

**PLANNING COMMISSION**  
**AGENDA**  
**February 17, 2026**

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the January 20, 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:**

Present amended Urban Growth Boundary Map for the City of Dickson

VI. **Old Business:**

- 1. Trent Smith with Southern Consulting to present a site plan for approval for Acme Auto Leasing on Valley West Drive (Map 103 Parcel 089.00 Tract 1) (Deferred from the December 2025 meeting)

VII. **Design Review: NONE**

VIII. **New Business:**

- 1. The City of Dickson to request rezoning of property located at 201 W Chestnut Street from R2 (Medium Density Residential) to B2 (Central Business District) (Map 110C Group A Parcel 006.01) for the new City Center.
- 2. The City of Dickson to present a site plan for the Dickson Aquatic Recreation Center located at 800 Hwy 70 W (Map 103 Parcel 077.00) (Applied to BZA for approved Special Exception on 2-17-2026)
- 3. Review and recommendation to Council for Ordinance #1578: An Ordinance to amend the City of Dickson Zoning Ordinance to establish updated development standards and regulations pertaining to underground utilities and street lighting, landscaping and irrigation requirements, site plan and subdivision submittal requirements, infrastructure and construction requirements, transportation and access design, dumpster and service area design, buffer and open space requirements, planned unit development (PUD) standards, Board of Zoning Appeals – short-term rentals, regional drainage and stormwater, design review map areas, min-storage requirements, rezoning cooling-off period, floodplain/flood way development, and fire hydrants and to provide for proper implementation thereof.
- 4. Planning Commission to give recommendation to the City Council for the amended Urban Growth Boundary Map for the City of Dickson
- 5. Snyder Engineering to present site plan for approval for property located at 1084 Hwy 47 E (Map 110L Group A Parcel 006.00) (JK and L Electric) (Old Charlies Corner) (Hwy 47 and Lewis Hollow Road)
- 6. Xcel Land Company to present a final plat Piney Fork Townhomes located at Cowan Road and BBQ Road (Map 110 Parcel 066.03) (18 townhomes)
- 7. Trent Smith with Southern Consulting to present a final plat for Hill Place Cottages located on BBQ Road (Map 110 Parcel 084.00) (25 cottage homes)
- 8. 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)
- 9. Nails Creek Partners to request rezoning of property located at Hwy 46 S and Nails Creek (Map 129 Parcel 088.00) from B3 (Highway Commercial) to R3 (High Density Residential) (43.9 acres)

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.**