



The Town of Coopertown
5153 Burgess Gower Rd.
Coopertown, TN 37172
(615) 382-4470

PLANNING COMMISSION
REGULAR MEETING
Monday, May 18, 2026
6:00 P.M.

Meeting Minutes

I. Call to Order

The meeting was called to order at 6:00 p.m. by Vice Chairman Justin Bahorik.

II. Pledge of Allegiance

III. Roll Call

Secretary Brian Rettaliata called roll.

Members present:

Justin Bahorik
Tim Mason, Alderman
Brian Rettaliata, Secretary
Jeff Smith, Mayor

Members Absent:

Shane Gordon, Chairman
Caleb Johnson
Peggy Ruth

Also present:

Vicky Bumgardner, Building Commissioner
Brian Halma, GNRC Sr. Planning Consultant
Noel Amell, Consulting Engineer

IV. Public Forum

V. Approve Minutes from April 20, 2026

Tim Mason motioned to approve the minutes from April 20, 2026
Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Mayor Smith	YES
Justin Bahorik	YES
Tim Mason	YES
Brian Rettaliata	YES

The motion passed unanimously.

VI. Status of Letter(s) of Credit/Surety Instruments

Derby Meadows Phase 1A maintenance surety and Phase 1B & 2A sureties in place.

VII. New Business

1. Aws Ahmed, SEC Inc. on behalf of RaceTrac – Set bond amount for Joe Dowlen Road realignment

Noel Amell recommended the bond be set at \$1,772,256. The Subdivision Regulations state that a contingency amount of 20% can be set; this bond amount was set on a 10% contingency.

Justin Bahorik made a motion to approve the bond be set at \$1,772,256 and with a 10% contingency Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Justin Bahorik	YES
Tim Mason	YES
Brian Rettaliata	YES
Mayor Smith	YES

The motion passed unanimously.

2. Dan Brown, on behalf of RaceTrac, variance request to post a maintenance bond instead of a cash surety for Joe Dowlen Road realignment.

Dan Brown stated they typically post performance bonds so they are requesting the Town consider a performance bond rather than a letter of credit. Jeff Smith stated he's used to working with bonds. The benefit for the Town is that if the developer fails to complete the project it's the insurer who will step in and complete the project, not the Town. And the insurance company must complete it no matter the cost at that time. Developers prefer bonds over cash sureties because bonds don't hold up their cash. The performance bond would stay in place until the project is completed. The bond document would need to be reviewed by Marshall Albritton before approved.

Tim Mason made a motion to approve RaceTrac's request for a variance to post a bond. Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

Justin Bahorik	YES
Brian Rettaliata	YES
Tim Mason	YES
Mayor Smith	YES

The motion passed unanimously

3. RaceTrac Final Plat for the Joe Dowlen Road Realignment

Brian Halma noted three small items from staff comments: provide owners email and phone on the plat, remove the signature line for Coopertown Enforcing Officer, and seal the surveyor's stamp.

Justin Bahorik motioned to approve the final plat.
Tim Mason seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Tim Mason	YES
Mayor Smith	YES

The motion passed unanimously.

4. Pizzuti Group – Preliminary Master Development Plan for a Mixed Used Industrial Commercial development off York Road, Map 119, Parcels 065.00 & 066.00 currently zoned Agricultural (A) and Suburban Residential (RB), 262.23 acres

Brian Halma presented staff comments.

Mia Keller with Pizzuti Group addressed members' questions. She noted that pulling in retail will be a challenge but understands the Town's requirements if the rezone is approved. Development will be done in two phases, each taking up to 18 months to complete.

Mayor Smith asked if Pizzuti Group would be willing to do a presentation to the public, if approved tonight. This would allow citizens the ability to ask questions and hear more about what's planned for this development.

Tim Mason made a motion to approve Pizzuti Group's preliminary master development plan and recommend it to BOMA.

Justin Bahorik seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Tim Mason	YES
Mayor Smith	YES

The motion passed unanimously.

5. Amend Subdivision Regulations Sections 2-109.8 Completion and Maintenance of Improvements, to clarify requirements of the warranty period

Noel Amell stated the proposed language clarifies the requirements for a construction entrance into new developments but also requires the developer includes a line item as a part of the original principal amount to account for maintaining the pavement on the construction route for the duration of the project. This is especially important when there is no dedicated construction route but rather, the construction equipment is using a street utilized by residents living in the subdivision.

Brian Rettaliata made a motion to approve the amendments and start the 30-day public comment period.

Tim Mason seconded the motion.

Brian Rettaliata called roll:

Tim Mason	YES
Justin Bahorik	YES
Brian Rettaliata	YES
Mayor Smith	YES

The motion passed unanimously.

VIII. Old Business

1. Amend Subdivision Regulations Sections 3-103.1 General, 3-103.2 Amount of Surety, and 3-104.5 Maintenance of Improvements to clarify warranty period requirements, Resolution SR2026-006

Justin Bahorik made a motion to approve Resolution 2026-006
Brian Rettaliata seconded the motion.

Brian Rettaliata called roll:

Brian Rettaliata	YES
Justin Bahorik	YES
Tim Mason	YES
Mayor Smith	YES

The motion passed unanimously.

2. Discuss amendments to Zoning Ordinance, Section 4.080, Standards for Signs, Billboards and other Advertising Structures

Members agreed that Columbia's sign ordinance was preferred over all examples provided.
Members agreed that home occupation signs should be permitted. Mayor Smith suggested they be the size of a typical lawn sign.
Brian Halma stated he would utilize Columbia's ordinance as a template and develop a draft for sharing at the next meeting.

IX. Comments from Members

Sam Edwards will conduct planning and zoning training on August 17th.

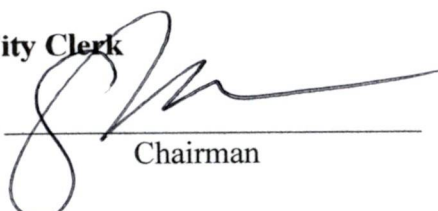
X. Adjournment

Tim Mason made a motion to adjourn.
All in favor signified by saying, "Aye".

The meeting adjourned at 7:05 p.m.

Original notes generated by Kelly Bohn, City Clerk

These minutes are respectfully submitted by:


Chairman

6/15/26
Date