

**PLANNING COMMISSION
AGENDA
August 18, 2026**

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the July 21, 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/Design Review**

- 1. Stephen and Sunshine Greer to request a site plan and a design review approval for Cuppa Sunshine located at Oakmont Drive (Map 120A Group A Parcel 003.00) (the small parcel in front of the Roxy Theater behind Pizza Hut)
- 2. Trent Smith to request site plan and design review approval for re-development located on Mathis Drive and Henslee Drive (old Subway Building) (Map 110 Group D Parcel 001.05). previous approved site plan @ PC in 2023
- 3. Director to discuss a clarification of motion for the new City Center location downtown. (site plan approved July 21, 2026)

- VII. **Design Review: NONE**

- VIII. **New Business:**

- 1. Trent Smith to request permission for cluster and standard R1 development of East Piney Village located on Valleywood Drive (Map 103 Parcel 088.01) (second request, original was denied in April 2026)

- IX. **Storm Water Committee:**

- X. **Set Public Hearing:**

- XI. **Other Business: NONE**

- 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.**

PLANNING COMMISSION

August 18, 2026

Planning Commission met on the 18th day of August 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
Jamie James, Vice-Chairman
Mary McNeal
Brandon Cardwell
Kerry Pruett
Councilman Kyle Sanders
Steve Scherer

ABSENT

Councilman Jason Epley

ADMINISTRATIVE STAFF PRESENT

Jason Pilkinton, Director
Sherry Owens, Secretary

ABSENT

Amanda Harrington, RCS Planners

Mr. Sanders made a motion, seconded by Ms. McNeal to approve the minutes from the July 21, 2026 meeting. The motion carried.

Public Comments: NONE

Design Review: NONE

Public Hearing: NONE

Old Business:

Stephen and Sunshine Greer to request a site plan and a design review approval for Cuppa Sunshine located at Oakmont Drive (Map 120A Group A Parcel 003.00) (the small parcel in front of the Roxy Theater behind Pizza Hut) This item was deferred from the July 2026 meeting, however because it has been 30 days and they will have to reapply, the Planning Commission will formally deny the request. Ms. McNeal made a motion, seconded by Mr. Pruett to deny the request from the July 2026 meeting. The motion carried.

Trent Smith to request site plan and design review approval for re-development located on Mathis Drive and Henslee Drive (old Subway Building) (Map 110 Group D Parcel 001.05). previous approved site plan @ PC in 2023. This item was deferred from the July 2026 meeting, however because it has been 30 days and they will have to reapply, the Planning Commission will formally deny the request. Mr. James made a motion, seconded by Ms. McNeal to deny the request from the July 2026 meeting. The motion carried.

Director to discuss a clarification of motion for the new City Center location downtown. (site plan approved July 21, 2026) Mr. Pilkinton wanted to clarify to the Commission that there will not be a need for flexibility for parking and the retainer walls. The property is in a B2 (Central Business District) and there are no required parking spaces. Mr. James made a motion, seconded by Mr. Cardwell to approve the site plan that was presented without the contingencies. The motion carried.

New Business:

Trent Smith came before the Commission to request permission for cluster and standard R1 development of East Piney Village located on Valleywood Drive (Map 103 Parcel 088.01) (second request, original was denied in April 2026) Mr. Smith stated that there would be 44 single family homes to preserve a lot of the stream and wetland areas. After discussion, Ms. McNeal made a motion, seconded by Mr. Cardwell to request Mr. Smith bring back to the September 15, 2026 meeting a R1 standard lot design concept. The motion carried.

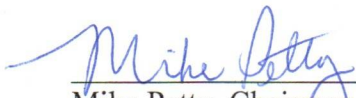
Storm Water Committee: NONE

Set Public Hearing: NONE

Other Business:

Mr. Pilkinton stated that there will be a couple of work sessions in the next couple of months to update the subdivision regulation and zoning book.

With no other business, Ms. McNeal made a motion, seconded by Mr. Scherer to adjourn the meeting. The meeting adjourned at 7:40 p.m.

 (80)
Mike Petty, Chairman