



Planning Commission Meeting Minutes

Tuesday, August 12, 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 Hollis led the Pledge of Allegiance and Secretary \ City Commissioner Johnston gave the invocation.

3. Roll Call

All members were present along with Director Chris Brooks, City Manager Phillip Grooms, 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*

PRESENT

Chair John Hunter

Vice Chair Jennifer Graham

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

Member Kris Irvin

4. Approval / Correction of Minutes from Prior Meetings

A. July 8, 2025 meeting minutes

Motions made to approve last month's meeting, and the vote was unanimous.

Motion made by Member Hollis, Seconded by Member Irvin.

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

7. New Business

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

- A. Applicant *CBC Properties, LLC* requests approval for the construction of a 12,000 sq. ft. structure to expand the existing development at **301 Canaan Road**. The property is recorded in **Book R2805, Page 1075**, identified as **Parcel 25.0 on Tax Map 127**.

Motion made to grant the approval of the waiver for off street parking. The vote was unanimous, and 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, Member Irvin.

Motion made to approve the variance for landscape screening and tree preservation. The vote in favor was unanimous, and motion carried.

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

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

Motion made to approve the exterior building materials. The vote in favor was unanimous, motion carried.

Motion made by Member Hollis, Seconded by Secretary / City Commissioner Johnston.

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

Motion made to accept the waiver for the landscape plan. 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, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin.

Motion made to accept the site plan as presented. 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, Member Irvin

- B. Applicant *Greg Glaser*, representing *Tractor Supply Company (TSC)*, has submitted an application for **final plat approval** for the property located at **207 South Cross Bridges Road**, designated as **Tax Map 133, Parcel 1.00**.

Motions made to approve the application for final plat approval for the Tractor Supply Company. The vote was unanimous, and motion carried out.

Motion made by Secretary / City Commissioner Johnston to approve the application for a final plat and was Seconded by Member Irvin.

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

- C. Applicant *Mark D. Spalding*, on behalf of the *Maury County Industrial Development Board*, has submitted an application for **mass grading approval** for **Project Mustang**. The subject property is identified as **Map 126, Parcel 041.01**, recorded in **Book 1335, Page 55**.

Motions were made for mass grading approval for Project Mustang. The vote was unanimous, and motion carried.

Motion made by Member Hollis to approve the application for mass grading and was Seconded by Member Irvin.

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

- D. Applicant *Allen O'Leary*, representing *Brightland Homes of Tennessee LLC*, seeks **final plat approval** for a residential development comprising **71 lots**. The property is identified as **Map 127, Parcel 025.04**, and recorded in **Book R3010, Page 216**.

Motions made to approve the final plat for residential development by Brightland Homes of Tennessee LLC. The vote in favor was unanimous, and motion carried.

Motion made by Member Hollis to approve applicants request for final plat approval and was Seconded by Secretary / City Commissioner Johnston.

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

- E. Applicant *Allen O'Leary*, on behalf of *Brightland Homes of Tennessee LLC*, requests to establish a **Letter of Credit for Phase 2** of the **Cottages of Bearwood Final Plat**. This phase includes **71 residential lots** and is presented under **Resolution 2025-PC-06**.

Motions made to establish a Letter of Credit for Phase 2 of the Cottages of Bearwood Final plat. The vote in favor was unanimous, and the motion carried.

Motion made by Secretary / City Commissioner Johnston for the approval of the request to establish a Letter of Credit and was Seconded by Member Hollis.

Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, 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 Vice Chair Graham to adjourn the meeting and was Seconded by Member Hollis.
Voting Yea: Chair Hunter, Vice Chair Graham, Secretary / City Commissioner Johnston, Member Hollis, Member Irvin