

**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.**

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

Planning Commission met on the 17th day of February 2026 in the Council Chambers at 6:35 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 6:35 p.m. Upon request for roll call, the following were present or absent.

PRESENT

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

ADMINISTRATIVE STAFF PRESENT

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

Mr. Pruet made a motion, seconded by Mr. Cardwell to approve the minutes from the January 20, 2026 meeting. The motion carried.

**Public Comments: NONE**

**Design Review: NONE**

**Public Hearing:**

Present amended Urban Growth Boundary Map for the City of Dickson; No comments received.

**Old Business:**

Trent Smith with Southern Consulting came before the Commission 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) Mr. Pilkinton stated that the requests from the January meeting were met and had no other requests. Ms. McNeal made a motion, seconded by Mr. Pruet to approve the site plan as presented with corrections and requests. The motion carried.

**New Business:**

The City of Dickson came before the Commission 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. Mr. Pilkinton stated that the new City Center project will be located on this block and the City is cleaning up the zoning to align with the business. Mr. Sanders made a motion, seconded by Ms. McNeal to send to Council with recommendation for approval. The motion carried.

The City of Dickson came before the Commission 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) Mr. Pilkinton stated that the BZA approved the special exception and variances for this project at their meeting earlier this evening. Ms. Harrington stated that all requirements have been met and recommends approval. Mr. Pruet made a motion, seconded by Mr. James to approve the site plan. The motion carried.

Jason Pilkinton presented 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. Mr. Pilkinton stated this ordinance is a lot of housekeeping cleanup we needed. Ms. McNeal made a motion, seconded by Mr. James to send to Council with recommendation for approval. The motion carried.

Mr. Pilkinton presented the amended Urban Growth Boundary Map for the City of Dickson. Ms. McNeal made a motion, seconded by Mr. Cardwell to send to Council with recommendation for approval. The motion carried.

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) Mr. Pilkinton stated that Ms. Harrington had comments and revisions were submitted and will be an attractive corner once completed. Ms. Harrington stated all comments were addressed and staff recommends approval. Mr. Snyder stated that they are requesting a variance from TDOT for an access driveway on Hwy 47 and the TDOT meeting will be on March 31, 2026. Mr. Sanders made a motion, seconded by Mr. Epley to approve the site plan. The motion carried.

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) Mr. Pilkinton stated that all site plans have been completed and reviewed. This is the last step before building starts. Ms. Harrington stated all comments have been addressed and staff recommends approval. Mr. Epley made a motion, seconded by Mr. Cardwell to approve the final plat. The motion carried.

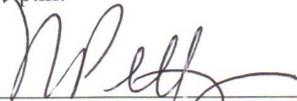
Trent Smith with Southern Consulting to present a final plat for Hill Place Cottages located on BBQ Road (Map 110 Parcel 084.00) (25 cottage homes) Mr. Pilkinton stated that Mr. Underhill have already built a few of the cottages and this will be the last item to complete the administrative side of this project. Mr. James made a motion, seconded by Mr. Pruett to approve the final plat contingent on the sidewalks, street names and the ponds labeled on the plat. The motion carried.

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) This item has been deferred to the March 17, 2026 meeting.

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) Clarification on B3 (Highway Commercial) (14.4 acres) Map 135 Parcel 001.01 This item has been deferred to the March 17, 2026 meeting.

**Storm Water Committee: NONE**

With no other business, Ms. McNeal made a motion, seconded by Mr. Cardwell to adjourn the meeting. The meeting adjourned at 8:00 p.m.

  
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Mike Petty, Chairman