



Planning Commission Meeting Minutes

Tuesday, September 10, 2024 at 6:00 PM

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

1. Call to Order

John Hunter called the meeting to order.

2. Pledge of Allegiance

Jennifer Graham led the Pledge of Allegiance.

3. Roll Call

A. John Hunter - *Chair*

Jennifer Graham - *Vice Chair*

Pam Johnston - *Secretary / City Commissioner*

Kris Irvin - *Member*

Cedric Hollis - *Member*

PRESENT

Secretary / City Commissioner Pam Johnston

Chair John Hunter

Vice Chair Jennifer Graham

Member Cedric Hollis

ABSENT

Member Kris Irvin

4. Approval/Correction of Minutes from Prior Meetings

Pam Johnston made a motion to approve the agenda with one change to remove True Rail from the agenda by applicant request and Jennifer Graham seconded and the vote in favor was unanimous.

Jennifer Graham made a motion to approve the minutes from last meeting, which was on August 13, 2024, with no changes and Cedric Hollis seconded the motion and the vote in favor was unanimous.

A. Regular Session - August 13, 2024

Motion made by Vice Chair Graham, Seconded by Member Hollis.

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

5. Completion/review of Unfinished Business from prior meeting

No unfinished business.

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

No special reports.

7. New Business

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

- A. Applicant CBC Properties LLC on behalf of Owners Buchignani Susan Elizabeth Morgan, Patricia Pullian, Emily Morgan Robertson, Robert Holloway, John E Cain III are requesting a rezoning of property on North Main Street from CH Highway Commercial to IL Light Industrial, further identified on Tax Map 127 parcel 14.06 and legally recorded in Deed Book R2308 page 1497 at the Maury County Register of Deeds. Reason for request a rezoning is for an appropriate use.

Motion made by Vice Chair Graham, Seconded by Member Hollis.

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

- B. Owner Kimberly Bryant on behalf of applicant Huston and Hannah Paul have requested a re-subdivision of two lots located at 429 Canaan Road being further identified as Tax Map 127 parcel 009.12 and Map 127 parcel 009.03 and duly recorded in Deed Book 2639, Page 1389 and on file at Maury County Register of Deeds. The property is zoned R-1 Low Density Residential

Motion made by Secretary / City Commissioner Johnston, Seconded by Vice Chair Graham.

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

- C. Applicant/Owners Allyson and Jessie Staggs request a re-subdivision of combining two lots to total 0.67 acres identified on Tax Map 1270B; Parcel 9 & 10; and located 602 Brookside Drive identified as lots 94 & 95 on Sugar Creek Section 2 plat book p18 page 274 on file at Maury County Register of Deeds. The property is zoned R-3 High Density Residential.

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Motion made by Vice Chair Graham, Seconded by Member Hollis.

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

- D. Owner, Mark Smith, True Rail Enterprise LLC has submitted a site plan request for property located at on South Main Street. Tax Map 150 parcel 063.11 consisting of 62.05 acres. The purpose of this request will be to develop and construct a 112,500-sf Building on the property with site improvements consisting of industrial rail road tracks. The property is zoned IL Light Industrial.

Motion to Defer

Motion made by Secretary / City Commissioner Johnston, Seconded by Chair Hunter.

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

Member Hollis

- E. Gerald Vick with WES Engineering has submitted a Preliminary Plat Request for Southbend Crossings on 68.82 acres identified on Tax Map 133 Parcel 01.00; and located on the corner of Cross Bridges Rd. and HWY 43. for the construction of 232 single family homes. The property is zoned R-3 (High Density Residential). The owner of this property is John King.

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Motion made by Vice Chair Graham, Seconded by Secretary / City Commissioner Johnston.
Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham,
Member Hollis

- F. Gerald Vick with WES Engineering on behalf of Alen Blevins has requested a 12-month extension for the Sugar Creek Town Homes Preliminary Plat approved plans on November 14, 2023 and Construction Drawings approved plans on December 12, 2023 The property is zoned R-3 High Density.

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Motion made by Vice Chair Graham, Seconded by Member Hollis.
Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham,
Member Hollis

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

9. Board/Staff Comments/Adjournment

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Motion made by Member Hollis, Seconded by Secretary / City Commissioner Johnston.
Voting Yea: Secretary / City Commissioner Johnston, Chair Hunter, Vice Chair Graham, Member
Hollis