



# Planning Commission Meeting Agenda

Tuesday, May 13, 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. 4-8-25 P.C. 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, Brightland Homes of Tennessee, LLC has submitted a Final Plat application for Cottages of Bearwood Phase 1 for 24 lots consisting of 20.90 acres. The property is zoned R-3 High Density Residential located off the South West corner of US 43 and Magnolia Dr. The property is further identified on Tax Map 127 Parcel 025.04 recorded in Book R3010 Page 216.
  - B. Brightland Homes of Tennessee LLC has submitted an application to establish a Letter of Credit for Cottages of Bearwood Final Plat Phase 1 consisting of 24 lots.
8. **General comments from citizens (May be limited in time and/or number of comments.)**
9. **Board / Staff Comments / Adjournment**



## Planning Commission Meeting Minutes

Tuesday, April 08, 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

Member Cedric Hollis led the pledge of allegiance and Secretary Pam Johnston gave the invocation.

### 3. Roll Call

All present. Also, City Attorney Kori Bledsoe Jones and City Planning Consultant Will Hager.

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

Member Cedric Hollis made a motion to approve the minutes from last month's meeting without any changes and Vice Chair Jennifer Graham seconded.

A. 3-11-2025 meeting minutes

### 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.

### 7. New Business

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

No new business.

A. Applicant, Franklin Land Associates, LLC has submitted a Site Plan application for a 21,930 square foot Tractor Supply Company. The property is zoned (CH) Highway Commercial located off the Southwest corner of US 43 and South Cross Bridges Rd. The property is further identified on Tax Map 133 Parcel 001.00 recorded in Book R2653 Page 585

Vice Chair Jennifer Graham made a motion to approve the design review with a waiver for larger parking spaces in front of the store and outdoor storage and member Cedric Hollis seconded and motion carried.

Secretary Pam Johnston made a motion to approve the site plan with conditional approval for traffic study recommendations, storm water drainage and address comments from Mount Pleasant Power Systems. Member Cedric Hollis seconded, and motion carried.

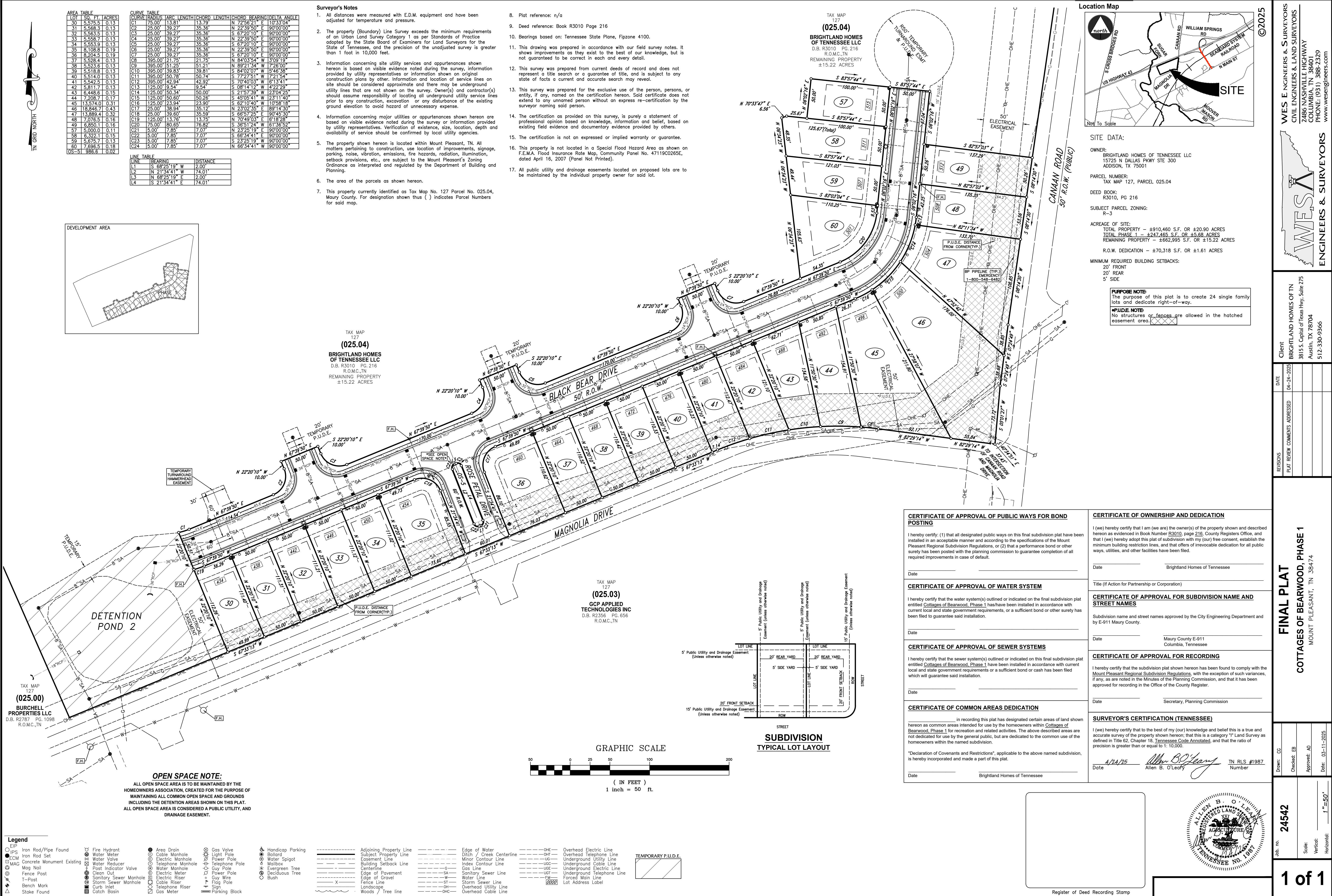
**8. General comments from citizens (May be limited in time and/or number of comments.)**

No comments at this time.

**9. Board / Staff Comments / Adjournment**

Member Cedric Hollis made a motion to adjourn the meeting and Secretary Pam Johnston seconded and motion carried.

FILE: J:\WES\_Engineers\_Surveyors 2024\24542 - Bearwood - Brightland\Draw\Survey\02 - Final Plat\24542 - Bearwood - P1 - Final Plat.dwg



**RESOLUTION 2025-PC-03****A RESOLUTION TO ESTABLISH A PREFORMANCE BOND FOR  
COTTAGES OF BEARWOOD - PHASE 1**

**WHEREAS**, application was made to the Mount Pleasant Planning Commission for approval of a subdivision shown on Final Plat entitled **Cottages of Bearwood – Phase I**, filed with the chief enforcing officer of the City of Mount Pleasant and presented to the Planning Commission on May 13, 2025; and,

**WHEREAS**, the Mount Pleasant Planning Commission approved the final plat upon certain conditions, one of which is that a performance bond amount of **\$552,559.00** be filed with the planning commission and accepted by the local governing body to guarantee the following public improvements at **Cottages of Bearwood – Phase I**:

- **Applying Final Topping to all streets with one and one half (1½) inches of hot mix asphalt**
- **Install streetlights**
- **Install speed limit and stop signs**
- **Install sewer lines**
- **Install water lines**
- **Install storm water line**
- **Install electric lines;**
- **Final grading**

**WHEREAS**, Developer shall, within one (1) year from the date hereof (time may be extended for one (1) year only beyond this period by the local governing body upon the recommendation of the planning commission with the consent of the parties), make and perform the required improvements and construction of public improvements in said subdivision in accordance with the local government specifications; and,

**WHEREAS**, in the event that any required improvements have not been installed as provided by said resolution, within the term of the final performance bond, the governing body may thereupon declare the bond to be in default and collect the sum remaining payable thereunder, and upon receipt of the proceeds thereof, the local government shall install such improvements as covered by the bond; and,

**WHEREAS**, upon completion of the public improvements listed above the Developer may be required to file a maintenance bond with the City of Mount Pleasant Planning Commission prior to the dedication and acceptance of such public improvements by recommendation to the Board of Commissioners.

**NOW, THEREFORE BE IT RESOLVED, BY THE MUNICIPAL PLANNING COMMISSION AS FOLLOWS:**

1. That the Municipal Planning Commission recommends that the City of Mount Pleasant, Tennessee require and accept a performance bond in the amount of **\$552,559.00** for **Cottages of Bearwood – Phase I** to guarantee the public improvements set forth herein and on the Final Plat.

Passed and adopted this 13th day of May, 2025.

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John Hunter, Chairman