

PLANNING COMMISSION
AGENDA
April 21, 2026
AMENDED

I. Call meeting to order

II. Roll Call

III. Review and approve the minutes from the March 17, 2026 meeting.

IV. **Public Comments:**

Anyone wishing to provide comments germane to any item on this agenda shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the meeting location. 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:**

1. Trent Smith with Southern Consulting to present a final plat for BBQ Road Subdivision (Map 110 Parcel 084.00) (25 new cottage homes) (Discussion on road and H.O.A.)

VII. **Design Review: NONE**

VIII. **New Business:**

1. Trent Smith with Southern Consulting to present a preliminary plat for Blue and Bishop Subdivision located at Blue Road and Bishop Lane (Map 111 Parcel 035.00) (12 single family homes) (Withdrawn February 2026)
2. Trent Smith with Southern Consulting to request permission for a R1 Cluster at East Piney Village located at Valleywood Drive (Map 103 Parcel 088.01) (Withdrawn February 2026)

IX. **Storm Water Committee: NONE**

X. **Other Business: NONE**

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.**

PLANNING COMMISSION

April 21, 2026

Planning Commission met on the 21st day of April 2026 in the Council Chambers at 6:30 p.m. with Mike Petty serving as Chairman. A quorum was declared and following business was transacted.

Mike Petty, Chairman called the meeting to order at 6:30 p.m. Upon request for roll call, the following were present or absent.

PRESENT

Mike Petty, Chairman
Councilman Kyle Sanders
Jamie James, Vice-Chairman
Councilman Jason Epley
Kerry Pruett
Mary McNeal
Brandon Cardwell

ABSENT

Steve Scherer

ADMINISTRATIVE STAFF PRESENT

Sherry Owens, Secretary
Amanda Harrington, RCS Planners

ABSENT

Jason Pilkinton, Director

Mr. Cardwell made a motion, seconded by Ms. McNeal to approve the minutes from the March 17, 2026 meeting. The motion carried.

Public Comments: NONE

Design Review: NONE

Public Hearing: NONE

Old Business:

Trent Smith with Southern Consulting came before the Commission to present a final plat for BBQ Road Subdivision (Map 110 Parcel 084.00) (25 new cottage homes) (Discussion on road and H.O.A.) Ms. Harrington stated that the preliminary plat for this project was approved in March of 2018. Several variances were granted for this property, including setbacks and sidewalks. As of 5:30 pm today the final HOA documents making the road private and listing no pools, no boats and no accessory structures will be allowed and submittal of sureties have all been submitted. Mr. Tony Underhill and Mr. Gabe Underhill are in attendance and were under the impression that the city was taking over the roads. Mr. Smith stated the final plat was approved at the February 2026 meeting and the roads were built to city standards and was approved to be a public road. Mr. Sanders made a motion, seconded by Mr. Epley that issues have been addressed and approved in the February meeting and that staff will have discussions with Mr. Smith and Mr. Underhill regarding the road. The motion carried.

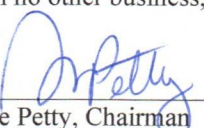
New Business:

Trent Smith with Southern Consulting came before the Commission to present a preliminary plat for Blue and Bishop Subdivision located at Blue Road and Bishop Lane (Map 111 Parcel 035.00) (12 single family homes) (Withdrawn February 2026) Ms. Harrington stated that this is 12 single family homes. No new roads and mail kiosk added to the plat. Proposed hydrant added on the east side of the property. All comments were addressed except for the underground utilities. Mr. James has concerns with the driveway locations. Flag lots and shared driveways are concerning from Mr. Pruett and Mr. James. Ms. McNeal stated that there was not enough detail for an approval. Ms. McNeal made a motion, seconded by Mr. James to decline the approval until drive issues can be resolved. The motion carried.

Trent Smith with Southern Consulting came before the Commission to request permission for a R1 Cluster at East Piney Village located at Valleywood Drive (Map 103 Parcel 088.01) (Withdrawn February 2026) Ms. Harrington stated that this property does not meet the requirements for a R1 Cluster and his clients should consider a R1 status. Mr. Sanders made a motion, seconded by Mr. Epley to decline approval based on staff comments that this request does not meet criteria for R1 Cluster. The motion carried.

Storm Water Committee: NONE

With no other business, Mr. Sanders made a motion, seconded by Ms. McNeal to adjourn the meeting. The meeting adjourned at 7:38 p.m.


Mike Petty, Chairman

(50)