



Members: Luke Winchester, Rebecca Christenson, Ted Floyd, 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

1. Call to Order

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

Absent Commissioner Art Giles

2. Set Agenda

Chairman Winchester set the agenda as stated item 7.L. was edited due to a typo.

3. Staff Reports

Staff reviewed their reports and updated the Commission on projects.

4. Citizen's Comments

Christopher Monitini 2993 Curd Road, clarified public comment procedure.
Michael Dewey, Dewey Engineering, 2925 Berry Hill Dr. represented item 9.A. 2937 Curd Road, requesting a deferral.

5. Minutes Approval

5.A. Adopt the Minutes from the March 20, 2025, Planning Commission Meeting.

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

RESULT: APPROVED WITH CONDITIONS

MOVER: Preston George

SECONDER: Larry Searcy

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

Absent: Floyd, and Commissioner Giles

6. Safety Action Plan

6.A. A RESOLUTION ADOPTING THE MT. JULIET SAFETY ACTION PLAN THAT WAS COMPLETED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION'S SAFE STREETS FOR ALL (SS4A) PROGRAM

Public Works Director Matt White Spoke about the Safety Action Plan.

Leo Espelette, Kimley-Horn, 10 Lea Ave #400, spoke about the safety action plan.

Nathan Bulmon, Pg. 2 Correct City to Mt. Juliet, Correct # of participants 363 or 336.

There were no Citizen Comments.

A motion was made by Vice Chair Rast, seconded by Rebecca Christenson, that this Ordinance be given a Positive Recommendation to the Board of Commissioners, due back on 5/12/2025

Enactment No: 45-2025

7. Consent Agenda

Staff reviewed their reports and answered questions from the Planning Commission.

Chairman Winchester closed the Planning Commission Meeting and opened a public

hearing for items 7.I., 7.L., and 9.C. There were no citizen comments, Chairman

Winchester closed the public hearing and reopened the Planning Commission Meeting.

7.A. The Development Letter of Credit (69408854-745) for Jackson Hills Ph.4 in the amount of \$339,333.43 can be released.

This Action Item was approved.

7.B. The Development Letter of Credit (69408856-763) for Jackson Hills Ph. 6 in the amount of \$278,582.89 can be released.

This Action Item was approved.

7.C. The Development Letter of Credit (1644) for Legacy Pointe - GBG Westbound Turn Lane in the amount of \$170,787.71 can be released.

This Action Item was approved.

7.D. The Development Letter of Credit (SLC00005205) for Baird Farms Ph.1 in the amount of \$479,008.21 can be released.

This Action Item was approved.

7.E. The Development Letter of Credit (SLC00005409) for Baird Farms Ph.2A in the amount of \$147,800.28 can be released.

This Action Item was approved.

7.F. The Development Letter of Credit (SLC00005442) for Baird Farms Ph.3A in the amount of \$47,630.11 can be released.

This Action Item was approved.

- 7.G.** The Sewer Letter of Credit (1589) for Mt. Juliet Elite Gymnastics in the amount of \$60,441.90 can be released.
This Action Item was approved.

7.H. Review the Site Plan renewal for the Bradshaw Farms Amenity Center, Located at 1360 Beckwith Rd.

Planning and Zoning:

1. All conditions of Ordinance 2020-05 shall be adhered to.
2. The amenity center shall be constructed and completed by the 75th Certificate of occupancy.
3. The pool shall be striped for competitive swimming.
4. Provide low maintenance material tables for the Farmers Market pavilion area.
5. All landscaping plan comments shall be addressed. Provide grass or other non-combustible materials instead of the proposed mulched islands along within 3 ft of the buildings.
6. All brick shall be clay, baked and individually laid.
7. All poles, posts and bollards shall be powder coated black.
8. Parking stalls are required to be a minimum of 9'x17.5' for 90-degree parking angle, two way aisle, correct the stalls located in the internal parking lot adjacent to the amenity center accordingly.
9. The mail kiosk shall be well lit.
10. The Planning Commission Granted the request for an architectural variance from the zoning ordinance, section 5-104.4.1, to reduce the percentage of brick or stone façade from 100% on all sides to 67% brick and 33% fiber cement siding for Northeast and Southeast facades and 77% brick and 23% fiber cement siding for the Northwest and Southwest facades.

Engineering:

1. Roof drains from the amenity center shall be subsurface and connect to the storm system.
2. The pool shall drain into the storm system.
3. Landscaping plans shall be approved before the issuance of the erosion control permit.
4. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.

West Wilson Utility District:

1. Water services will not be as shown. Contact WWUD to discuss.
2. Backflow Devices are required for each meter.

Wilson County Schools:

1. No Comments Received

This Action Item was approved.

7.I. Review the Final Plat for Wells Farm Ph.1, Located at 2850 Benders Ferry Rd.Planning and Zoning:

1. The surveyor shall sign the plat prior to recording.
2. Provide letter of approval from Wilson County.
3. The City of Mt. Juliet subdivision regulations require sidewalks on both sides of the street.
4. Identify driveway locations for corner lots.

Public Works:

1. The surveyor shall sign the final plat.
2. The plat certificates shall match Wilson County regulations as this subdivision is not located in the City limits.
3. The soils area is not shown on the plat. Please show this.

West Wilson Utility District:

1. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.
2. The proposed water line is shown on the wrong side of the road. This does not reflect the latest design.
3. All paperwork with WWUD shall match the revised lot numbers.

Wilson County Schools:1.No Comments Received

This Action Item was approved.

7.J. Review the Site Plan for Revive Implant & Cosmetic Dentistry, located at 2960 N. Mt. Juliet Rd.

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. HVAC equipment shall be adequately screened by parapet walls from horizontal view.
7. Wheel stops are not permitted.
8. Provide a decorative trash can at the entrance of the facility.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents.
10. Provide stone in lieu of mulch in planting beds.
11. Privacy fencing shall be opaque and of a low maintenance material. Remove the wooden fencing and detail on sheet C8.02.
12. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
13. The Planning Commission granted a waiver to 6-103.7 for up to 8% of the front (East facing) façade to include metal accent panels in lieu of full masonry.

Engineering:

1. Roof drains shall be subsurface and connect to the storm system.
2. 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.
3. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
4. A duplex sewer pump station will be required for this site. Pump station specifications will be provided to the developer/engineer during construction plan review.
5. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. EPSC measures shall not be installed in the buffer.

West Wilson Utility District:

1. Brent Finley is spelled wrong. That is bad.
2. Proposed storm lines and Underground Detention shall be 10" away from existing water line.
3. There is an existing water meter on-site. Is it large enough?

Wilson County Schools:

1.No Comments Received

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

RESULT: APPROVED

MOVER: Luke Winchester

SECONDER: Preston George

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

Absent: Floyd, and Commissioner Giles

7.K. Review the Commercial Design Standards Waiver for Waffle House, Located at 12085 Lebanon Rd.

Planning and Zoning:

1. The Planning Commission did not grant a waiver to the Commercial Design Standards as provided in Article 6.103.7.2 as previously approved by the Planning Commission on the Site Plan, dated July 18, 2024.

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

RESULT: DENIED

MOVER: Luke Winchester

SECONDER: Preston George

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

Absent: Floyd, and Commissioner Giles

7.L. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART A, SUBDIVISION REGULATIONS, ARTICLE IV. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGNS

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a **Positive Recommendation as amended to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Preston George

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

Absent: Floyd, and Commissioner Giles

7.M. AN ORDINANCE TO AMEND THE CITY OF MT. JULIET LAND DEVELOPMENT CODE, PART B, ZONING REGULATIONS, ARTICLE IX. PARKING, LOADING AND ACCESS REGULATIONS

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a **Positive Recommendation as amended to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Preston George

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

Absent: Floyd, and Commissioner Giles
Enactment No: 2025-28

7.N. **Review the Wilson County Rezone Request from (C-3) Highway Commercial to (C-2) Neighborhood Commercial for 8220 Central Pike.
Andrea Libea, 503 Windham Hill Ct., represented 7.N.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a positive recommendation. The motion carried by the following vote:

RESULT: POSITIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Preston George

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

Absent: Floyd, and Commissioner Giles

7.O. AN ORDINANCE TO REZONE THE PROPERTY KNOWN AS VIRTUE MODERN MT. JULIET HEADQUARTERS, LOCATED AT 3073 CURD ROAD, APPROXIMATELY 1 ACRE, MAP 054, PARCEL 090.00 FROM RS-20 TO CNS

Christopher Montini 2993 Curd Rd., spoke out against item 7.O.

Jim McDermott, 2998 Curd Rd., spoke out against item 7.O.

Planning and Zoning:

1. Should this rezone request receive approval any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures and 13-103, noncomplying uses, in the zoning ordinance.
2. Access to the property behind 3073 Curd Road (3075 Curd Road) shall be maintained. An access easement shall be established should the site redevelop.

A motion was made by Chairperson Winchester, seconded by Commissioner George, that this Ordinance be given a **negative recommendation to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Luke Winchester

SECONDER: Preston George

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

Absent: Floyd, and Commissioner Giles

Enactment No: 2025-27

8. Rezone

8.A. AN ORDINANCE TO REZONE THE PROPERTY LOCATED AT 615 RUTLAND DRIVE, APPROXIMATELY 5 ACRES, MAP 078, PARCEL 010.07 FROM RS-40 TO CMU

Planning and Zoning:

1. Should this rezone request receive approval, any additions to the buildings, new construction or changes in use will require the buildings to come into code compliance entirely per the requirements of 13-102, non-complying structures, and 13-103, noncomplying uses, in the zoning ordinance.

A motion was made by Vice Chair Rast, seconded by Commissioner Bulmon, that this Ordinance be given a **Positive Recommendation to the Board of Commissioners, on meeting date of 5/12/2025. The motion carried by the following vote:

RESULT: **POSITIVE RECOMMENDATION

MOVER: David Rast

SECONDER: Nathan Bulmon

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

Absent: Floyd, and Commissioner Giles
Enactment No: 2025-36

9. Land Use Amendment, Annexation, Plan of Services, PMDP

9.A. **Review the Preliminary Master Development Plan PUD with a Rezone from RS-20 to CTC-PUD for The Springs at Mt. Juliet, Located at 2937 Curd Rd.

This Ordinance was deferred.to the Planning Commission due back on 5/15/2025

RESULT: DEFERRED

9.B. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY KNOWN AS COURTYARDS AT MCFARLAND, LOCATED AT 5025 OLD LEBANON DIRT ROAD, MAP 077, PARCEL 001.00, FROM MIXED-USE TO MULTI-FAMILY RESIDENTIAL AND PARKS AND GREENWAY

Preston George, must have a commercial component.

Nathan Bulmon, completed park would be deeded over to the city.

Jay Easter, Ragan Smith, 315 Woodlawn Street, represented the project.

David Rast inquired about the widening of E. Division St.

Todd Serbent, E. Division not widened until 2032.

There were no citizen comments.

A motion was made my Commissioner George, seconded by Commissioner Searcy, that this Ordinance be given a negative recommendation. The motion carried by the following vote:

RESULT: **NEGATIVE RECOMMENDATION

MOVER: Preston George

SECONDER: Larry Searcy

Aye: Commissioner Searcy, Commissioner George, Commissioner Bulmon, and Commissioner Armistead

Nay: Chairperson Winchester, Vice Chair Rast, and Commissioner Christenson

Absent: Floyd, and Commissioner Giles

9.C. **Review the Annexation, including a Plan of Services, for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 5/15/2025

RESULT: DEFERRED

9.D. **Review the Preliminary Master Development Plan PUD with a rezone from R-1 to RM-8 PUD & RS-40 PUD for Courtyards at McFarland, Located at 5025 Old Lebanon Dirt Rd.

This Ordinance was deferred indefinitely.to the Planning Commission due back on 5/15/2025

RESULT: DEFERRED

10. Discussion

10.A. Discuss Amending Mass Grading in the Subdivision Regs.

The Planning Commission and Staff discussed amending The City of Mt. Juliet Mass Grading regulations.

11. Annual Meeting

11.A. Election of a Chairperson.

DR Nominated LW, LA 2nd, 6-0-1 LW abstain

A motion to nominate Luke Winchester as Chairperson 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

MOVER: David Rast

SECONDER: Linda Armistead

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

Absent: Floyd, and Commissioner Giles

Abstain: Chairperson Winchester

11.B. Election of a Vice Chairperson.

RC Nominated DR, LA 2nd, 6-0-1 DR Abstain

A motion to nominate David Rast for Vice Chairperson was made by Commissioner Christenson, seconded by Commissioner Armistead, that this Action Item be approved. The motion carried by the following vote:

RESULT: APPROVED

MOVER: Rebecca Christenson

SECONDER: Linda Armistead

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

Absent: Floyd, and Commissioner Giles

Abstain: Vice Chair Rast

11.C. Review the Mt. Juliet Regional Planning Commission Bylaws.

The Planning Commission and Staff reviewed the Bylaws.

12. Adjourn

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

RESULT: ACCEPTED

MOVER: David Rast

SECONDER: Preston George

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

Absent: Floyd, and Commissioner Giles

****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