

PLANNING COMMISSION
AGENDA
July 21, 2026

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the June 16, 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:**

- 1. Russ Barger to request annexation of property located on Holt Road. (Map 111L Group- A- Parcels 006.00, (Don Hudson estate) 005.00 and 007.01 (James D. Glass estate) 2.47 acres, possible 4 new lots for single family homes.

VII. **Design Review:**

- 1. City of Dickson to request design approval for the New City Center located downtown on E Walnut Street (see exhibits) Map 110 Parcels 5,6,7,8,9, A10, B10, A11, B11, 12, 13, 14, 15, 16, 17)
- 2. Stephen and Sunshine Greer to request design 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)

VIII. **New Business:**

- 1. City of Dickson to request site plan approval for the New City Center located downtown on E Walnut Street (see exhibits) (Map 110 Parcels 5,6,7,8,9, A10, B10, A11, B11, 12, 13, 14, 15, 16, 17)
- 2. Stephen and Sunshine Greer to request a site plan 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)
- 3. Stanley Oakley to request an alley abandonment at 116 Pond Road (Map 103J Group B Parcel 018.00) request sent to Public Works -Planning Commission will forward to Council.
- 4. Paul Tews to request an alley abandonment behind Laurel Court Condominium located on W College St & Laurel Ave. (request sent to Public Works -Planning Commission will forward to Council)

5. William Hostettler to request rezoning of 42.2 acres of property located on Hwy 46S (behind TriStar Natchez ER) (Map 129 Parcel 088.00) from B3 (Highway Commercial) to R3 (High Density Residential) for a single family / Townhome Development. & rezone a portion of property (approx. 3 acres) located at Hwy 46S / Nails Creek Rd. (Map 135 Parcel 1.01) from R-3 to B-3. This is a map revision from an earlier rezoning approval.
6. Orgain Ready Mix Plant to request site plan approval for a plant located on Reliance Road (Map 119 Parcel 033.00) -Concept Plan at PC & BZA Special Permit was approved in June 2026.
7. Trent Smith to request site plan approval for Dragon Field Storage located on Gentry Circle (Map 110 Group D Parcel 001.05. property zoned B-4
8. Trent Smith to request preliminary plat approval for Blue and Bishop Subdivision located on Blue Road (Map 111 Parcel 035.00) .previos preliniamry plat request was denied @ PC April 2026
9. Trent Smith to request site plan approval for re-development located on Mathis Drive and Henslee Drive (old Subway Building) (Map 110 Group D Parcel 001.05). previos approved site plan @ PC in 2023

IX. Storm Water Committee:

1. Trent Smith with Southern Consulting to request variance from stormwater requirements for the property located at Mathis Drive and Henslee Drive (Map 110 Group D Parcel 001.05) (1 building 5 units, 5 tenants) Received from City Engineer to approve. (Old Subway location – existing structure and impervious area.) (deferred from June 16th meeting)

- X. Set Public Hearing:** August 18th 2026 – Annexation Request and Plan of Service for property located on Holt Rd. (From item #5 under New Business)

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

July 21, 2026

Planning Commission met on the 21st day of July 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
Councilman Jason Epley
Mary McNeal
Brandon Cardwell
Kerry Pruett
Councilman Kyle Sanders
Steve Scherer

ADMINISTRATIVE STAFF PRESENT

Jason Pilkinton, Director
Sherry Owens, Secretary
Amanda Harrington, RCS Planners
Bret Stock, Staff Engineer
Cooper Morris, Staff Engineer

Mr. Cardwell made a motion, seconded by Mr. Epley to approve the minutes from the June 16, 2026 meeting. The motion carried.

Public Comments: NONE

Design Review:

City of Dickson came before the Commission to request design approval for the New City Center located downtown on E Walnut Street (see exhibits) Map 110 Parcels 5,6,7,8,9, A10, B10, A11, B11, 12, 13, 14, 15, 16, 17) Ms. Harrington stated that the design for the City Center is in compliance with the requirements of the City of Dickson. There were no other questions from the Commission. Mr. Pruett made a motion, seconded by Ms. McNeal to approve the design. The motion carried.

Stephen and Sunshine Greer came before the Commission to request design 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 has been deferred to the August 18, 2026 meeting.

Public Hearing: NONE

Old Business:

Russ Barger came before the Commission to request annexation of property located on Holt Road. (Map 111L Group- A- Parcels 006.00, (Don Hudson estate) 005.00 and 007.01 (James D. Glass estate) 2.47 acres, possible 4 new lots for single family homes. This item has been withdrawn.

New Business:

City of Dickson came before the Commission to request site plan approval for the New City Center located downtown on E Walnut Street (see exhibits) (Map 110 Parcels 5,6,7,8,9, A10, B10, A11, B11, 12, 13, 14, 15, 16, 17) Mr. Pilkinton stated that all requirements with rezoning have been met. Ms. McNeal made a motion, seconded by Mr. James to approve the site plan contingent on the Board of Zoning Appeals granting a variance for the parking spaces and retaining wall height. The motion carried.

Stephen and Sunshine Greer came before the Commission to request a site plan 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 has been deferred to the August 18, 2026 meeting.

Stanley Oakley came before the Commission to request an alley abandonment at 116 Pond Road (Map 103J Group B Parcel 018.00) request sent to Public Works -Planning Commission will forward to Council. Mr. Sanders made a motion, seconded by Ms. McNeal to send to Council with recommendation for approval. The motion carried.

Paul Tews came before the Commission to request an alley abandonment behind Laurel Court Condominium located on W College St & Laurel Ave. (request sent to Public Works -Planning Commission will forward to Council) Ms. McNeal made a motion, seconded by Mr. James to send to Council with recommendation of approval. The motion carried.

William Hostettler came before the Commission to request rezoning of 42.2 acers of property located on Hwy 46S (behind TriStar Natchez ER) (Map 129 Parcel 088.00) from B3 (Highway Commercial) to R3 (High Density Residential) for a single family / Townhome Development. & rezone a portion of property (approx. 3 acers) located at Hwy 46S / Nails Creek Rd. (Map 135 Parcel 1.01) from R-3 to B-3. This is a map revision from an earlier rezoning approval. Ms. Harrington stated that the rezoning request is consistent with the zoning area along Hwy 46 and Nails Creek Road. Mr. Cardwell made a motion, seconded by Mr. Scherer to send to Council with recommendation for approval. The motion carried.

Orgain Ready Mix came before the Commission to request site plan approval for a plant located on Reliance Road (Map 119 Parcel 033.00) -Concept Plan at PC & BZA Special Permit was approved in June 2026. Mr. James asked if staff could make sure there is access to the pond for maintenance. Mr. Pilkinton stated staff would make sure that the pond had access and the landscape was approved. Mr. Sanders made a motion, seconded by Ms. McNeal to approve the site plan. The motion carried.

Trent Smith came before the Commission to request site plan approval for Dragon Field Storage located on Gentry Circle (Map 110 Group D Parcel 001.05, property zoned B-4. Mr. Scherer made a motion, seconded by Mr. Pruett to approve the site plan. The motion carried.

Trent Smith came before the Commission to request preliminary plat approval for Blue and Bishop Subdivision located on Blue Road (Map 111 Parcel 035.00). previous preliminary plat request was denied @ PC April 2026. All the issues that came with the denial have been cleaned up and the approval be made contingent on underground utilities and all driveways must be hard surface. Mr. Pilkinton stated the Commission will see this again as a final plat. Mr. Sanders made a motion, seconded by Mr. Pruett to approve the preliminary plat contingent on underground utilities and the driveways being hard surface and the mail kiosk requiring 2 parking spaces. The motion carried.

Trent Smith to request site plan 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 has been withdrawn.

Storm Water Committee:

Trent Smith with Southern Consulting to request variance from stormwater requirements for the property located at Mathis Drive and Henslee Drive (Map 110 Group D Parcel 001.05) (1 building 5 units, 5 tenants) Received from City Engineer to approve. (Old Subway location – existing structure and impervious area.) (deferred from June 16th meeting) This item has been withdrawn

Set Public Hearing:

August 18th 2026 – Annexation Request and Plan of Service for property located on Holt Rd. (From item #5 under New Business) This item has been withdrawn.

Other Business:

With no other business, Ms. McNeal made a motion, seconded by Mr. James to adjourn the meeting. The meeting adjourned at 7:35 p.m.



Mike Petty, Chairman