



# Planning Commission Meeting Minutes

Tuesday, May 12, 2026 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 calls the meeting to order.

## 2. Pledge of Allegiance / Invocation

Vice Chair Jennifer Graham leads the Pledge of Allegiance and Secretary Pam Johnston leads 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*

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

A. Meeting minutes 4-14-26

Vice Chair Jennifer Graham makes a motion to approve the meeting minutes for April 14, 2026 and Member Cedric Hollis seconds the motion.

## 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 Maria Christensen requests approval for the subdivision of one parcel totaling 1.72 acres into three parcels located at 409 Williams Spring Rd, more fully described as Map 127, Parcel 008.05. The current zoning is R1 (Low Density Residential).

Chris Brooks reads out the agenda item for 409 Williams Spring Road.

Chair John Hunter asked Mr. Brooks about the zoning of the property. The engineer, Will Hagar, discusses the request with the commissioners.

For more detail, please refer to the audio/visual video attached to the agenda.

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

- B. Applicant CBC Properties, LLC requests approval of a site plan for an 8,490- square- foot parking area located at 1119 N Main St, more fully described as Map 127, Parcel 040.00. The current zoning is CH (Commercial Highway)

Chris Brooks reads the agenda item.

Justin Robinette comes to speak on the commercial rental property. He explains the property, paving, and what kind of rental it could possibly become. Mr. Robinette also speaks on the buffer in the rear and states he is happy with whatever the city needs him to do on the property.

Ben Willard comes up to speak on the property and their concerns from the fire marshal's side due to fire hydrant access and hose reach.

Chris Collier with CRC Consulting, and representing Justin Robinette, comes up to speak on the request. He states the lot is 83 feet wide and speaks on buffering.

Commissioners discussed and decided to approve the request with the condition of a 30' buffer in the rear and paving the driveway. For more detail, please refer to the audio/visual video attached to the agenda.

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. Applicant Tony Martin requests approval of a site plan for a 5,100- square- foot commercial building located at 739 S Main St, more fully described as Map 150B, Group A, Parcel 012.00. The current zoning is CH (Commercial Highway)

Chris Brooks reads the agenda item.

Will Hagar states the applicant came to them for a preapplication meeting. The applicant intends to develop a commercial retail center. Mr. Hagar states Barge may have other comments on the site.

Ben Willard speaks on fire hydrant access and hose reach.

Melissa Martin states that she has no problem with what has been set forth so far. She said they have addressed the turning radius and signage issues. Mrs. Martin also said the engineer has already addressed the Barge concerns and they need to figure out the sewer line to finalize the concerns.

Mr. Brooks said that CEC will be commenting before a disturbance permit can be issued.

Commissioners discussed and stated they approved under the conditions of the land disturbance permit, the hydrant flow test meeting the fire marshal's requirement, and the photomatic plan requirement. For more details, please refer to the audio/visual video attached to the agenda.

Motion made by Vice Chair Graham.

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

- D. Public Hearing - Deferred from the 4-14-26 planning commission meeting-The Mount Pleasant Planning Commission will conduct a public hearing to review and discuss proposed

amendments to the Mount Pleasant Zoning Ordinance pursuant to Section 4.7. The proposed amendments include the addition of a large- lot zoning district, addition of a Planned Unit Development (PUD) provisions, updates to the annexation section, and various miscellaneous edits.

Chris Brooks reads the agenda item.

Will Hagar discusses the amended sections in the committee's packet. Kori Jones then explains the annexation section has the most red lined changes.

Commissioners discussed. For more detail, please refer to the audio/visual video attached to the agenda.

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

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

Lee Borque comes up to speak. He said he was in favor of PUD and goes into further detail as to why.

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

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

Chair John Hunter makes a motion to adjourn.