

**PLANNING COMMISSION  
AGENDA  
December 16, 2025**

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the November 18, 2025 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. Old Business: NONE**

**VI. Design Review: NONE**

**VII. New Business:**

- 1. Chris Goodman to present preliminary plat on property located at Cowan Road and Miller Street (Map 110 Parcel 048.00) for possible 24 single family homes.
- 2. Darrin Christy to present final plat for property located at Truform Way and Marshal Stuart Drive (Map 111 Parcel 083.04) 9 lot subdivision
- 3. Trent Smith to present site plan for approval for Acem Auto Leasing at property located on Valley West Drive (Map 103 Parcel 089.00) (for auto storage location prior to delivery)

**VIII. Storm Water Committee: NONE**

**IX. 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

December 16, 2025

Planning Commission met on the 16th day of December 2025 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  
Councilman Jason Epley  
Councilman Kyle Sanders  
Kerry Pruett  
Mary McNeal  
Steve Scherer  
Brandon Cardwell

### ADMINISTRATIVE STAFF PRESENT

Jason Pilkinton, Director  
Sherry Owens, Secretary  
Amanda Harrington, RCS Planners

Mr. Sanders made a motion, seconded by Ms. McNeal to approve the minutes from the November 18, 2025 meeting. The motion carried.

**Public Comments: NONE**

**Design Review: NONE**

**Old Business: NONE**

**New Business:**

Chris Goodman came before the Commission to present a preliminary plat on property located at Cowan Road and Miller Street (Map 110 Parcel 048.00) for possible 24 single family homes. Mr. Pilkinton stated all lots meet the minimum requirements of R2 and sewer connection will be available. Mr. Petty asked if there would be an exit onto Cowan Road and Mr. Pilkinton stated that there would be an exit onto Cowan Road. Mr. Sanders made a motion, seconded by Mr. Cardwell to approve the preliminary plat. The motion carried.

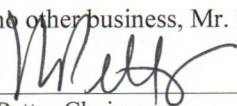
Darrin Christy came before the Commission to present a final plat for property located at Truform Way and Marshal Stuart Drive (Map 111 Parcel 083.04) 9 lot subdivision. Mr. Pilkinton stated that the preliminary for this plat has already been submitted and approved by the body. All lots meet the requirements and Lot 8 will be thru the engineering department if any fill is needed. Mr. Scherer asked if there were going to be any sidewalks and Mr. Christy stated there would not be any sidewalks. Mr. Cardwell made a motion, seconded by Ms. McNeal to approve the final plat. The motion carried.

Trent Smith came before the Commission to present site plan for approval for Acme Auto Leasing at property located on Valley West Drive (Map 103 Parcel 089.00) (for auto storage location prior to delivery) Mr. Smith stated that there will be five (5) parking stalls including one handicap and paved loading and unloading. Mr. Pilkinton stated there would be no auto service. This will be strictly just storage and delivery of state vehicles that are new. Ms. McNeal asked about security. Mr. Smith stated that the property will be completely fenced and gated in front. Mr. Smith stated the hopes of this property will be low key and off the radar since this is not a lot for sales. Mr. Sanders asked how many cars would be there at one time. Mr. Smith responded up to fifty (50). Mr. Sanders made a motion, seconded by Mr. James to defer this request until the January meeting so that lighting, fencing, surface area, mass detention, road improvement and landscaping can be addresses. The motion carried.

**Storm Water Committee: NONE**

Mr. Pilkinton stated that the Planning Commission will have a work session following the January 20, 2026 Planning Commission meeting.

With no other business, Mr. Sanders made a motion, seconded by Ms. McNeal. The meeting adjourned at 7:25 p.m.

  
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Mike Petty, Chairman