

PLANNING COMMISSION
AGENDA
June 17, 2025
AMENDED

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the May 20, 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. **Design Review: NONE**

- VI. **Old Business:**

- 1. Leslie Hough/Trent Smith with Southern Consulting to request annexation of property located on Valleywood Drive into the City limits (Map 103 Parcel 088.01) (27.71 acres and potential 51 lots)

- VII. **New Business:**

- 1. Betty Henley to request rezoning of property located at 0 Churchfield Drive (Map 111J Group A Parcels 016.00, 017.00, 018.00 and 019.00) from M-1 (Light Industrial) to B-4 (Heavy Commercial and Warehousing)
 - 2. Trent Smith with Southern Consulting to present final plat for Genesis Heights Subdivision Phase 1 located on Old Pond Lane containing 3 residential lots. (Map 103 Parcel 034.00)
 - 3. Trent Smith with Southern Consulting to present site plan review for Hwy 96 Warehousing (7 pre-engineered metal buildings) located on Hwy 96 (Map 111 Parcel 021.00)
 - 4. Dickson Martins LLC to request annexation of remaining portion of the property located on Hwy 46 S and Turkey Creek Road (Map 129 Parcel 076.03) (Martins BBQ site)

- VIII. **Storm Water Committee: NONE**

- IX. **Other Business:**

- 1. Set Public Hearing for the proposed annexation of territory into the City of Dickson for property located on Valleywood Drive (Map 103 Parcel 088.01) (approx. 27.1 acres)
 - 2. Set Public Hearing for the proposed annexation of territory into the City of Dickson for the remaining portion of property located on Hwy 46 and Turkey Creek Road (Map 129 Parcel 076.03) (Martins BBQ site) (approx. 3.5 acres)
 - 3. Set Public Hearing for the proposed annexation of territory into the City of Dickson for property located on Eno Road Drive (Map 110 Parcel 018.08) (approx. 21 acres)

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 17, 2025

Planning Commission met on the 17th day of June 2025 in the Council Chambers at 6:30 p.m. with Jason Pilkinton, Director, serving as Chairman. A quorum was declared and following business was transacted.

Jason Pilkinton, Director, called the meeting to order at 6:39 p.m. Upon request for roll call, the following were present or absent.

PRESENT

Councilman Jason Epley
Councilman Kyle Sanders
Brandon Cardwell
Steve Scherer
Mary McNeal
Kerry Pruett

ABSENT

Mike Petty, Chairman
Jamie James, Vice-Chairman

ADMINISTRATIVE STAFF PRESENT

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

Due to the absence of Chairman Mike Petty and Vice Chairman Jamie James, the Director of Planning and Zoning, Jason Pilkinton conducted the meeting.

Mr. Sanders made a motion, seconded by Ms. McNeal to approve the minutes from the May 20, 2025 meeting. The motion carried.

Public Comments: NONE

Design Review: NONE

Old Business:

Leslie Hough/Trent Smith with Southern Consulting came before the Commission to request annexation of property located on Valleywood Drive into the City limits (Map 103 Parcel 088.01) (27.71 acres and potential 51 lots) Mr. Pilkinton stated that the neighbors in the county do not want to be a part of the annexation. Mr. Pilkinton also stated that Police and Fire had no issues with this annexation. Mr. Pilkinton stated that MTAS rules require the Planning Commission to have Public Hearings for annexations and after the Public Hearings the Commission will vote to send to Council with recommendation for approval or denial. This is the same process but adding the Public Hearing is required. Public Hearing will be set at the end of this meeting for July.

New Business:

Betty Henley came before the Commission to request rezoning of property located at 0 Churchfield Drive (Map 111J Group A Parcels 016.00, 017.00, 018.00 and 019.00) from M-1 (Light Industrial) to B-4 (Heavy Commercial and Warehousing) Mr. David Henley was present for Betty Henley the owner of the property. Mr. Henley, the son of Betty Henley stated that these lots would be graveled and fenced with cameras and there will be a cutaway back to Truform to get in and out of the lots. Chris Cullen with Acme Auto Leasing would be leasing these lots and agreed with Mr. Henley that these lots would be just graveled only with a fence. Mr. Sanders made a motion, seconded by Mr. Pruett to defer until further information can be submitted for road access/site plan. The motion carried.

Trent Smith with Southern Consulting came before the Commission to present a final plat for Genesis Heights Subdivision Phase 1 located on Old Pond Lane containing 3 residential lots. (Map 103 Parcel 034.00) After discussion, Mr. Sanders made a motion, seconded by Mr. Scherer to approve the final plat for Phase 1 3 lots only for Genesis Heights. The motion carried.

Trent Smith with Southern Consulting came before the Commission to present a site plan review for Hwy 96 Warehousing (7 pre-engineered metal buildings) located on Hwy 96 (Map 111 Parcel 021.00) After discussion, Ms. McNeal made a motion, seconded by Mr. Cardwell to defer to July 15, 2025 meeting. The motion carried.

Dickson Martins LLC to request annexation of remaining portion of the property located on Hwy 46 S and Turkey Creek Road (Map 129 Parcel 076.03) (Martins BBQ site) This item has been deferred to the July meeting due to a Public Hearing.

Storm Water Committee: NONE

Other Business:

Set Public Hearing for the proposed annexation of territory into the City of Dickson for property located on Valleywood Drive (Map 103 Parcel 088.01) (approx. 27.1 acres) for July 15, 2025 at 6:30 pm

Set Public Hearing for the proposed annexation of territory into the City of Dickson for the remaining portion of property located on Hwy 46 and Turkey Creek Road (Map 129 Parcel 076.03) (Martins BBQ site) (approx. 3.5 acres) for July 15, 2025 at 6:30 pm

Set Public Hearing for the proposed annexation of territory into the City of Dickson for property located on Eno Road Drive (Map 110 Parcel 018.08) (approx. 21 acres) for July 15, 2025 at 6:30 pm

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



Mike Petty, Chairman