**PLANNING COMMISSION**
**AGENDA**
**September 15, 2026**
**AMENDED**

I. Call meeting to order

II. Roll Call

III. Review and approve the minutes from the August 18, 2026 meeting.

IV. **Public Comments:**

Anyone wishing to provide comments germane to any item on this agenda that is germane to the jurisdiction of the local government body shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the entrance to the council chambers. 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. Planning Commission requested R1 standard lot design concept for East Piney Village located on Valleywood Drive for the September 15, 2026 meeting

    - Deferred from August 18, 2026 Planning Commission meeting:
      Trent Smith to request permission for cluster and standard R1 development of East Piney Village located on Valleywood Drive (Map 103 Parcel 088.01) (second request, original was denied in April 2026)

VII. **Design Review: NONE**

VIII. **New Business**:

1. Jamie Gillespie to request preliminary plat approval for the Preserve at Eno Subdivision located on Eno Road at Edgewood Drive (Map 110 Parcels 018.08 and 018.03) (38 single family lots) (Annexed October 6, 2025)

IX. **Storm Water Committee: NONE**

X. **Set Public Hearing**: **NONE**

XI. **Other Business:**

1. Set work session for October Planning Commission regarding new subdivision regulations and zoning regulations.

XII. **Open Public Comment Period**

Anyone wishing to provide comments on any matter that is germane to the jurisdiction of the local government body shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the entrance to the council chambers. 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.

**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**
**September 15, 2026**

Planning Commission met on the 15th day of September 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
Mary McNeal
Brandon Cardwell
Kerry Pruett
Councilman Kyle Sanders
Steve Scherer

ABSENT
Councilman Jason Epley

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 August 18, 2026 meeting. The motion carried.

**Public Comments: NONE**

**Design Review: NONE**

**Public Hearing: NONE**

**Old Business:**

Planning Commission requested R1 standard lot design concept for East Piney Village located on Valleywood Drive for the September 15, 2026 meeting. This was deferred from August 18, 2026 Planning Commission meeting: Trent Smith to request permission for cluster and standard R1 development of East Piney Village located on Valleywood Drive (Map 103 Parcel 088.01) (second request, original was denied in April 2026)
Mr. Smith presented another concept per the Commissions request. After discussion, Ms. McNeal made a motion, seconded by Mr. Cardwell area does not meet intent of R1 Cluster and based on information provided the property must stay in R-1 zoning. The motion carried.

**New Business:**

Jamie Gillespie came before the Commission to request preliminary plat approval for the Preserve at Eno Subdivision located on Eno Road at Edgewood Drive (Map 110 Parcels 018.08 and 018.03) (38 single family lots) (Annexed October 6, 2025) Mr. Pilkinton stated that staff recommends sidewalks to be required and the plan has a mail kiosk. Mr. Pruett made a motion, seconded by Mr. Sanders to approve the preliminary plat. The motion carried.

**Storm Water Committee: NONE**

**Set Public Hearing: NONE**

**Other Business:**

Set work session for October 20, 2026 at 5:30 p.m. Planning Commission regarding new subdivision regulations and zoning regulations

With no other business, Ms. McNeal made a motion, seconded by Mr. Scherer to adjourn the meeting. The meeting adjourned at 7:05 p.m.

Mike Petty, Chairman