



Planning Commission Meeting Minutes

Tuesday, February 10, 2026 at 6:00 PM

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

1. Call to Order

Chair John Hunter called the meeting to order.

2. Pledge of Allegiance / Invocation

Vice Chair Graham led the pledge of allegiance and Secretary Johnston gave the invocation.

3. Roll Call

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

City Manager Phillip Grooms, City Planning Consultant Will Hager, City Attorney Kori Bledsoe Jones and Director Chris Brooks were also present.

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Kris Irvin

Member Cedric Hollis was not present.

4. Approval / Correction of Minutes from Prior Meetings

A. Regular Session - November 12, 2025

Motion made by Vice Chair Graham to approve the previous meetings minutes and was Seconded by Member Irvin. Motion carried.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Irvin.

5. Completion / Review of Unfinished Business from prior meeting

None at this time.

6. Special reports from other City Departments or Committees if applicable

None at this time.

A. Elect Officers for 2026

Vice Chair Jennifer Graham made a motion to retain John Hunter as Chairman and Secretary Pam Johnston seconded and motion carried.

Member Kris Irvin made a motion to retain Jennifer Graham as Vice Chair and Chair John Hunter seconded and motion carried.

Vice Chair Jenniferr Graham made a motion to retain Pam Johnston as Secretary and Chair John Hunter seconded and motion carried.

7. New Business

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

- A. Applicant: Steve Wade, representing Allensville Baptist Church request Approval to construct a 2,400 sq. ft. accessory fellowship building located at 1260 1st Avenue more described as (Map 132, Parcel 007.00) the current zoning is R-1 (Low Density Residential)

Vice Chair Graham made a motion to accept the waiver for landscaping and member Kris Irvin seconded. Motion carried.

Secretary Johnston made a motion to accept the waiver for the existing lighting and Vice Chair Graham seconded. Motion carried.

Motion made by Vice Chair Graham to waive the breezeway connection conditional on the Board of Zoning Appeals approval and member Irvin seconded. Motion carried.

- B. Applicant Anna B. Brown request consolidation of two lots located at 205 South Main Street and 203 South Main Street, more described as Map 1330, Group F, Parcels 018.00 and 019.00 the current zoning is R-3 (High Density Residential)

Motion made by Vice Chair Graham to approve the request for consolidation of two lots on S. Main St. and was seconded by Member Irvin. Motion carried.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Irvin.

- C. Applicant: Sam Hinson, on behalf of owner Pat Smith request to subdivide 2 acres into two parcels, one 0.96-acre and one 0.95-acre parcels located at 208 Canaan Road more described as (Map 127, Parcel 026.00) the current zoning is R-2 (Medium Density Residential)

Deferred until next meeting

Motion made by Vice Chair Graham to defer until the next scheduled meeting to obtain more information regarding the sewer and was seconded by Member Irvin. Motion carried.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Irvin.

- D. Applicant: Roy Dale, on behalf of CB+D Ventures, LLC request to subdivide 74.10 acres into two parcels, one 31.90 acres and one 42.19 acres located off New Lawrenceburg Highway more described as (Map 152, Parcel 018.00) the current zoning is IL (Light Industrial)

Motion made by Vice Chair Graham to approve the request to subdivide 74.10 acres into two parcels and was seconded by Member Irvin.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Irvin.

- E. Applicant: Roy Dale, on behalf of CB+D Ventures, LLC request the approval of a site plan for a solar farm on a proposed 31.90-acre parcel, located off New Lawrenceburg Highway, more described as (Map 154, Parcel 016.12) the current zoning is IL (Light Industrial)

Deferred at applicant's request to obtain more information.

8. General comments from citizens (May be limited in time and/or number of comments.)

None at this time.

9. Board / Staff Comments / Adjournment

Motion made by Member Irvin to adjourn the meeting and was seconded by Vice Chair Graham.
Motion carried.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Irvin.