



CURRENT BOARD MEMBERS

- ☒ [Chairman, Hayley Schulist](#)
- ☒ [Vice-Chairman, Jeff Pape](#)
- ☒ [Mayor, Lisa Anderson](#)
- ☒ [Vice Mayor, Chris McDonald](#)
- ☒ [Salvatore "Sam" Cali](#)
- ☒ [Rod Dawson](#)
- ☒ [<Will King](#)
- ☒ [Demetrius Ritt](#)
- ☒ [Shonda Schilling](#)

REGULAR MEETING
NOVEMBER 18, 2025
7:00 PM

MINUTES

1. Call to Order

Call to order by Ms. Schulist at 7:00 PM.

2. Roll Call

Staff Present: Tom Daugherty, Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Bre Bailey, Patrick Carter, Nathaniel Coleman.

Planning Commission Present: Ms. Schulist, Mr. Pape, Mayor Anderson, Vice Mayor McDonald, Mr. Cali, Ms. Schilling, Mr. Dawson, Mr. Ritt (*Mr. King, Absent*)

3. Opening Prayer and Pledge

Prayer and Pledge lead by Ms. Schulist

4. Citizen Comments

5. Approval of Agenda

Motion to approve the agenda by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)

6. Approval of Minutes - October 2025

Motion made to approve the minutes by Mr. Pape. Seconded by Vice Mayor McDonald. Motion passed 8-0 (unanimous)

7. Old Business

None

8. New Business

A. PC Resolution PC-46-25

Final Plat, Phase 5, Richvale Subdivision, Map: 043, Parcel: 023.00. Acreage: 17.41. Current Zoning: R-20 POD. Property Owner: Brightland Homes of TN, LLC.

Motion made to approved by Mr. Dawson. Seconded by Ms. Schilling. Motion passed 7-0 (1 abstain - Ritt)

B. PC Resolution PC-47-25

Final Plat, Hatcher Heights Subdivision, Map: 042, Parcels: 017.00 and 018.00. Acreage: 15.68. Current Zoning: RS-15. Property Owner: Innovated Construction Company, LLC..

Motion to approve by Mr. Cali. Seconded by Vice Mayor McDonald. Motion carried, 8-0 (unanimous)

C. PC Resolution PC-48-25

Residential Development Plan, The Cove, Map: 018, Parcel: 031.00. Acreage: 28.75. Current Zoning: RS-15. Property Owner: Northcutt Custom Homes, LLC.

Motion to approve by Mr. Cali. Seconded by Ms. Schilling. Motion carried, 8-0 (unanimous)

Motion to amend to add buffer by Mr. Pape. Seconded by Mr. Ritt. Motion carried, 8-0 (unanimous)

D. PC Resolution PC-49-25

Residential Development Plan, Fairview 17, Map: 042, Parcel: 132.00. Acreage: 17.74. Current Zoning: RS-8. Property Owner: Christine Brison.

Motion to approve by Mr. Cali. Seconded by Mr. Dawson. Motion carried, 8-0 (unanimous)

E. PC Resolution PC-50-25

Adopt Planning Commission Schedule for February 2026 --February 2027

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)

F. PC Resolution PC-51-25

Acceptance of Infrastructure Adam's Preserve Subdivision.

Motion to approve by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)

Motion to amend by Mr. Pape. Seconded by Mr. McDonald. Motion carried, 8-0 (unanimous)

G. PC Resolution PC-52-25

Acceptance of Infrastructure Pennock Place Subdivision.

Motion made by Mr. Cali. Seconded by Mr. Pape. Motion carried, 8-0 (unanimous)

9. Reports for Discussion and Information

10. Planning Commission Roundtable

11. Adjournment

Motion to adjourn the meeting by Mr. Cali at 8:30 PM.

Marisa Howell, Community Services Assistant