



# Planning Commission Meeting Agenda

Tuesday, August 12, 2025 at 6:00 PM

The Tom Hardin Room – 100 Public Square, Mount Pleasant, TN

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1. **Call to Order**
2. **Pledge of Allegiance / Invocation**
3. **Roll Call**
  - A. John Hunter - *Chair*  
Jennifer Graham - *Vice Chair*  
Pam Johnston - *Secretary / City Commissioner*  
Kris Irvin - *Member*  
Cedric Hollis - *Member*
4. **Approval / Correction of Minutes from Prior Meetings**
  - A. July 8, 2025 meeting minutes
5. **Completion / Review of Unfinished Business from prior meeting**
6. **Special reports from other City Departments or Committees if applicable**
7. **New Business**

(Comments from citizens may or may not be included, dependent on the issues.)

  - A. Applicant *CBC Properties, LLC* requests approval for the construction of a 12,000 sq. ft. structure to expand the existing development at **301 Canaan Road**. The property is recorded in **Book R2805, Page 1075**, identified as **Parcel 25.0 on Tax Map 127**.
  - B. Applicant *Greg Glaser*, representing *Tractor Supply Company (TSC)*, has submitted an application for **final plat approval** for the property located at **207 South Cross Bridges Road**, designated as **Tax Map 133, Parcel 1.00**.
  - C. Applicant *Mark D. Spalding*, on behalf of the *Maury County Industrial Development Board*, has submitted an application for **mass grading approval** for **Project Mustang**. The subject property is identified as **Map 126, Parcel 041.01**, recorded in **Book 1335, Page 55**.
  - D. Applicant *Allen O'Leary*, representing *Brightland Homes of Tennessee LLC*, seeks **final plat approval** for a residential development comprising **71 lots**. The property is identified as **Map 127, Parcel 025.04**, and recorded in **Book R3010, Page 216**.
  - E. Applicant *Allen O'Leary*, on behalf of *Brightland Homes of Tennessee LLC*, requests to establish a **Letter of Credit for Phase 2** of the **Cottages of Bearwood Final Plat**. This phase includes **71 residential lots** and is presented under **Resolution 2025-PC-06**.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**