Planning Commission Meeting Minutes

Tuesday, June 09, 2026 at 6:00 PM

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

1. **Call to Order**

   Chair John Hunter calls the meeting to order.

2. **Pledge of Allegiance / Invocation**

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

3. **Roll Call**

   A. John Hunter - *Chair*

   Jennifer Graham - *Vice Chair*

   Pam Johnston - *Secretary / City Commissioner*

   Kris Irvin - *Member*

   Cedric Hollis - *Member*

   All present.

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

   A. Regular Session - May 12, 2026

   Member Cedric Hollis makes a motion to approve the minutes from May 12, 2026. Secretary Pam Johnston seconds the motion.

   Voting Yea: Chair John Hunter, Vice Chair Jennifer Graham, Secretary Pam Johnston, Member Cedric Hollis, Member Kris Irvin. All were in favor. Motion passed.

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

   Chris Brooks 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 Road, within the Cherry Glen Industrial Park on 6.85 acres, better identified as Map 126, Parcel 041.69 zoned IL (Light Industrial)

Will Hager speaks on the agenda item. Chris Brooks speaks that the only remaining comments would be CEC comments that are in the packets. The Stormwater comments would need to be addressed.

Billy Hill comes up to speak as the general contractor of the project. The Planning Commission defers this agenda item for one month until all questions, etc. have been answered.

Member Kris Irvin makes a motion to defer the agenda item for one month. Member Cedric Hollis seconds the motion.

Voting Yea: Chair John Hunter, Vice Chair Jennifer Graham, Secretary Pam Johnston, Member Cedric Hollis, Member Kris Irvin. All were in favor. Motion passed.

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

B. Consideration of **Resolution 2026- PC- 02**, establishing and accepting a **two- year sanitary sewer maintenance bond** for Tractor Supply Company (TSC) for the completed **off- site sewer line extension**. The required public improvement consists of approximately **800 linear feet of sanitary sewer main** and associated structures.

Chris Brooks reads the agenda item as the Consideration of Resolution 2026- PC- 02, establishing and accepting a two- year sanitary sewer maintenance bond for Tractor Supply Company (TSC) for the completed off- site sewer line extension. The required public improvement consists of approximately 800 linear feet of sanitary sewer main and associated structures.

Mr. Brooks states he replaced the new Resolution in the packets. The change is it is now a letter of credit instead of a bond and the amount on the Resolution was also increased and changed.

Kori Jones then stated that a letter of credit gives more protection to the City of Mount Pleasant than a bond would.

Vice Chair Jennifer Graham makes a motion to approve the agenda item and Secretary Pam Johnston seconds the motion.

Voting Yea: Chair John Hunter, Vice Chair Jennifer Graham, Secretary Pam Johnston, Member Cedric Hollis, Member Kris Irvin. All were in favor. Motion passed.

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

C. Consideration of **Resolution 2026- PC- 03** of a **sidewalk performance bond** for construction of the required sidewalk improvements along South Cross Bridges Road. The Sidewalk construction cannot be completed before Certificate of Occupancy due to utility pole and line relocation.

Chris Brooks reads the agenda item as the consideration of Resolution 2026- PC- 03 of a sidewalk performance bond for construction of the required sidewalk improvements along South Cross Bridges Road. The Sidewalk construction cannot be completed before Certificate of Occupancy due to utility pole and line relocation.

Chris Brooks explains the utility pole situation on private property. Mr. Brooks states this is not a safety issue that needs to be done before the TSC opening.

Secretary pam Johnston makes a motion to approve the agenda item and Member Cedric Hollis seconds the motion.

Voting Yea: Chair John Hunter, Vice Chair Jennifer Graham, Secretary Pam Johnston, Member Cedric Hollis, Member Kris Irvin. All were in favor. Motion passed.

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.)

There are none at this time.

9. Board / Staff Comments / Adjournment

Chair John Hunter makes a motion for adjournment and Member Cedric Hollis seconds the motion.