

PLANNING COMMISSION

AGENDA

June 16, 2026

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the May 19, 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. JDF Properties to request rezoning of property located at 103 Mack Street (Map 111K Parcel 018.00) from R1 (Low Density Residential) to R2 (Medium Density Residential) Deferred from May 2026 meeting
- 2. Trent Smith to request site plan approval for property located at 204 Henslee Drive (Map 111A Group A Parcel 001.01) for PNC Bank Deferred from May 2026 meeting

VII. **Design Review: NONE**

VIII. **New Business:**

- 1. Columbia Cove LLC to request final plat for property locate on Old Columbia Road (Map 120 Parcel 065.01) Pence Place 46 single family lots. R-1 Cluster- Reviewed under 2022 Zoning Regulations.
- 2. DSLD Homes to request an amended final plat for property located at Hwy 96 and Allen Road (Map 111L Parcel 001.28) Hickory Cove R-3 PUD - 27 single family homes.
- 3. Orgain Ready Mix to request concept plan approval for property located on Reliance Road (Map 119 Parcel 033.00) BZA application for a Special Use Permit -June 16th 2026.
- 4. JWS Investments LLC to request rezoning at property located at Truform Way and Dragon Drive (Map 111 Parcel 077.01) from B3 (Highway Commercial) to R2 (Medium Density Residential) possible 40 new lots for new single-family homes.
- 5. 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.

VI. 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.)

VII Set Public Hearing: July 21st 2026 – Annexation Request and Plan of Service for property located on Holt Rd. (From item #5 under New Business)

VIII. Other Business:

1. Review minutes from April 21, 2026 to be corrected.

IX. Open Public Comment Period

Anyone wishing to provide comments on any matter this 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
June 16, 2026

Planning Commission met on the 16th day of June 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 6:32 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

ABSENT

Steve Scherer

ADMINISTRATIVE STAFF PRESENT

Jason Pilkinton, Director
Sherry Owens, Secretary

ABSENT

Amanda Harrington, RCS Planners

Mr. Cardwell made a motion, seconded by Mr. James to approve the minutes from the May 19, 2026 meeting. The motion carried.

Public Comments: NONE

Design Review: NONE

Public Hearing: NONE

Old Business:

JDF Properties came before the Commission to request rezoning of property located at 103 Mack Street (Map 111K Parcel 018.00) from R1 (Low Density Residential) to R2 (Medium Density Residential) Deferred from May 2026 meeting. After discussion, Mr. Sanders made a motion, seconded by Mr. Cardwell to send to Council with a recommendation to deny. The motion carried.

Trent Smith came before the Commission to request site plan approval for property located at 204 Henslee Drive (Map 111A Group A Parcel 001.01) for PNC Bank Deferred from May 2026 meeting. Contingent on design review coming back before the Commission for approval, Mr. Sanders made a motion, seconded by Mr. Pruett to approve the site plan. The motion carried.

New Business:

Columbia Cove LLC came before the Commission to request final plat for property locate on Old Columbia Road (Map 120 Parcel 065.01) Pence Place 46 single family lots. R-1 Cluster- Reviewed under 2022 Zoning Regulations. Mr. Pilkinton stated that all bonds and as builts are completed and the mail kiosk has no parking places. Mr. Pilkinton stated that there will be sidewalks in this development. Mr. Pruett made a motion, seconded by Ms. McNeal to approve the final plat. The motion carried.

DSLH Homes came before the Commission to request an amended final plat for property located at Hwy 96 and Allen Road (Map 111L Parcel 001.28) Hickory Cove R-3 PUD - 27 single family homes. After discussion, Ms. McNeal made a motion, seconded by Mr. Cardwell to approve the amended final plat. The motion carried.

Orgain Ready Mix came before the Commission to request concept plan approval for property located on Reliance Road (Map 119 Parcel 033.00) Board of Zoning Appeals application for a Special Use Permit was approved at the June 16th 2026 meeting. Jack Manning with Orgain Ready Mix stated that the company is from Clarksville and would like to expand into Dickson. Mr. Sanders made a motion, seconded by Mr. James to approve the concept plan. The motion carried.

JWS Investments LLC came before the Commission to request rezoning at property located at Truform Way and Dragon Drive (Map 111 Parcel 077.01) from B3 (Highway Commercial) to R2 (Medium Density Residential) possible 40 new lots for new single-family homes. Mr. Pruett made a motion, seconded by Mr. Cardwell to send to Council with recommendation to approve. The motion carried.

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. The request is deferred to the July 21, 2026 meeting.

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.) The request is deferred to the July 21, 2026 meeting.

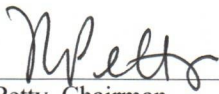
Set Public Hearing:

For July 21st 2026 – Annexation Request and Plan of Service for property located on Holt Rd. (From item #5 under New Business)
This request has no action

Other Business:

The minutes from April 21, 2026 were reviewed for corrections. Mr. Sanders made a motion, seconded by Ms. McNeal to amend the minutes from April 21, 2026 to reflect the change of R3 PUD to R1 Cluster. The motion carried.

With no other business, Ms. McNeal made a motion, seconded by Mr. Cardwell to adjourn the meeting. The meeting adjourned at 7:50 p.m.



Mike Petty, Chairman