

**PLANNING COMMISSION
AGENDA
October 21, 2025
AMENDED**

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

- 1. Shahin Sharily to request rezoning for property located at 100 Bobwhite Drive (Map 120O Group E Parcel 001.00) from R-1 (Low Density Residential) to B-3 (Highway Commercial)
- 2. Thomas and Hutton to request site plan review/final master plan for the proposed Pennock Place multi-family development located at 841 Cowan Road (Map 110 Parcel 066.00) (9 buildings 228 units)

VI. **Design Review: NONE**

VII. **New Business:**

- 1. Darrin Christy to request preliminary plat approval for property located a Truform Way and Marshall Stuart Drive (Map 111 Parcel 083.04)
- 2. Catalyst Design to request site plan review for the Dialysis Clinic Inc. located at Beasley Drive (Map 110 and portion of Parcel 054.09)
- 3. Premier Design group to present site plan and plat review for Smyrna Ready Mix Plant located at Dragon Drive and Truform Way (Map 111J Group A Parcels 016.00, 017.00, 018.00 and 019.00)
- 4. Chris Sanders with Split Rock Land Company to request rezoning of property located at Hwy 96 and Ridge Road from M-1 (Light Industrial) and R-2 (Medium Density Residential) to R-3 (High Density Residential) for possible 37 single family homes. (Listed owners; Howard Wanday, Jr and Bob Wolcott and Judy Legg)

VIII. **Storm Water Committee: NONE**

IX. **Other Business:**

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

October 21, 2025

Planning Commission met on the 21st day of October 2025 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 6:40 p.m. Upon request for roll call, the following were present or absent.

PRESENT

Mike Petty, Chairman
Jamie James, Vice-Chairman
Councilman Jason Epley
Councilman Kyle Sanders
Brandon Cardwell
Mary McNeal
Steve Scherer

ABSENT

Kerry Pruett

ADMINISTRATIVE STAFF PRESENT

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

Ms. McNeal made a motion, seconded by Mr. Cardwell to approve the minutes from the September 16, 2025 meeting. The motion carried.

Public Comments: NONE

Design Review: NONE

Old Business:

Shahin Sharily to request rezoning for property located at 100 Bobwhite Drive (Map 1200 Group E Parcel 001.00) from R-1 (Low Density Residential) to B-3 (Highway Commercial) Director advised that he met with owner and gave some more options other than rezoning at this time but has not had any further contact and no answer to follow up calls, he advised to deny the request due to not coming to this meeting. Mr. Cardwell made a motion, seconded by Ms. McNeal to deny this request due to the owner not showing up to the meeting. The motion carried.

Thomas and Hutton came before the Commission to request site plan review/final master plan for the proposed Pennock Place multi-family development located at 841 Cowan Road (Map 110 Parcel 066.00) (9 buildings 228 units) To summarize once again this project started in 2020, came back in 2023 with a new owner under contract with a new revised plan that actually fell under the new guidelines for being vested within 3 years of an approved PUD. The applicant advised they had submitted a civil plan to the city engineer and will await comments for any revisions. They advised they will build the required deceleration land on Cowan, also, they did received a PIOLT from the City Council that involves more funding to Cowan Rd. Other discussions were on detention ponds, pond maintenance and access. Building #9 encroached into the required 50ft buffer, the actual plat needs some corrections to the R.O.W. The retaining walls will need a 10ft max height then stepped back if a higher height is required by slopes. The deceleration lane would also need to be clarified of the R.O.W. of Cowan Rd and becomes a public improvement and could deduct new acreage of land for unit count. Mr. James pointed out concerns with outfall (H.W. C-16) & (H.W. A-32) per plan that appears to affect the adjacent property and for that to be looked at. Applicant asked for an approval contingent on all items listed or mentioned in the meeting and that it was always understood that City of Dickson Engineers Civil approval is the final contingency on all site plan approval. The Commission discussed further and Mr. James made a motion, seconded by Ms. McNeal to approve on the listed issues addressed in the meeting and by staff comments. The motion carried.

New Business:

Darrin Christy came before the Commission to request preliminary plat approval for property located at Truform Way and Marshall Stuart Drive (Map 111 Parcel 083.04) Mr. Cardwell made a motion, seconded by Mr. James to approve the preliminary plat. The motion carried.

Catalyst Design came before the Commission to request site plan review for the Dialysis Clinic Inc. located at Beasley Drive (Map 110 and portion of Parcel 054.09) Mr. Pilkinton stated that a parking variance was given by the Board of Zoning Appeals and its still valid. Mr. Sanders made a motion, seconded by Ms. McNeal to approve the site plan. The motion carried.

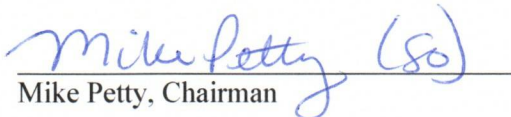
Premier Design Group came before the Commission to present site plan and plat review for Smyrna Ready Mix Plant located at Dragon Drive and Truform Way (Map 111J Group A Parcels 016.00, 017.00, 018.00 and 019.00) Richard O'Sheilds stated that there would be no water discharge off site as they have 4 pits to catch and reuse the water. Mr. Sanders made a motion, seconded by Mr. Cardwell to approve the site plan. The motion carried.

Chris Sanders with Split Rock Land Company to request rezoning of property located at Hwy 96 and Ridge Road from M-1 (Light Industrial) and R-2 (Medium Density Residential) to R-3 (High Density Residential) for possible 37 single family homes. (Listed owners; Howard Wanday, Jr and Bob Wolcott and Judy Legg) Mr. Sanders made a motion, seconded by Mr. Epley to deny without prejudice. The motion carried.

Storm Water Committee: NONE

Other Business: NONE

With no other business, Ms. McNeal made a motion, seconded by Mr. Cardwell. The meeting adjourned at 7:30 p.m.


Mike Petty, Chairman