

Mt. Juliet, Tennessee

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



Meeting Minutes

Monday, November 25, 2024

6:30 PM

Commission Chambers

Board of Commissioners

1. 5:30 PM Reception**2. 6:00 PM Swearing in of District 1, District 3, and Mayor**

Judge Rhett Chandler swore in District 1 Commissioner Art Giles, District 3 Commissioner Scott Hefner and Mayor James Maness.

3. Public Hearing 6:15 PM

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

No pros or cons voiced.

3.A. Public Hearing - Public Notice 11-25-24

Attachments: [2nd Reading - 11-25-24](#)

- To Amend the Land Use Plan for The Property Known as Golden Bear Place PUD, Located Off Beckwith Road, map 078, P/O Parcel 21.10 From Interstate Commercial to Mixed Use And P/O Parcel 17.01, From Mixed-Use to Multi Family
- To Amend the Preliminary Master Development Plan (PMDP), Including a Rezone From RS-40 To CMU-PUD for Golden Bear Place Planned Unit Development (PUD), Being Located Off Beckwith Road, Map 078, Parcels 10.16, 17.01 & P/O Parcel 21.10, in the City of Mt. Juliet, Wilson County, TN.
- Consider the annexation, plan of services, and annexation resolution of approximately 5 Acres, Property Located 4009 Beckwith Road, Map 078, Parcel 21.02, and Located Within the City's Urban Growth Boundary and to Rezone from Wilson County R-1 To CI .
- For A Major Amendment to The Preliminary Master Development Plan (PMDP) For the Tomlinson Pointe Planned Unit Development (PUD), Being Located At 2844 Curd Road, Map 054, Parcels 73.00, 81.00 And 82.02 In the City of Mt. Juliet, Wilson County, TN.
- To Rezone the Property Located 434 Nonaville Road, approximately 1.48 Acres, Map 053, Parcel 053.00, From RS-40 To CNS.
- To Amend the Preliminary Master Development Plan for The Beckwith Business Park Planned Unit Development, Being Located At 5158 Beckwith Road, Map 078, Parcels 014.00, 013.01, 018.00 in the City of Mt. Juliet.
- To Repeal Ordinance 2015-09 And Ordinance 2016-2 In Their Entirety to Encourage Hotel Development.
- 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, To Define "Hotels and Motels" In Section 6-102, Uses and Structures.
- To Reconsider Ordinance 2014-05 Which Established the Zoning and PUD Overlay for The Nichols Vale PUD, To Remove the Requirement for The Perimeter Transitional Protective Buffer.
- To Reconsider Public Works Condition 1b, Of Ordinance 2019-01 Which Established the Zoning and PUD Overlay for The Lynwood Station, To Revise the Requirement for The Greenway Trail to Be Constructed by the 35th Certificate of Occupancy
- Authorizing The Abandonment of a Portion Of The Existing Row Of Rutland Drive Near Golden Bear Gateway.

4. Call to Order & Declare a Quorum Present

Mayor Maness welcomed everyone and thanked them for attending.

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

5. Set Agenda

Mayor Maness removed items 19.E & 19.F (Rosemont) from the agenda with no objections voiced. Items were moved to the 12/9/24 BoC agenda.

6. Invocation & Pledge of Allegiance

Minister Rolus Smith

7. Approval of Minutes

7.A. Approval of October 28, 2024 Minutes

Attachments: [10-28-24 Minutes](#)

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

RESULT: APPROVED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles, and Commissioner Hefner

8. Citizens Comments

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

No pros or cons voiced.

9. Commissioner Reports & Comments

Commissioner Giles: Thanked his wife, family and everyone for their support. Thanked Rolus Smith for holding the Invocation and Pledge of Allegiance. For over a year he has attended the Health Council Meeting in Lebanon to discuss what we can do to help. "Enough is Enough", will be held on December 5 @ 6PM at Wilson County Board of Education. Flyers are available.

Vice Mayor Trivett: Thanked everyone for attending. Congratulations to those re-elected and to Art Giles on being elected. The Mt. Juliet Christmas Tree Lighting will be held tomorrow from 5-7 at Veteran's Park. Our First Responders do a great job taking care of the City and Residents. Happy Thanksgiving to everyone.

Commissioner Hefner: Thanked everyone for attending. Welcomed a few special guests, his Cousin Clay who is a Staff Sergeant serving in the United States Air Force, his wife Cheri, and his mother and father-in-law. Appreciates the help they all gave during early voting. Congratulated Mayor Maness, Commissioner Giles and appreciates the clean races everyone ran. Thanked Tommy Hibbett, stated he commends him for stepping up to run and appreciates that he ran a good race. Hopes that he gets plugged in with the City on some board or committee. Tommy Hibbett's father was the first mayor, and his mother the first female mayor. Will continue to fight for the rights of the citizens, you will not see much of a change in him. Happy Thanksgiving to everyone.

Commissioner Milele: Stated her newsletter goes out Sunday or Monday. BPAC annual Christmas Lights Walk is next Monday at Willoughby Station, 6 PM. Cookies and Hot

Chocolate will be available then you walk around and enjoy the decorations, dress warm. Tomorrow night at 5 PM, Veterans Park the Christmas Tree lighting ceremony will be held. December 9th is the only BoC meeting in December. Congratulations to Commissioner Giles, Mayor Maness and Commissioner Hefner. Happy Thanksgiving to everyone.

Mayor Maness: Expressed congratulations to Commissioner Hefner on his re-election and Commissioner Giles on the election. Boy Scout Andrew Hurley is in attendance. Happy Thanksgiving to everyone.

10. City Manager's Report

Expressed thanks and Congratulations to the elected officials. We have much to be thankful for, we are a blessed City due to the residents, elected officials and staff. Recongized Mr. Hurly. Had a young lady loose her life on I-40 last week, please pray for the family and friends. Stated that the LESO document was placed at the Mayor and each Commissioners seat. This allows participation in the LESO program that allows us to obtain surplus state and federal government equipment.

11. Election of Vice Mayor

Mayor Maness asked for nominations.

Commissioner Milele nominated Commissioner Trivett.

Mayor Maness asked if there were other nominations, no other nominations were voiced.

Mayor Maness closed nominations.

Vote on Commissioner Trivett as Vice Mayor:

Vote Yea: Unanimous

12. Election of BoC Representative on Planning Commission

Mayor Maness asked for nominations of a member of the Board of Commissioners to be on the Planning Commission:

Commissioner Milele nominated Commissioner Giles.

Commissioner Hefner stated it was a great experience being on the Planning Commission and nominated Commissioner Milele

With no objection nominations were closed.

Vote on Commissioner Giles as the BoC representative to the PC:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

13. Election of BoC Representative on Parks and Greenways Board

Mayor Maness asked for nominations to represent the BoC on the Parks & Greenway Board.

Commissioner Milele nominated Vice Mayor Trivett.

No other nominations were voiced. Nominations closed.

Vote on Vice Mayor Trivett

Yea: Giles, Maness, Milele, Maness, Trivett

Nay: Hefner

14. Unfinished Business - Annexation and Rezone of 4009 Beckwith Road

14.A. A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE PROPERTY KNOWN

AS THE BECKWITH PROPERTY, LOCATED AT 4009 BECKWITH RD MAP 078 PARCELS 021.02, IN WILSON COUNTY, TENNESSEE, LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

Attachments: [Res - 4009 Beckwith Rd - POS](#)

Mayor Maness asked that items 14 A, B, C and D (Annex and Rezone 4009 Beckwith Road) be considered together with no objections. No objections voiced.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

- 14.B. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 5 ACRES, PROPERTY LOCATED 4009 BECKWITH ROAD, MAP 078, PARCEL 21.02, AND LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY.

Attachments: [4009 Beckwith AX RZ SR](#)
[4009 Beckwith Rd Annexation 8-14-24](#)
[4009BeckwithRd AX ORD](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

- 14.C. A RESOLUTION IN MEMORANDUM OF ORDINANCE 2024-45 RELATIVE TO THE ANNEXATION OF 4009 BECKWITH RD

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

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

14.D. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 4009 BECKWITH ROAD, MAP 078, PARCEL 21.02, FROM WILSON COUNTY R-1 TO CI.

Attachments: [4009 Beckwith AX RZ SR](#)
[4009 Beckwith Rd Rezone 8-14-24](#)
[4009BeckwithRd RZ ORD](#)

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

RESULT: ADOPTED
MOVER: Jennifer Milele
SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

15. Unfinished Business - Ordinances - 2nd Reading - Consent

15.A. AN ORDINANCE TO REPEAL ORDINANCE 2015-09 AND ORDINANCE 2016-2 IN THEIR ENTIRETY TO ENCOURAGE HOTEL DEVELOPMENT.

Attachments: [Repeal 2015-09 2016-2 HOTEL](#)

Vote on Consent Agenda Items 15 A, B, C, and D.

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

RESULT: ADOPTED
MOVER: Scott Hefner
SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

15.B. 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, TO DEFINE "HOTELS AND MOTELS" IN SECTION 6-102, USES AND STRUCTURES.

Attachments: [Amend Zoning Ordinance-6-102A Hotel Motel definition](#)

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

15.C. AN ORDINANCE TO RECONSIDER ORDINANCE 2014-05 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE NICHOLS VALE PUD, TO REMOVE THE REQUIREMENT FOR THE PERIMETER TRANSITIONAL PROTECTIVE BUFFER.

Attachments: [Nichols Vale Buffer 2024](#)

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

15.D. AN ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF THE EXISTING ROW OF RUTLAND DRIVE NEAR GOLDEN BEAR GATEWAY.

Attachments: [2024-10-28, Ordinance to Abandon Rutland Dr. At Golden Bear ROW](#)
[2024-10-28, Ordinance to Abandon Rutland ROW - Exhibit](#)

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

RESULT: ADOPTED

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

16. Unfinished Business - Ordinances - 2nd Reading

16.A. AN ORDINANCE TO AMEND THE LAND USE PLAN FOR THE PROPERTY

KNOWN AS GOLDEN BEAR PLACE PUD, LOCATED OFF BECKWITH ROAD, MAP 078, P/O PARCEL 21.10 FROM INTERSTATE COMMERCIAL TO MIXED USE AND P/O PARCEL 17.01, FROM MIXED-USE TO MULTI FAMILY

Attachments: [Golden Bear Place FLU 9 12 24](#)
[GoldenBearPlace LUA ORD](#)

Mayor Maness recommended items 16 A & B (Golden Bear Place) be considered together with if no objections.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

16.B. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP), INCLUDING A REZONE FROM RS-40 TO CMU-PUD FOR GOLDEN BEAR PLACE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED OFF BECKWITH ROAD, MAP 078, PARCELS 10.16, 17.01 & P/O PARCEL 21.10, IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.

Attachments: [Golden Bear Place LUA PUD Amend SR](#)
[Golden Bear Place Rezone 9 12 24](#)
[Golden Bear Place PUD Amendment 9 12 24](#)
[GoldenBearPlace PUD AMEND ORD](#)

Discussion was held.

Motion made by Mayor Maness to state that a signal will be installed as warranted and the off-site turn lanes and signals coming off the interstate will be completed prior to the first Certificate of Occupancy (CO), 2nd by Vice Mayor Trivett.

Vote on Amendment #1:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

Discussion was held.

Motion made by Commission Milele to have a 10% cap on rental units and that no one owner can own more than two units in the "For Sale" townhomes, 2nd by Vice Mayor Trivett.

Mark McDonald, 105 Jackson Blvd.: Stated they would include this in the HOA

Document.

Vote on Amendment #2:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

Discussion was held.

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

16.C. AN ORDINANCE FOR A MAJOR AMENDMENT TO THE PRELIMINARY MASTER DEVELOPMENT PLAN (PMDP) FOR THE TOMLINSON POINTE PLANNED UNIT DEVELOPMENT (PUD), BEING LOCATED AT 2844 CURD ROAD, MAP 054, PARCELS 73.00, 81.00 AND 82.02 IN THE CITY OF MT. JULIET, WILSON COUNTY, TN.

Attachments: [Tomlinson Pointe PUD Amend SR](#)
[Tomlinson Pointe PUD Amend 9 12 24](#)
[TomlinsonPointe PUD Amend ORD](#)

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

RESULT: ADOPTED

MOVER: Jennifer Milele

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

16.D. AN ORDINANCE TO REZONE THE PROPERTY LOCATED 434 NONAVILLE ROAD, APPROXIMATELY 1.48 ACRES, MAP 053, PARCEL 053.00, FROM RS-40 TO CNS.

Attachments: [434 Nonaville RZ SR](#)
[434 NONAVILLE REZONE LEGAL DESCRIPTION](#)
[434 Nonaville Road Exhibit B 10 21 24](#)
[434 Nonaville Road RZ ORD](#)

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

Abstain: Commissioner Giles

16.E. AN ORDINANCE TO AMEND THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE BECKWITH BUSINESS PARK PLANNED UNIT DEVELOPMENT, BEING LOCATED AT 5158 BECKWITH ROAD, MAP 078, PARCELS 014.00, 013.01, 018.00 IN THE CITY OF MT. JULIET.

Attachments: [Beckwith Business Park PUD Amend SR](#)
[Beckwith Business Park Legal Desc](#)
[Beckwith Business Park Exhibit B 10 21 24](#)
[Beckwith Business Park PUD Amend ORD](#)

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

Abstain: Commissioner Giles

16.F. AN ORDINANCE TO RECONSIDER PUBLIC WORKS CONDITION 1b, OF ORDINANCE 2019-01 WHICH ESTABLISHED THE ZONING AND PUD OVERLAY FOR THE LYNWOOD STATION, TO REVISE THE REQUIREMENT FOR THE GREENWAY TRAIL TO BE CONSTRUCTED BY THE 35th CERTIFICATE OF OCCUPANCY

Attachments: [Lynwood Station Trail Reconsideration](#)
[Lynwood Station Trail Reconsideration](#)
[Lynwood Greenway Current Layout](#)
[Lynwood Greenway Original layout](#)

Motion made by Mayor Maness to consider on 2nd Reading the ordinance labeled to be considered on 2nd Reading, and add "200th" in the blank area displayed in blue, 2nd by Vice Mayor Trivett.

Discussion was held.

Vote on Amendment # 1:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

Discussion was held concerning the prior agreements concerning the Senior Citizens Center. Jason Beavers, stated they would be willing to meet with Commissioner Hefner on this.

Discussion was held.

Development Services Director Hamblen stated they originally agreed to run sewer to the property for the Senior Citizen Center to be built on Clemmons Road, however, they are not locating there so an IN Kind contribution or donation should be considered.

Commissioner Hefner stated he would much rather the contribution go toward the intersection of Curd Road and Mt. Juliet Road. Public Works was asked to work on this with the developer.

Discussion was held.

Motion made by Commissioner Hefner that a \$25,000.00 contribution to go toward the cost for a stop light at Curd Road and Mt. Juliet Road at the 25th Certificate of Occupancy, 2nd by Commissioner Milele.

Vote on Amendment #2:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

This Ordinance was adopted.

RESULT: ADOPTED

MOVER: Bill Trivett

SECONDER: Scott Hefner

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

Abstain: Commissioner Giles

17. New Business - Ordinances - 1st Reading - Consent

17.A. 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](#)

Without objection Mayor Maness asked that New Business Consent Agenda Items 17 A, 18 A and 18 B be considered together, no objections voiced.

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

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Bill Trivett
SECONDER: James Maness

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

18. Resolutions - Consent

18.A. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT BETWEEN FLOCK SAFETY AND THE CITY OF MT. JULIET POLICE DEPARTMENT FOR THE LICENSE PLATE READER PROGRAM

Attachments: [2024 - Approve agreement for PD LPR Program](#)
[Executive Summary - Authorize Contract Approval for Flock Vendor in LPR Program](#)
[TN - Mt Juliet PD - Flock Safety- Law Enforcement Agreement](#)

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

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: James Maness

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

18.B. A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT BETWEEN THE CITY OF MT. JULIET AND NABHOLZ CONSTRUCTION FOR CONSTRUCTION MANAGEMENT SERVICES FOR FIRE STATION 3

Attachments: [2024 Res to sign contract with Nabholz Const for Fire St 3 53-2024](#)
[A201 MT JULIET FIRE STATION](#)
[A133 MT JULIET FIRE STATION](#)
[A133 Exhibit B MT JULIET FIRE STATION](#)
[Exhibit C Nabholz - Bid Cost Attachment Final](#)
[Exhibit D -MJ Fire Station 3 - PM Selection RFP Drawings](#)

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

RESULT: ADOPTED
MOVER: Bill Trivett
SECONDER: James Maness

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

19. New Business - Ordinances - 1st Reading

19.A. AN ORDINANCE TO ANNEX INTO THE CORPORATE BOUNDARIES OF THE CITY OF MT. JULIET APPROXIMATELY 47.39 ACRES, PROPERTY KNOWN AS SILVER

SPRINGS PH. 8, LOCATED 9621 LEBANON ROAD, MAP 054, PARCEL 045.00, AND LOCATED WITHIN THE CITY’S URBAN GROWTH BOUNDARY.

- Attachments:** [Silver Springs Ph 8 AX, PUD Amend SR](#)
[Silver Springs Phase 8 PoS](#)
[Silver Springs Ph 8 LEGAL DESCRIPTION](#)
[Silver Springs Ph. 8-13 Exhibit B- Annexation 7-12-24](#)
[Silver Springs Ph. 8 AX ORD](#)

Mayor Maness asked that items 19 A and 19 B (Silver Springs) be considered together if there were no objections. No objections voiced.

Discussion was held.

A motion was made 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: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Commissioner Hefner

Abstain: Commissioner Giles

- 19.B.** AN ORDINANCE TO REZONE APPROXIMATELY 47.39 ACRES OF PROPERTY AT 9621 LEBANON ROAD, MAP 054, PARCEL 045.00 FROM WILSON COUNTY A-1 TO RS-20 PUD AND TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR SILVER SPRINGS PH. 8

- Attachments:** [Silver Springs Ph 8 AX, PUD Amend SR](#)
[Silver Springs Ph 8 LEGAL DESCRIPTION](#)
[Silver Springs Ph. 8-13 Exhibit B- PUD Amendment 10-21-24](#)
[Silver Springs Ph. 8 PMDP PUD ORD](#)

Mike Wyre: Lose Design representing the development.

Mayor Maness requested construction access from Lebanon Road along with a permanent access. Mr. Wyre stated they would look into this.

Discussion was held on access points to Lebanon Road.

Motion made by Mayor Maness to adopt items 18,19, 20, 21 & 22 under planning and zoning, 2nd by Commissioner Milele.

Vote on amendment #1:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

Motion made by Mayor Maness to adopt items 10 & 11 under Public Works 10, 11, 2nd by Vice Mayor Trivett.

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

as 2x's amended;

Discussion was held concerning a \$7,500.00 per lot voluntary contribution for off-site road improvements. Tom White, Attorney stated they will discuss before 2nd reading and come back with an answer.

A motion was made by Vice Mayor and Commissioner Trivett, seconded by Commissioner Hefner, 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: Bill Trivett

SECONDER: Scott Hefner

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

Nay: Commissioner Hefner

Abstain: Commissioner Giles

19.C. 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 recommended considering items 19C & 19 D (Godfrey Subdivision) without objections. Mayor No objections voiced.

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 12/9/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

19.D. 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](#)

Discussion as held.

Motion made by Commissioner Hefner to amend from RS 20 to RS 40, 2nd by Vice Mayor Trivett.

Discussion was held.

Jake Porter, Engineer CSDG: Explained the project. Stated they came to an understanding to keep the same zoning and that they remaining portion would not be developed in the future. Referenced the last page of the exhibit.

Discussion was held.

Commissioner Hefner withdrew his motion, Vice Mayor Trivett agreed to the withdrawal.

Discussion was held.

Joe Godfrey, Godfrey Development answered questions.

Discussion was held.

Mr. Godfrey stated he has no problem with the cu-de-ac being a private street if it is built to City standards.

Discussion was held.

Motion made by Mayor Maness to amend said ordinance that this be a private street built to city standards, 2nd by Vice Mayor Trivet. (1st Amendment)

Vote on Amendment # 1:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

Discussion was held.

Motion made by Mayor Maness adopt items 7, 8, 9, 10, 11, 12 & 13, under Planning and Zoning, 2nd by Commissioner Milele. (2nd Amendment)

Vote on Amendment #2:

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

Discussion was held.

Motion made by Mayor Maness to strike items 2 & 3 under Planning & Zoning, 2nd by Vice Mayor Trivett. (3rd Amendment)

Yea: Hefner, Maness, Milele, Trivett

Abstain: Giles

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 12/9/2024. The motion carried by the following vote:

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Scott Hefner

SECONDER: Bill Trivett

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

Abstain: Commissioner Giles

- 19.E.** 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](#)

This Ordinance was deferred.to the Board of Commissioners due back on 12/9/2024

RESULT: DEFERRED

- 19.F.** 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](#)

This Ordinance was deferred.to the Board of Commissioners due back on 12/9/2024

RESULT: DEFERRED

20. Adjournment

at 8:17 PM

Mayor James Maness

City Recorder Sheila S. Lockett, MMC