

WORKSHOP AGENDA

Planning Commission

November 13, 2025 @ 5:30 PM

For the November 25, 2025 Regular Meeting @ 6:00 PM

- Call workshop to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: September 30, 2025 Regular Meeting, October 14, 2025 Workshop, October 28, 2025 Regular Meeting and November 13, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC. Requested by Chet Rhodes.
4. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 9.67 Acres. Property located on Sanford Road (Tax Map 28, Parcel 1.01). Current Zoning District: A (Agricultural) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Chao Wen Dong. Requested by Last of the Loggers, LLC.
5. Site Plan - MBI Building - Building totaling 8,800 Square Feet on 5 Acres. Property located at 393 Mason Road (Tax Map 17, Parcel 15.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mr. Bults, Inc. Requested by Griggs & Maloney, Inc.
6. Site Plan - 164 Chaney Boulevard - Ten Townhomes on 0.96 Acres. Property located at 164 Chaney Boulevard (Tax Map 18P, Group E, Parcel 4). R-3 (High Density Residential) Zoning District. Property owned by Fahim Eryan. Requested by Morley Corp.

NEW BUSINESS

7. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 2.25 Acres. Property located on Lake Road (Tax Map 32A, Group A, Parcels 1 & 37). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: NCD (Neighborhood Commercial) Zoning District. Property owned by Mitchell Bowman and Harding Fox. Requested by Mitchell Bowman.

8. Final Plat - Glendale Subdivision, Resubdivision of Lots 6A & 6B - Two Lots on Approximately 0.29 Acres. Property located on Murfreesboro Rd. (Tax Map 18A, Group A, Parcels 8 & 9). DD (Downtown District). Property owned by Webster Wood Pickard, Jr. Requested by Huddleston-Steele.
9. Site Plan - Hugo Tire - Building Addition Totaling 1,200 Square Feet on 4.6 Acres. Property located at 5378 Murfreesboro Road (Tax Map 18A, Group A, Parcel 31). CC (Central Commercial) Zoning District. Property owned by Phil Goodell. Requested by Wamble & Associates, PLLC.
10. Final Plat - Blair Ridge - 141 Townhomes on Approximately 15.84 Acres. Property located on Blair Rd (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by Forestar Real Estate Group. Requested by Wilson & Associates.
11. Bonds/Letters of Credit Update.

ADJOURN