



Planning Commission Meeting Minutes

Tuesday, September 09, 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 Cedric Hollis 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 Attorney Kori Bledsoe Jones, and Director Chris Brooks were also in attendance along with Will Hager City Planning Consultant via Zoom.

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

ABSENT

Member Kris Irvin

4. Approval / Correction of Minutes from Prior Meetings

A. August 12, 2025 meeting minutes

Motions were made to approve the minutes from previous meeting.

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

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

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.)

- A. Applicant: Brightland Homes of Tennessee, LLC has submitted construction plans for Southbend Crossing, a proposed residential development consisting of 219 lots across approximately 58.71 acres. The property is primarily zoned R-3 (High Density Residential), with a portion zoned R-2 (Medium Density Residential). It is located off South Cross Bridges Road, near the intersection with US Highway 43. The site is identified as Tax Map 133, Parcel 01.01, and is recorded in Book R3049, Page 645.

Motions made to approve the construction plans for Southbend Crossing subject to conditions with Barge Design identifying changes to the sewer plan, CEC will provide comments on the water distribution and has noted that the TDEC Construction General Permit (CGP) Notice of coverage must be in place before a land disturbance permit can be issued. Motion carried and the vote was unanimous. Motion carried.

Motion made by Chair Hunter, Seconded by Vice Chair Graham.

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

- B. Applicant: Samantha Larson (on behalf of Lab Land Holdings, LLC) An application has been submitted for site plan approval for a proposed 4,000-square-foot industrial building on a 3.32-acre parcel located on Hoover Mason Road. The property is identified as Tax Map 129, Parcel 45.16.

Motions were made to approve the application for a site plan and contingent on modifications to the current storm water plan along with screening and landscaping as requested and the vote in favor was unanimous. Motion carried.

Motion made by Vice Chair Graham, Seconded by Chair Hunter.

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

Motion made for approval on the condition of the Airport Authorities on the height of the lights and the vote was unanimous. Motion carried.

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

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

Motions made to approve the site plan with modifications to the storm water and septic systems with Maury County Environmental Agency approval with the condition of the Airport Authorities approval on the height of the lights and the vote in favor was unanimous. Motion carried.

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

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

- C. Applicant: Jessica K. Lucyshyn (on behalf of Stewart Parker and the Maury County Industrial Development Board) An application has been submitted for site plan approval for *Project Mustang*, a proposed 186,000-square-foot industrial facility to be constructed on 36.9 acres within the Cherry Glenn Industrial Park. The property is identified as Tax Map 126, Parcel 041.01.

Motions made to approve the waiver and the site plan for landscaping and the retention pond for Project Mustang with conditioned upon Airport approval, TDEC notice of coverage, and the Maury County Industrial Development Board that they comply with the photometrics plan. The vote in favor was unanimous. Motion carried.

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

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

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

None at this time.

9. Board / Staff Comments / Adjournment

Motions made to adjourn the meeting were carried out.

Motion made by Chair Hunter, Seconded by Vice Chair Graham.

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