Planning Commission Meeting Minutes

Wednesday, November 12, 2025 at 6:00 PM

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

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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 / City Commissioner Pam Johnston gave the invocation.

3. **Roll Call**

   PRESENT
   Chair John Hunter
   Vice Chair Jennifer Graham
   Secretary / City Commissioner Pam Johnston
   Member Cedric Hollis
   Member Kris Irvin

   A. John Hunter - *Chair*

   Jennifer Graham - *Vice Chair*

   Pam Johnston - *Secretary / City Commissioner*

   Kris Irvin *- Member*

   Cedric Hollis *- Member*

   All members were present along with Director Chris Brooks, City Manager Phillip Grooms, City attorney Kori Bledsoe Jones, and City Planning Consultant Will Hager.

4. **Approval / Correction of Minutes from Prior Meetings**

   Member Hollis made a motion to accept last month's meeting minutes, and Vice Chair Graham seconded, motion carried.

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

   A. 10-14-2025 P.C. 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.)

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.

Motion made by Vice Chair Graham to defer and member Irvin seconded the motion contingent upon all CEC comments and questions are all answered and addressed accordingly.

Representative from CSR Engineering by the name of Madison, spoke and went over all the comments from CEC and assured the board all will be addressed and answered accordingly.

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

B. Resolution 2025-PC-12 — Approval of the 2026 Regular Planning Commission Meeting Schedule, covering the period from January 1, 2026 through December 31, 2026.

Motion made by Vice Chair Graham and seconded by member Hollis to approve Resolution 2025-PC-12, the Regular Planning Commission Meeting schedule for the upcoming year, 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, Member Irvin

C. Set Public Hearing & Special Called Meeting for November 24, 2025, at 6:00 PM

Member Hollis made a motion to accept the date of November 24, 2025, at 6:00 PM for a special called meeting and Secretary / City Commissioner Johnston seconded and 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

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

Mr. Robert Lacy signed up to speak, and he had concerns about the special called meeting date already being set and the commission was just now voting on it.

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

Member Hollis made a motion to adjourn the meeting and was seconded by Vice Chair Graham. Motion carried.

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

Planning Commission Chairman

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