MINUTES OF THE DICKSON COUNTY COMMISSION

The Dickson County Commission met **October 19, 2026 at 7:00 p.m.** in the Buford L. (Booty) Reed Jr. County Commission Chamber of the Dickson County Administration Building, 4 Court Square, Charlotte, Tennessee.

Devotion led by Commissioner John Stritikus.

Call to order and flag salute led by Chairman, County Mayor Danny Williams.

ROLL CALL: Luanne Greer, County Clerk.

PRESENT:

Randy Simpkins	Kenny McCallister
Dennis O'Shea	Joey Wenck
James C. Dawson	Becky Spicer
Richard Riehn	Jody Britt
Mike Petty	John Stritikus
Johnnie Reed	

ABSENT: Rusty Grove

APPROVAL of MINUTES:

Mayor Williams questioned the Commission concerning changes to the September 21, 2026 Regular Session minutes. As there was no response for changes and without objection, Mayor Williams stated the minutes will stand approved as distributed.

PUBLIC COMMENTS:

Dickson County Residents Present: Jennifer Perkins, Justin Logan, Anissa Ivy and Perry Keenan.

1. Resident Anissa Ivy informed the commission she will visit the school board meeting this week regarding the entrance to Creekwood High School in order to divert school bus traffic from Sherman and Hooper Roads.

2. Resident Perry Keenan addressed the legislative issues coming up – 2% property tax proposal, flock cameras and recovery houses.

COMMITTEE REPORTS:

None.

PUBLIC HEARINGS:

1. Motion by Commissioner Joey Wenck, Second by Commissioner Mike Petty to move to the November 16, 2026 Regular Session meeting the Rezoning Request for Rubix IG LLC, Tax Map 086, Parcel 019.01 consisting of 1.82 acres on 2328 Sylvia Road, Dickson, Tennessee 37055 from A-1 Agricultural to C-1 (Rural Center District) in the 9th District. Dickson County Resident Jennifer Perkins, a member of the Rubix Company, spoke that the rezoning would vacate the parcel from C-1 and will probably be absorbed into the Sylvia Storage property.

2. Rezoning Request for Rubix RE LLC, Tax Map 132, Parcel 021.00 consisting of 1.07 acres on 4119 Hwy 96, Burns, Tennessee 37029 from A-1 Agricultural to C-1 (Rural Center District) in the 12th District. A residential home is being used as a rental at this time. It will probably be

adjacent to the Synergy Storage property and will become commercial use within the next five (5) years.

3. Rezoning Request for Ricardo Colin, Tax Map 109, Parcel 030.00 consisting of 6.15 acres on 432 Eno Road, Dickson, Tennessee 37029 from M-1 (Heavy Industrial District) to C-1 (Rural Center District) in the 2nd District. Dickson County Resident Justin Logan spoke to this issue. Mr. Collins wants to build a residential home on this property

RESOLUTIONS:

10-2026-01 RESOLUTION TO ESTABLISH A PROGRAM TO SUPPLEMENT THE PROPERTY TAX RELIEF PROGRAM OF THE STATE OF TENNESSEE PROVIDED FOR IN TITLE 67, CHAPTER 5, PART 7 OF THE *TENNESSEE CODE ANNOTATED:*

The Dickson County legislative body has recognized the need to provide financial assistance to elderly low-income homeowners, disabled homeowners and disabled veterans. Motion by Commissioner James C. Dawson, Second by Commissioner Joey Wenck to establish a program to supplement the property tax relief program of the State of Tennessee provided for in title 67, chapter 5, part 7 of the *Tennessee Code Annotated* in order to provide financial assistance to elderly low-income homeowners, disabled homeowners and disabled veterans passed by a unanimous aye voice vote.

10-2026-02 RESOLUTION TO SET SPEED LIMIT ON COUNTY ROADS KNOWN AS "SHERMAN ROAD" AND "HOOPER ROAD":

Certain residents of Dickson County living along these two roads have requested that the speed limit be posted and set at twenty-five (25) miles per hour. The County Sheriff's Office and the County Highway Engineer have spoken in favor of lowering the speed limit to twenty-five (25) miles per hour. Motion by Commissioner Randy Simpkins, second by Commissioner John Stritikus to lower the speed limit along Sherman Road and Hooper Road to twenty-five (25) miles per hour passed by a unanimous aye voice vote.

10-2026-03 RESOLUTION TO ADOPT COMPREHENSIVE SAFETY ACTION PLAN:

The Dickson County Commission has developed a Comprehensive Safety Action Plan to address safety needs for all users within the unincorporated areas of Dickson County, Tennessee. Motion by Commissioner Johnnie Reed, Second by Commissioner Richard Riehn to approve the Comprehensive Safety Action Plan, attached as *Exhibit A* to the Resolution, passed by a unanimous aye voice vote.

10-2026-04 RESOLUTION TO AUTHORIZE BUDGET AMENDMENT TO APPROPRIATE THE SUM OF $7,312.07 FROM THE COUNTY'S COMMUNITY DEVEOPMENT FUND (FUND 172) TO THE DICKSON COUNTY FAMILY YMCA:

Motion by Commissioner John Stritikus, Second by Commissioner Randy Simpkins to authorize the YMCA's request for reimbursement for ice storm relief in the amount of $7,312.07 with the funds being taken from Fund 172 due to the YMCA opening during the January 2026 ice storm and sheltering our citizens needing help passed by a unanimous aye voice vote.

10-2026-05 RESOLUTION TO ACCEPT AND APPROVE COUNTY TURSTEE'S REPORT OF ERRORS AND DOUBLE ASSESSMENTS:

Trustee Glynda Pendergrass provided the county legislative body a listing of errors, omissions and double assessments noting any refunds made or to be made. Motion by Commissioner Becky Spicer, Second by Commissioner Mike Petty to accept and approve

the Errors and Double Assessments passed by a unanimous aye voice vote. The listing is attached to the Resolution as *Exhibit A*.

10-2026-06 RESOLUTION TO AMEND ZONING RESOLTION OF DICKSON COUNTY, TENNESSEE TO ADOPT NON-RESIDENTIAL CHARACTER AND DEVELOPMENT STANDARDS:

After much deliberation, the Dickson County Planning Commission has recommended to the legislative body that the Zoning Resolution of Dickson County, Tennessee be amended to create a new section under Article III – Section 3.150 "Non-Residential Character and Development Standards." Motion by Commissioner Richard Riehn, Second by Commissioner Mike Petty to Amend the Zoning Resolution of Dickson County, Tennessee to Adopt Non-Residential Character and Development Standards passed by a unanimous aye voice vote.

Motion by Commissioner Joey Wenck, Second by Commissioner Jody Britt to approve and accept the Quarterly Financial Reports for all funds except School Funds passed by a unanimous aye voice vote.

Motion by Commissioner Dennis O'Shea, Second by Commissioner Kenny McCallister to move to the November 16, 2026 regular session commission meeting the request to rename a portion of West Dry Hollow Road passed by a unanimous aye voice vote.

OTHER BUSINESS:

See Public Hearings Section above.

APPROVAL OF NOTARIES:

The following Notaries were submitted for approval:

BRITTANY E BURKE	SARAH DONLEY
MITCHELL REGINALD GREENHAM	KALA HALL
RITA G. JOHNSON	SHANNON LEE
SHARON JANE MINTON	ANDREA MUZZARELLI
VALERIE RAMIREZ	STEPHANIE ANN RAMSEY
BOBBIE REYNOLDS	JOHN P. SULLIVAN
RACHEL TIDWELL	WENDY JO TUMMINS

Motion by Commissioner Becky Spicer, second by Commissioner John Stritikus to accept and approve the above listed Notaries passed by a unanimous aye voice vote.

ANNOUCEMENTS:

Commissioner Riehn, a Dickson County resident, living on East Piney Road near the Hickman County line, requested a speed limit study and removal of a school bus sign. Sheriff Tim Eads will review the matter.

Many communities are hosting turkey shoots, fish fry lunches and specials exhibits.

The next Regular Session Meeting will be on **November 16, 2026 at 7:00 P.M.** in the Buford L. (Booty) Reed Jr County Commission Chamber of the Dickson County Administration Building, 4 Court Square, Charlotte, Tennessee.

ADJOURNMENT:

Motion and second by all in attendance to adjourn at **7:30 P.M**. passed by a unanimous aye voice vote.

Respectfully submitted,

County Clerk, Luanne Greer

Chairman, County Mayor Danny Williams