

# SUMMARY: City Council Sept. 2, 2025

At its regular session rescheduled to Sept. 2, 2025, the Dickson City Council:

- Unanimously approved the Aug. 18, 2025, Beer Board special session minutes with Vice Mayor Jason Epley (1<sup>st</sup> Ward) and Councilperson Shane Chandler (2<sup>nd</sup> Ward) absent;
- Unanimously approved the Aug. 4, 2025, regular session minutes;
- Conducted a public hearing on and unanimously approved on first reading Ordinance #1572 to adopt regulations regarding accessory dwelling units (ADUs). Planning and Zoning Director Jason Pilkinton said the ordinance restricts ADUs to lots zoned R-1 (low-density residential) or R-2 (medium-density residential) that are at least 14,500 square feet in size. ADUs can be allowed under a Special Use Permit approved by the Board of Zoning Appeals. Nobody spoke during the public hearing. The ordinance faces a second vote Oct. 6;
- Conducted a public hearing on and unanimously approved on first reading Ordinance #1573 to amend the Dickson Municipal Zoning Ordinance regarding standards for cluster residential developments. Director Pilkinton said the amendment gives the Planning Commission more authority in the approval process for cluster residential developments, which allow smaller lot sizes and other variances under special circumstances. Nobody spoke during the public hearing. The ordinance faces a second vote Oct. 6;
- Deferred until Oct. 6 a public hearing and first reading of Ordinance #1574 to amend the Municipal Zoning Ordinance to adopt the 2024 International Code Council Codes and Standards;
- Conducted a public hearing on and unanimously approved on first reading Resolution #2025-49 to annex a portion of property on Turkey Creek Road and Highway 46 and Resolution #2025-50 adopting a Plan of Services for the property. Director Pilkinton said the property is the remaining portion of a tract that was previously partially annexed. Nobody spoke during the public hearing. The resolutions face a second vote Oct. 6;
- Conducted a public hearing on and approved on first reading Resolution #2025-51 to annex approximately 21 acres between Eno Road and Haley Road and Resolution #2025-52 adopting a Plan of Services for the property. Tyler White of Green Arc Land and Investments said the plan is to build “an attainable housing community” of about 40 homes. Nobody else spoke during the public hearing. The council approved Resolution #2025-51 to annex the property on first reading 4-0-2 with Councilpersons Dwight Haynes (4<sup>th</sup> Ward) and Michael Outlaw (4<sup>th</sup> Ward) abstaining and approved Resolution #2025-52 for the Plan of Services 5-0-1 with Councilperson Haynes abstaining. The resolutions face a second vote Oct. 6;
- Conducted a public hearing on and deferred until Oct. 6 first reading on Resolution #2025-53 to annex 28 acres on Valleywood Drive and Resolution #2025-54 adopting a Plan of Services for the property. Engineer Trent Smith said owner Kevin Huh plans to build 50-55 single-family homes. Smith said Mr. Huh plans to develop the property even if it is not annexed but would build fewer homes because of the county’s requirement for larger lot sizes. Mr. Huh said he plans to build homes in the \$400,000

price range. Opponents of the annexation presented a petition signed by 32 residents of the West Meade subdivision stating “this development threatens to disrupt the quiet, safe, and family-friendly environment that we cherish, raising concerns regarding increased traffic, strain on local resources and potential environmental impacts.” James Perkins of 109 Lakeview Drive said his father-in-law Bob Mathis, 412 Valleywood Drive, has a dispute regarding his boundary with the property being annexed over the placement of Valleywood Drive removing most of his road frontage. Jeff Buchanan, who owns 74 acres on Pond Switch Road adjacent to the property being annexed, said he is concerned the development will harm existing wetlands and cause flooding and runoff issues on his property. Jody Burgess, 99 Burgess Lane, whose property would be surrounded by city property but remain outside the city limits, said traffic is already difficult at the intersection of Valleywood Drive with Highway 70 West and will only get worse with the additional homes. Councilperson Kyle Sanders (2<sup>nd</sup> Ward) proposed that in light of a potential boundary dispute the vote on the annexation resolution be deferred to the next meeting to allow time to address the issue. The council voted unanimously to defer first reading until Oct. 6. Mayor Don L. Weiss Jr. then deferred first reading of the Plan of Services resolution as well;

- Unanimously approved Resolution #2025-55 to approve and authorize the Mayor to sign a Master Consulting Services Agreement with Consor North America Inc. to provide National Flood Insurance Program engineering consultant services;
- Unanimously approved Resolution #2025-60 to approve and authorize the Mayor to sign a contract with the Regional Transportation Authority to continue providing the Dickson Express 88X commuter bus service between Dickson and Nashville for fiscal year 2025/26. Under the agreement, the City of Dickson, Dickson County and Davidson County pay \$24,000 each toward the projected \$403,230 cost of two morning and afternoon trips for 254 operating days. City Administrator David Travis said WeGo Public Transit projects annual ridership of 5,862, which equates to 23 riders per day or less than six riders per trip from the Walmart parking lot to the Metropolitan Transportation Authority hub in downtown Nashville on 54-passenger Anchor buses. Administrator Travis said this contract is the third and final year of the current agreement and he expects it to be re-evaluated before the next budget is presented;
- Unanimously approved Resolution #2025-61 to abandon any and all rights, interests and claims to an unopened section of Freeman Avenue from its current terminus west of Bryant Avenue. Administrator Travis said Alan and Becky Ragan have purchased the lot behind their home and own all the property surrounding the unopened street;
- Unanimously approved Resolution #2025-62 authorizing the disposal of older paper records of the city that are past their required dates to be saved or have been digitally stored according to state statutes;
- Unanimously approved Resolution #2025-66 to approve and authorize the Mayor to sign Individual Project Order 17 under the Master Agreement for Continuing Professional Services with Kimley-Horn and Associates to update the Parks and Recreation Department Master Plan. Administrator Travis said the master plan must be updated in order to continue applying for grants for recreational projects. The master plan was last updated prior to the city purchasing the former Dickson Country Club and developing Henslee Park;

- Unanimously approved Purchase Order #109800 for \$44,876 to Ford of Murfreesboro to purchase a 2025 Ford Police Interceptor SUV to replace a vehicle that was totaled in a wreck. Administrator Travis said insurance paid \$36,019.50 for the wrecked vehicle and the drug fund will make up the price difference for the vehicle being purchased on state contract; and
- Unanimously ratified the Greater Dickson Gas Authority Board of Directors' nomination of Jeff Corlew to a five-year board term. Corlew was appointed in 2024 to complete the term of the late Neill Milam.

Mayor Weiss scheduled the Finance and Management Committee meeting for 6:00 pm Monday, Sept. 15, in the Council Chambers at Dickson City Hall.

The Mayor announced the next regular City Council session will be 7:00 pm Monday, Oct. 6, and scheduled public hearings that night for:

- ORDINANCE #1574: An Ordinance amending the Building Code Regulations for the City of Dickson and the Municipal Zoning Code and to adopt the 2024 International Code Council Codes and Standards and applicable editions and other requirements; and
- ORDINANCE #1575: An Ordinance to rezone property on Cowan Road and Miller Street (Map 110, Parcel 048.00) from B-3 (highway commercial) to R-2 (medium-density residential) and to repeal any ordinance of part of an ordinance in conflict herewith.

Mayor Weiss reminded the council that early voting ends Saturday, Sept. 6, and the Dickson municipal election is Thursday, Sept. 11.

With no other business to come before the council, Mayor Weiss adjourned the meeting at 8:15 pm without objection.

Dickson City Council regular sessions are broadcast at 8:00 pm Thursdays and Saturdays on the Community Access Channel (Comcast 19).