

**PLANNING COMMISSION
AGENDA
May 19, 2026**

- I. Call meeting to order
- II. Roll Call
- III. Review and approve the minutes from the April 21, 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: NONE**
- VII. **Design Review: NONE**
- VIII. **New 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)
- 2. Terry Marlin to request rezoning of property located at 106 Tennsco Drive (Map 111 Parcel 075.02) from B3 (Highway Commercial) to M1 (Light Industrial)
- 3. Trent Smith to request site plan approval for property located at 204 Henslee Drive (Map 111A Group A Parcel 001.01) for PNC Bank

- 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
May 19, 2026

Planning Commission met on the 19th day of May 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 6:35 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
Steve Scherer

ABSENT

Kerry Pruett
Councilman Kyle Sanders

ADMINISTRATIVE STAFF PRESENT

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

Mr. Cardwell made a motion, seconded by Mr. James to approve the minutes from the April 21, 2026 meeting. The motion carried.

Public Comments: NONE

Design Review: NONE

Public Hearing: NONE

Old Business: NONE

New 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) This item has been deferred to the June 16, 2026 meeting.

Terry Marlin came before the Commission to request rezoning of property located at 106 Tennsco Drive (Map 111 Parcel 075.02) from B3 (Highway Commercial) to M1 (Light Industrial) Mr. Pilkinton stated that this rezone is a housekeeping rezoning as the surrounding properties are M-1 and this property has been an industrial use for a long time. Mr. Marlin has a possible new tenant coming into this property and will require the M-1 zoning. Mr. James made a motion, seconded by Ms. McNeal to send to Council with recommendation to approve. 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. Ms. McNeal made a motion, seconded by Mr. James to defer this request to the June 16, 2026 meeting due to several issues with the site plan and design review. The motion carried.

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 7:12 p.m.


Mike Petty, Chairman