this Ordinance be deferred indefinitely to the Planning Commission, on meeting date of 1/17/2030. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Luke Winchester

SECONDER: David Rast

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

- 8.B.** **Review the Plan of Services for the Southwest Cook Road Subdivision, located at 582 Southwest Cook Road.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Resolution be deferred to the Planning Commission, on meeting date of 1/17/2030. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Luke Winchester

SECONDER: Preston George

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

9 Preliminary Master Development Plan

- 9A.** **Review the Preliminary Master Development Plan, Planned Unit Development, including a Rezone from Wilson County R-1 to RS-20 PUD & RM-8 PUD, for the Southwest Cook Road Subdivision, located at 582 Southwest Cook Road.

A motion was made by Chairperson Winchester, seconded by Commissioner Christenson, that this Ordinance be deferred to the Planning Commission, on meeting date of 1/17/2030. The motion carried by the following vote:

RESULT: DEFERRED

MOVER: Luke Winchester

SECONDER: Rebecca Christenson

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

10 Adjourn

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

RESULT: ADJOURNED

MOVER: Gerard Bullock

SECONDER: David Rast

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

****Indicates item is recommended to the Board of Commissioners. All final design layouts, conditions of approval and final approval will be voted on by the Board of Commissioners at a later date. The public is welcome and invited to attend.**

Luke Winchester, Chairperson

Tyler Gutierrez, Planning Commission Secretary