



Planning Commission Meeting Minutes

Tuesday, October 14, 2025 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 Jennifer Graham led the pledge of allegiance and member Kris Irvin 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 Phillp Grooms, City Attorney Kori Bledsoe Jones, and City Planning Consultant Will Hager via Zoom were also present.

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Member Kris Irvin

ABSENT

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

4. Approval / Correction of Minutes from Prior Meetings

A. Regular Session - 9-9-2025 & 10-12-2025

Motion made to approve the minutes from the previous meeting of 9-9-25. Motion carried.

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

Voting Yea: Chair Hunter, Vice Chair Graham, Member Irvin

Motion made to approve the minutes from 8-12-25 with corrections added, motion carried.

Notation: Agenda says 10-12-25 actual date of meeting was 8-12-25.

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

Voting Yea: Chair Hunter, Vice Chair Graham, 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

7. New Business

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

- A. Applicant, Meritage Homes has submitted an application for the installation of a traffic signal at the intersection of Zion Road and Polk Lane along Highway 243. The request is intended to address anticipated traffic flow and safety concerns associated with ongoing and future residential development in the area.

Motion made by Vice Chair Jennifer Graham to approve the application for installation of a traffic signal at the intersection of Polk Ln. and Zion Rd. member Kris Irvin seconded and the vote in favor was unanimous. Motion carried.

Motion made by Vice Chair Graham, Seconded by Member Irvin.
Voting Yea: Chair Hunter, Vice Chair Graham, Member Irvin

- B. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$73,715.68 for sanitary sewer improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$18,428.92.

Motion made to approve a reduction to the Letter of Credit down to 25 percent totaling \$18,428.92 for the sanitary sewer improvements in Sugar Creek Subdivision as requested. The vote in favor was unanimous, motion carried.

Motion made by Vice Chair Graham, Seconded by Member Irvin.
Voting Yea: Chair Hunter, Vice Chair Graham, Member Irvin

- C. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$72,696.51 for water system improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$18,174.13.

Motion made to approve a reduction to the Letter of Credit down to 25 percent totaling \$18,174.13 for water system improvements in Sugar Creek Subdivision as requested. The vote in favor was unanimous, motion carried.

Motion made by Vice Chair Graham, Seconded by Member Irvin.
Voting Yea: Chair Hunter, Vice Chair Graham, Member Irvin

- D. Applicant, Regent Homes, LLC has provided a Letter of Credit in the amount of \$79,365.25 for storm water improvements in Sugar Creek Subdivision, Section 3. The applicant has requested to reduce the Letter of Credit down to 25 percent totaling \$19,841.31.

Motion made to approve the reduction of the Letter of Credit down to 25 percent totaling \$19,841.31 for storm water improvements to Sugar Creek Subdivision as requested. The vote in favor was unanimous, motion carried.

Motion made by Vice Chair Graham, Seconded by Member Irvin.
Voting Yea: Chair Hunter, Vice Chair Graham, Member Irvin

- E. Resolution 2025-PC-12 to set a public hearing is hereby scheduled for 6:00 PM on November 12, 2025 at the Tom Hardin Room at City Hall, 100 Public Square, Mount Pleasant, Tennessee on the proposed annexation of territory by owner consent.

Motion made to defer the November 12, 2025, public hearing. motion carried.

Motion made by Member Irvin, Seconded by Vice Chair Graham.
Voting Yea: Chair Hunter, Vice Chair Graham, Member Irvin

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 Kris Irvin to adjourn the meeting and Vice Chair Jennifer Graham seconded and motion carried.

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

Voting Yea: Chair Hunter, Vice Chair Graham, Member Irvin