



Planning Commission Meeting Agenda

Tuesday, August 11, 2026 at 6:00 PM

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

1. Call to Order

2. Pledge of Allegiance / Invocation

3. Roll Call

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. July 14, 2026 Planning Commission

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. 301 North College Street, Maury County Library Final Plat - Applicant Joseph Haddix, on behalf of the Maury County Library Board, has submitted a Final Subdivision Plat application splitting 5.6 acres into a 3.92 acre and 1.68 acre lots at 301 North College Street, more fully described as Map 133H, Group F, Parcel 03.01.

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, July 14, 2026 at 6:00 PM

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

1. Call to Order

John Hunter calls the meeting to order.

2. Pledge of Allegiance / Invocation

Member Cedric Hollis leads the Pledge of Allegiance and Secretary Johnston leads the Invocation.

3. Roll Call

PRESENT

Chair John Hunter

Secretary / City Commissioner Pam Johnston

Member Cedric Hollis

Member Kris Irvin

ABSENT

Vice Chair Jennifer Graham

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

Motion made by Member Hollis.

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

A. Regular Session minutes 6-9-26

Member Cedric Hollis makes a motion to approve the meeting minutes for June 09, 2026 and Member Kris Irvin seconds the motion.

Voting yea: Chair John Hunter, Secretary / City Commissioner Pam Johnston, Member Cedric Hollis

Member Kris Irvin

Motion carries.

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:** Mark Smith, True Rail Enterprises, LLC has submitted a request for the review and consideration of a site development plan for a proposed industrial facility by True Rail Enterprises, LLC. The proposed site encompasses approximately 62.05 acres located along South Main Street. The applicant seeks approval of the site plan in accordance with the City of Mount Pleasant's zoning and subdivision regulations.

Phillip Grooms reads the agenda item as Applicant: Mark Smith, True Rail Enterprises, LLC has submitted a request for the review and consideration of a site development plan for a proposed industrial facility by True Rail Enterprises, LLC. The proposed site encompasses approximately 62.05 acres located along South Main Street. The applicant seeks approval of the site plan in accordance with the City of Mount Pleasant's zoning and subdivision regulations.

Chair John Hunter asked if the applicant was here and then states the engineer will speak first and then the applicant can come up to speak.

Will Hagar speaks on the application stating this was last deferred in November of 2025. There were items that have been addressed related to lighting and some other issues. The remaining question for this is related to parking. They can landbank some land for future parking or they could revise it and show the appropriate amount of parking per the calculations. The other issue is the proposed water line that may need to be looped per the construction requirements for the utility. Phillip Grooms adds that if you look at the availabilities, they are expired but he spoke with the engineer. They had 2 in the past couple years.

Secretary Pam Johnston makes a motion to approve based on revising the parking ratios required based on use and/or use of land bank for future parking.

Member Cedric Hollis seconds the motion.

Voting yea: Chair John Hunter, Secretary / City Commissioner Pam Johnston, Member Cedric Hollis

Member Kris Irvin

Motion carries.

For more details, please refer to the audio/visual recording attached to the agenda.

- B. Public Hearing, Applicant:** Joseph N Bone has submitted a rezone request for a property located at 1681 N Main St, better described as Map 126, Parcel 016.00. The applicant requests for 2.58 acres to be rezoned from R-1 Low Density Residential to CH Highway Commercial.

Phillip Grooms reads the agenda item as Applicant: Joseph N Bone has submitted a rezone request for a property located at 1681 N Main St, better described as Map 126, Parcel 016.00. The applicant requests for 2.58 acres to be rezoned from R-1 Low Density Residential to CH Highway Commercial.

Chair John Hunter asked Will Hagar for any engineering comments. Will Hagar stated this was a standard rezoning so there are commercially zoned properties adjacent to this site. They are actually used for residential uses. The only resource he had for guidance is the Maury County Comprehensive plan from several years ago that does not quite include the area. There may be some engineering challenges with the utility part but that would be kept under the site plan.

Joseph Bone comes up to speak. He states he owns a stormwater/erosion company, and his plans are to use the property for his business. He does want to build a building for his trucks later on down the road.

No one wanted to speak in the Public Hearing.

The planning commission then go through the zoning worksheet.

Member Kris Irvin makes a motion based on the finding of the facts.

Member Cedric Hollis seconds the motion.

Voting yea: Chair John Hunter, Secretary / City Commissioner Pam Johnston, Member Cedric Hollis

Member Kris Irvin

Motion on the rezone:

Member Kris Irvin makes a motion on the rezone.

Member Cedric Hollis seconds the motion.

Voting yea: Chair John Hunter, Secretary / City Commissioner Pam Johnston, Member Cedric Hollis

Member Kris Irvin

Motion carries.

For more details, please refer to the audio/visual recording attached to the agenda.

- C. Applicant:** Billy Hill, on behalf of Lineage Metals **Request a** Site plan approval for a proposed 25,000- square- foot building to be **located** on Joe Frank Porter Road, within the Cherry Glen Industrial Park on 6.85 acres, better identified as Map 126, Parcel 041.69 zoned IL (Light Industrial)

Phillip Grooms reads the agenda item as Applicant: Billy Hill, on behalf of Lineage Metals Request a Site plan approval for a proposed 25,000- square- foot building to be located on Joe Frank Porter Road, within the Cherry Glen Industrial Park on 6.85 acres, better identified as Map 126, Parcel 041.69 zoned IL (Light Industrial).

Will Hagar speaks that this site plan was previously deferred to address some outstanding comments related to landscaping. It is not currently in full compliance with the landscaping requirements. There are a couple of suggested conditions of approval to be considered including making sure the landscape plans meet the minimum requirements of the zoning ordinance. There is a minor correction on one of the sheets of the site plan on the plat of survey sheet it references Maury County instead of the City of Mount Pleasant.

Billy Hill comes up to speak and asked if they could approve this on the contingency of the landscaping plan being complete because he believes they did go back with extra shrubs and stuff so it would be sufficient. He was going to look further into this.

Member Cedric Hollis makes a motion to accept the conditions of the landscaping ordinance and the change to the City of Mount Pleasant.

Secretary Pam Johnston seconds the motion.

Voting yea: Chair John Hunter, Secretary / City Commissioner Pam Johnston, Member Cedric Hollis

Member Kris Irvin

Motion carries.

For more details, please refer to the audio/visual recording attached to the agenda.

- D. Applicant:** Roger Kelly request to subdivide 6681 Polk Lane consisting of 7.11 acres into two parcels consisting of 1.80 acres and 5.11 acres. The property is more identified as Map 126 Parcel 037.01 zoned R-1 Low Density Residential.

Phillip Grooms reads the agenda item as Applicant: Roger Kelly request to subdivide 6681 Polk Lane consisting of 7.11 acres into two parcels consisting of 1.80 acres and 5.11 acres. The property is more identified as Map 126 Parcel 037.01 zoned R-1 Low Density Residential.

Will Hagar states this is a T-Lot subdivision plat with an existing house and barn on the properties. The single-family house that is currently there would be completely in the city limit. The property is currently served by septic and looks like they have 2 existing septic tanks on the site, but with this plat, we are asking they have a certificate from the health department to sign off on.

The applicants engineer came up to speak briefly.

Member Cedric Hollis makes a motion to approve the plot with the conditions of the certificate from the Health Department.

Member Kris Irvin seconds the motion.

Voting yea: Chair John Hunter, Secretary / City Commissioner Pam Johnston, Member Cedric Hollis

Member Kris Irvin

Motion carries.

For more details, please refer to the audio/visual recording attached to the agenda.

- E. Applicant:** Derrick Mayberry, DTM Enterprise, LLC has submitted a Preliminary Plat for the construction of 4 town homes on .23 acres identified on Tax Map 133J; Group F Parcel 001.00; and located at 222 Appletree St. The property is zoned R-3 (High Density Residential).

Phillip Grooms reads the agenda item as applicant, Derrick Mayberry, DTM Enterprise, LLC has submitted a Preliminary Plat for the construction of 4 town homes on .23 acres identified on Tax Map 133J; Group F Parcel 001.00; and located at 222 Appletree St. The property is zoned R-3 (High Density Residential).

Will Hagar states the applicant went to the Board of Zoning to request a variance from a setback line so they could accommodate 4 town houses instead of 3. As part of that review, the BZA granted a variance with a condition that the units would share a single driveway that came out to East Cooper. That condition is still in place. For your review tonight, if you are comfortable, you can review with that condition and pass it along or defer it and see a revised site plan to make sure everything fits like it should.

The applicants engineer, Chad Rhodes, came up to speak. He stated the variance for 10 feet on East Cooper was the request that was made. He states that the rear access will not work and the issue is 4 units sharing one driveway.

Kori Jones asked does the site plan presented today comply with the regular setbacks of the zoning? Will Hagar answers that it does not. Kori said if it does not comply, the only way it can be approved is through the Board of Zoning meeting.

Derrick Mayberry comes up to speak. He states he has done 8 of these units already on different streets and he did not understand why these are not approved. John Hunter states the only way to get an appeal is to take the issue to circuit court or chancery court.

Member Kris Irvin makes a deferral request on this agenda item as the rear access is not a good idea.

Secretary Pam Johnston makes a motion to defer the applicant's request.

Member Cedric Hollis seconds the motion.

Voting yea: Chair John Hunter, Secretary / City Commissioner Pam Johnston, Member Cedric Hollis

Member Kris Irvin

Motion carries.

For more details, please refer to the audio/visual recording attached to the agenda.

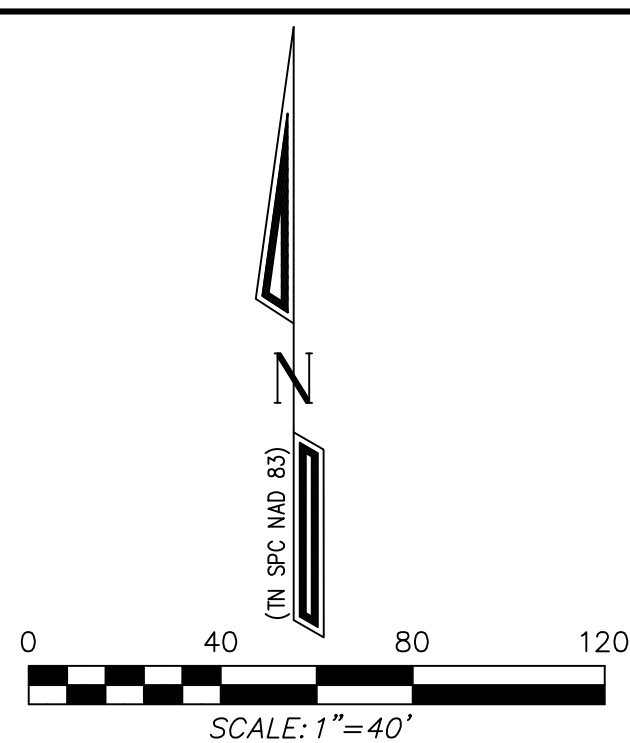
8. General comments from citizens (May be limited in time and/or number of comments.)

No one signed up to speak.

9. Board / Staff Comments / Adjournment

Chair John Hunter thanked everyone for their time.

Member Cedric Hollis makes a motion to adjourn.



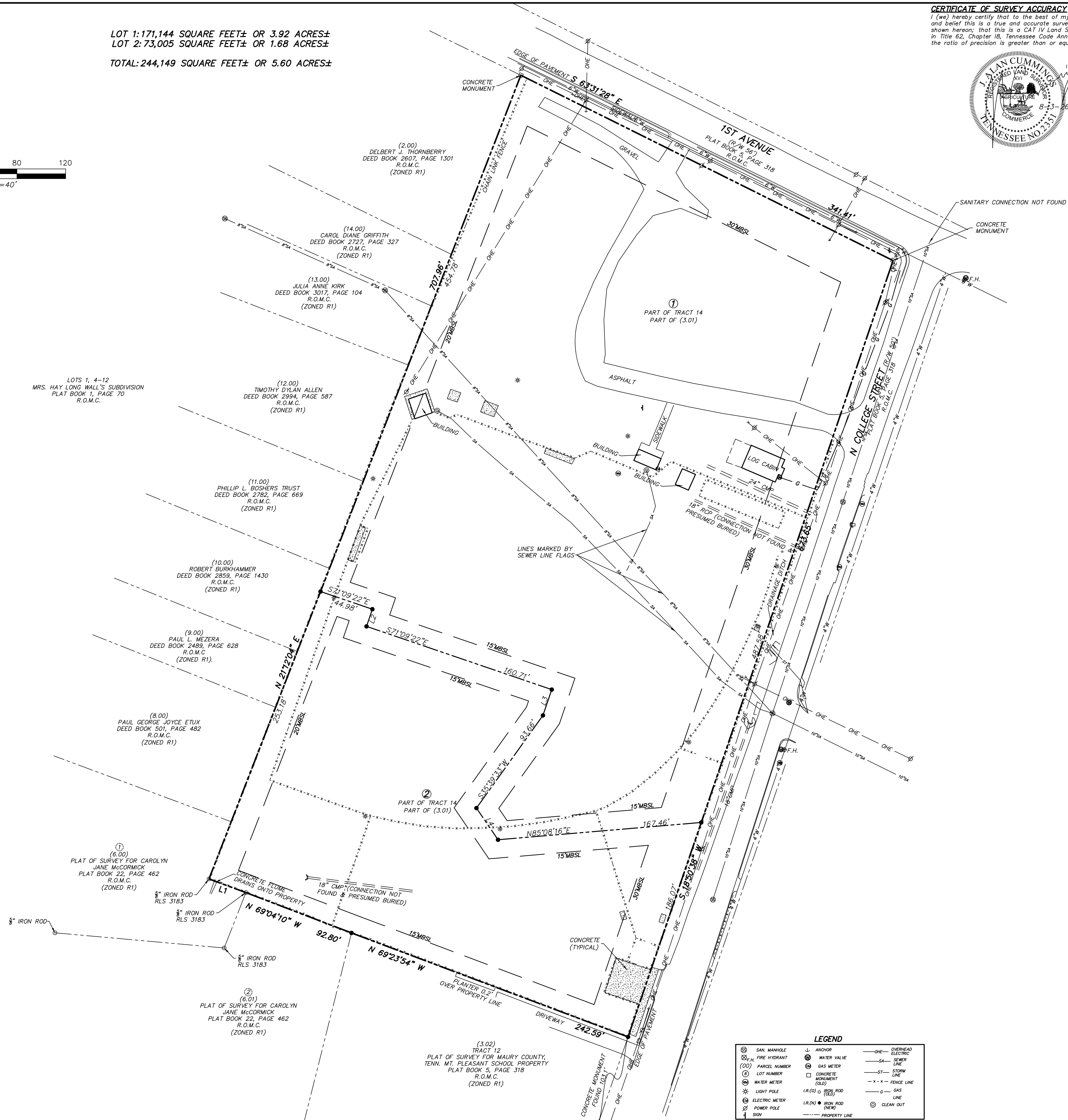
VICINITY MAP
N.T.S.

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE DETERMINED FROM EXAMINATION OF RECORDS, RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE FUNCTION OF ANY DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. A DETAILED EXAMINATION OF RECORDS AND/OR MAPS SHOULD BE CONDUCTED ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE THIS IS A STATUTORY REQUIREMENT PER THE TENNESSEE EXCAVATION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. IF YOU ARE NOT SURE OF ANY UTILITY OWNERS IN THE TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

LINE	BEARING	DISTANCE
L1	N 69°43'06" W	32.30'
L2	S18°50'38"W	14.90'
L3	S18°50'38"W	22.42'
L4	S34°16'24"E	31.46'

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE TRACT 14.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF TRACT 14.
4. THIS SHOWS ONLY PLAT ENTITLED MT. PLEASANT SCHOOL PROPERTY OF RECORD IN PLAT BOOK 5,
PAGE 318.0 R.O.M.C.
5. FOR BOUNDARY ACQUISITION OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED
ON/BETWEEN THE DATE(S) OF 6-20-23, UTILIZING A TOPCON HIRER HIR DUAL FREQUENCY
RECEIVER. THE BEARING SHOWN WERE DERIVED USING THE TIGHT GNSS REFERENCE NETWORK
AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100. ALL DISTANCES ARE IN U.S. SURVEY
FEET. POSITIONAL ACCURACY:0.07. GSD:0.02018au7. COMBINED SCALE FACTOR: NONE.
6. THIS MAP OR PLAT MEETS ALL PRECISION STANDARDS REQUIRED BY THE TENNESSEE STATE
SURVEYOR. THE BEARING SHOWN WERE DERIVED USING THE TIGHT GNSS REFERENCE NETWORK
UNDER CHAPTER 0820-03-07 OF THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
6.BY GRAPHIC PLATTING, SUBJECT PROPERTY IS NOT WITH IN A SPECIAL FLOOD HAZARD AREA.
PER FEMA/FIRM 471190265E DATED 4-16-07.
7. SUB-BEING SURVEY CURRENTLY ZONED R1 (LOW DENSITY RESIDENTIAL) PER MT. PLEASANT
ZONING MAP.



CERTIFICATE OF SURVEY ACCURACY
I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a CAT IV Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10000.



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 745, page 38, County Registers Office, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2026 _____
Date Owner

Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled CITY OF MT. PLEASANT has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2026 _____
Date Name, Title, and Agency or
Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled CITY OF MT. PLEASANT have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Sewer System _____, 2026 _____
Date Name, Title, and Agency of Authorized
Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivisions plat shown hereon has been found to comply with the Mount Pleasant Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

_____, 2026
Date Secretary, Planning Commission

DEED REFERENCE
TO: MT. PLEASANT, TENNESSEE
FROM: MAURY COUNTY, TENNESSEE
RECORD: DEED BOOK 745, PAGE 38, R.O.M.C.

PROPERTY MAP REFERENCE
SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCE
3.01 ON MAURY COUNTY TAX MAP 133H.

PLAT REFERENCE
BEING TRACT 14 ON THE PLAT OF SURVEY FOR MAURY
COUNTY, TENN. MT. PLEASANT SCHOOL PROPERTY OF
RECORD IN PLAT BOOK 5, PAGE 318, R.O.W.C.

ENGINEER
HERITAGE CIVIL, PLLC
2055 N Mt. Juliet Road, Ste 202
Mt. Juliet, TN 37122
JakeP@HeritageCivil.com
C: 615.943.5666

FINAL PLAT
CITY OF
MT PLEASANT
301 N COLLEGE STREET,
7TH CIVIL DISTRICT,
CITY OF MT. PLEASANT,
MAURY COUNTY, TENNESSEE

DATE: 8-3-26 CCPC JOB NO. 25-058



City of Mount Pleasant

"Experience Our History.....Explore Our Possibilities"

Department of Planning and Zoning

Application for Review

209 Bond Street, Mt. Pleasant TN 38474



MPMPC FILE # _____ Date: 7/31/2026

Application Submitted for Final Plat review

Title of Project: New Mount Pleasant Library

Street Location: 301 N College Street

Tax Map: 133H Group: F Parcel: 03.01

Total Acreage: 5.6 ac Number of Lots: 1

Applicant:

Name: Same as Engineer

Company/Partnership: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Mobile: _____ Email: _____

Owner (if applicant is not owner):

Name: Beverly Simmons ; Chair

Company/Partnership: Maury County Library Board

Address: 200 Hay Long Avenue

City: Mount Pleasant State: TN Zip: 38474

Telephone: 931-379-3752 Mobile: _____ Email: _____

Surveyor/Engineer:

Name: Joseph Haddix

Company/Partnership: Heritage Civil

Address: 2055 N Mt Juliet Road, Suite 202

City: Mt Juliet State: TN Zip: 37122

Telephone: _____ Mobile: 615- _____ Email: joeh



City of Mount Pleasant

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Department of Planning and Zoning Application for Review

209 Bond Street, Mt. Pleasant TN 38474



Provided with Submittal (yes, no, n/a)	Project Title: <u>New Mount Pleasant Library</u>	For office use
	Non-refundable application fee (See current fee schedule)	
X	Completed Preliminary Application	
x	Seven (7) copies 24x36 (1) pdf. (for final submittal) Review submittal 2 copies, PDF	
x	Location of property with respect to surrounding property and streets	
x	Names of all adjoining property owners, or names of adjoining developments	
x	Location and dimensions of all boundary lines of the property to the nearest one hundredth (1/100) of a foot	
x	The size and location of any water and sewer mains	
x	Location of existing easements and utilities	
x	Lots numbered	
n/a	Names of new streets, address's approved by Maury County E911	
x	Locations, dimensions, and areas of all proposed or existing lots with building setbacks	
x	Location and dimensions of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation	
x	Building & Site Design, See the Design Review Guidelines online	
x	Appropriate true north point	
x	Data from which the location, bearing, and length of all lines can be determined and reproduced on the ground	
x	Location and description of all proposed monuments	
x	Performance Bond: Water ☐ Sewer ☐ Streets ☐ Misc. ☐	
x	Plat Certificates: Ownership ☐ Accuracy ☐ Utilities water ☐ sewer ☐ Approval by E-911 ☐ Approval of Streets ☐ Approval of Recording ☐	
x	The location of existing public ways, easements, water bodies, wetlands, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the planning commission	
x	the distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of an existing public street and to the original corner of the original survey of which it is a part	
x	Limits of proposed fill and proposed final grading (existing contours at a minimum of two (2) foot intervals)	



City of Mount Pleasant

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Department of Planning and Zoning

Application for Review



This application shall be accompanied by maps, drawings, or other supportive information necessary to explain the request. It is recommended that the applicant or a representative be present at the Planning Commission.

TCA 134-304(a) states, in part, "The Commission shall approve or disapprove a plat within thirty (30) Days after submission of such plat...." By signing this application, the applicant (and owners, as applicable) acknowledges that items for consideration by the Planning Commission shall be considered submitted when all required information, a completed submittal application, and fee have been received by the City of Mount Pleasant.

Failure by the applicant to address all the requirements of the City of Mount Pleasant Zoning Ordinance and/or Subdivision Regulations may result in a deferral or denial of the proposed development by the Mount Pleasant Planning Commission.

As the applicant or the applicant's agent, I understand that it is my sole responsibility to notify my client of the time, date, and location of the Planning Commission and subsequent Mount Pleasant City Commission meetings at which this application will be heard and to ensure that someone representing this item is in attendance at each of these meetings.

I hereby attest that I have provided a complete application and included all of the necessary attachments as required. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred until such time as the necessary information is provided.

Joseph Haddix ; Heritage Civil

Joseph Haddix

7/31/2026

Owner/Agent submitting this application

Date

Beverly Simmons ; Library Board Chair

Beverly Simmons

7/31/2026

STAFF USE ONLY – DO NOT WRITE BELOW THIS LINE

Recording Fee\$ _____ Review Fee _____ \$ _____ Appeal Fee _____ \$ _____

Check # _____ Cash _____ Debit or Charge _____ Amount Paid \$ _____

Receipt # _____ Date Paid _____

Date of Review: _____ Approved Denied _____ Withdrawn _____