

PLANNING COMMISSION
AGENDA
October 20, 2026
AMENDED

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the September 15, 2026 meeting.
- IV. **Public Comments:**

Anyone wishing to provide comments germane to any item on this agenda that is germane to the jurisdiction of the local government body shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the entrance to the council chambers. No registrations will be allowed after the meeting has been called to order. The presiding officer shall establish an allotted time for each speaker and determine the order of speakers under the guidelines established in the City of Dickson Public Engagement Policy adopted in Resolution #2023-12

- V. **Public Hearing: NONE**

- VI. **Old Business: NONE**

- VII. **Design Review:**

- 1. John Schneider to request design approval for property located at 606 Henslee Drive (Map 103L Group A Parcel 001.02) (Old Dr. Roundtree office)
- 2. Fast Stop Fuel to request design approval for property located at 2415 Hwy 70 E (Map 102 Parcel 015.06) (Hwy 70/Hwy 96)

- VIII. **New Business:**

- 1. Riant Homes LLC to request rezoning for property located on Beasley Drive (Map 110 Parcel 054.09) from R3 (Medium Density Residential) to B3 (Highway Commercial) (Vacant lot across from Thornton Drive)
- 2. Imer Development to request final plat for Riverbend Subdivision Phase 1 (possible 9 lots) located on East Piney Road (Map 110 Parcel 045.00)
- 3. Panoply Properties and Crestview Land Company to request a R-2 cluster approval for property located on Crestview Park Drive (Map 120 Parcels 020.00 and 020.03) (98 single family homes behind medical office building)
- 4. Crestview Land Company, Jody Barrett to request rezoning of property located on Crestview Park Drive (Map 120 Parcels 020.00 and 020.03) from B3 (Highway Commercial) and A1 (Agriculture) to R2 (Medium Density Residential) (sketch plan possible 98 single family homes) (44.4 acres) (from item #3)
- 5. KB2, LLC to request R1 cluster for property located on Oakmont Drive, Blakemore and Laken and Cedar Hill Road behind Oakmont School (Map 120 Parcel 001.00) (61.41 acres) (136 single family homes) (property zoned R-1)
- 6. CSDG to request amended R-3 PUD preliminary master plan for the Villas at Buckner Place located at Hwy 70 W (Map 103 Parcel 081.00) (14 buildings) (186 townhomes)
- 7. Rezoning/Annexation Request

Rezoning:

- 1. Williams family and Trent Yates to request rezoning of property located at 1170 Tidwell Switch Road (Map 136 Parcel 024.00) from R-1 (Low Density Residential) to M-1 (Light Industrial)

2. Williams family and Trent Yates to request rezoning of property located at 1164 Tidwell Switch Road (Map 136 Parcel 023.00) from R-1 (Low Density Residential) to M-1 (Light Industrial)
3. Williams family and Trent Yates to request rezoning of property located at 1170 Tidwell Switch Road (Map 136 Parcel 014.00 (portion of)) from A-1 (Agricultural) to M-1 (Light Industrial)

Annexation:

1. Williams family and Trent Yates to request annexation into the City Limits of Dickson for property located on Turkey Creek Road (Map 129 Parcel 073.02) to be M-1(Light Industrial)
2. Williams family and Trent Yates to request annexation into the City Limits of Dickson for property located at 1069 Turkey Creek Road (Map 129 Parcel 073.01) to be M-1(Light Industrial)
3. Williams family and Trent Yates to request annexation into the City Limits of Dickson for property located at 1075 Turkey Creek Road (Map 129 Parcel 073.00) to be M-1(Light Industrial)
4. Williams family and Trent Yates to request annexation into the City Limits of Dickson for property located at 1170 Turkey Creek Road (Map 136 Parcel 014.00) (portion of) to be M-1(Light Industrial)
5. Williams family and Trent Yates to request annexation into the City Limits of Dickson for property located on Turkey Creek Road (Map 136 Parcel 022.01) to be M-1(Light Industrial)
6. Williams family and Trent Yates to request annexation into the City Limits of Dickson for property located on Turkey Creek Road (Map 136 Parcel 017.00) to be M-1(Light Industrial)

IX. Storm Water Committee: NONE

X. Set Public Hearing:

1. Set Public Hearing for annexation of property and plan of services for the Planning Commission meeting on November 17, 2026 at 6:30 p.m. at City of Dickson City Hall Council Chambers, 600 E Walnut Street, Dickson TN 37055 (Williams property) (item 7)

XI. Other Business:

1. Set work session for November Planning Commission regarding new zoning regulations and new State Planning Law.

XII. Open Public Comment Period

Anyone wishing to provide comments on any matter that is germane to the jurisdiction of the local government body shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the entrance to the council chambers. No registrations will be allowed after the meeting has been called to order. The presiding officer shall establish an allotted time for each speaker and determine the order of speakers under the guidelines established in the City of Dickson Public Engagement Policy adopted in Resolution #2023-12.

Adjourn.

MEETING TO BE HELD IN CITY HALL LOCATED AT 600 E. WALNUT STREET IN THE COUNCIL CHAMBERS AT 6:30 P.M. YOU CAN ENTER THROUGH THE REAR OF THE BUILDING.