

**PLANNING COMMISSION
AGENDA
March 17, 2026**

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the February 17, 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: NONE**

VI. **Old Business:**

- 1. 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)
WITHDRAWN
- 2. 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(High Density Residential) (43.9 acres) Clarification on B3 (Highway Commercial) (14.4 acres) (Map 135 Parcel 001.01) **WITHDRAWN**

VII. **Design Review: NONE**

VIII. **New Business:**

- 1. Trent Smith with Southern Consulting to present a plat review for East Piney Village located at Valleywood Drive (Map 103 Parcel 088.01)
- 2. The City of Dickson to request rezoning of properties located at 200 W Chestnut (Map 110C Group A Parcel 012.00), W Walnut Street (Map 110C Group A Parcel 011.00), W Walnut Street (Map 110C Group A Parcel 010.00), 201 W Walnut Street (Map 110C Group A Parcel 006.00), 205 S Charlotte (Map 110C Group A Parcel 007.00), 208 W Walnut Street (Map 110C Group A Parcel 008.00), 206 E Broad Street (Map 110C Group A Map 009.00) from R-2 (Medium Density Residential) to B-2 (Central Business District)
 - a. Clarifying rezoning application for 201 W Walnut (911 Building) from the February 17, 2026 PC meeting.
- 3. Jason Pilkinton to present clarifications of Ordinance 1578 that was passed and sent to Council for approval on February 17, 2026
- 4. Amanda Harrington to recognize all Commission members that attended the February 2026 training.

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
March 17, 2026

Planning Commission met on the 17th day of March 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
Kerry Pruett
Mary McNeal
Steve Scherer
Brandon Cardwell

ABSENT

Councilman Kyle Sanders

ADMINISTRATIVE STAFF PRESENT

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

Mr. Scherer made a motion, seconded by Ms. McNeal to approve the minutes from the February 17, 2026 meeting. The motion carried.

Public Comments: NONE

Design Review: NONE

Public Hearing: NONE

Old Business:

Trent Smith with Southern Consulting came before the Commission 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 was withdrawn.

Nails Creek Partners came before the Commission 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 was withdrawn.

New Business:

Trent Smith with Southern Consulting came before the Commission to present a plat review for East Piney Village located at Valleywood Drive (Map 103 Parcel 088.01) This item was deferred to the April 21, 2026 meeting.

The City of Dickson came before the Commission to request rezoning of properties located at 200 W Chestnut (Map 110C Group A Parcel 012.00), W Walnut Street (Map 110C Group A Parcel 011.00), W Walnut Street (Map 110C Group A Parcel 010.00), 201 W Walnut Street (Map 110C Group A Parcel 006.00), 205 S Charlotte (Map 110C Group A Parcel 007.00), 208 W Walnut Street (Map 110C Group A Parcel 008.00), 206 E Broad Street (Map 110C Group A Map 009.00) from R-2 (Medium Density Residential) to B-2 (Central Business District) Mr. Pilkinton stated that the 911 Communications building is on one of these parcels and the City of Dickson does not own the building but the 911 Board does. The City is rezoning the remainder of the block for record. These parcels are where the new City Center will be built. Mr. Pilkinton clarified the rezoning application for 201 W Walnut (911 Building) from the February 17, 2026 PC meeting. Mr. James made a motion, seconded by Mr. Pruett to forward to Council with recommendation of approval. The motion carried.

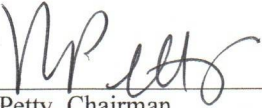
Mr. Pilkinton presented the clarifications of Ordinance 1578 that was passed and sent to Council for approval on February 17, 2026. Mr. Pilkinton stated that the Catch all Ordinance will include how many lots in a subdivision would trigger underground utilities and landscape and irrigation systems. Staff will need a little more discussion on how many lots this would be. If the property is a PUD or cluster all utilities will be underground. A subdivision can be 2 or more lots. The question will be how many lots will the Ordinance need to acknowledge as a minor subdivision with underground utilities. Landscaping and irrigation systems in section 2 will mirror this result. Mr. Pilkinton stated that across from Back Alley BBQ in the empty lot there could possibly a building coming in that will be over three (3) stories tall, which is over what the majority of the buildings in downtown are. In the design review anything over 3

stories would have to come before this Commission. This Ordinance will show that it will be a case-by-case basis for heights of buildings under the design review.

Amanda Harrington, City Planner, recognized all Commission members that attended the February 10, 2026 training for the record. Those members were Brandon Cardwell, Kerry Pruett, Jason Pilkinton, Mary McNeal and Mike Petty.

Storm Water Committee: NONE

With no other business, Ms. McNeal made a motion, seconded by Mr. Epley to adjourn the meeting. The meeting adjourned at 7:15 p.m.

A handwritten signature in black ink, appearing to read "M. Petty", written over a horizontal line.

Mike Petty, Chairman