



TOWN OF SMYRNA

TOWN COUNCIL MEETING

AGENDA



To be placed under Smyrna Town Council Citizen Comments, an individual must fill out the online form, call or email the Town Clerk's office before 4:30 PM on the business day before the Council meeting and request to be placed under Citizen Comments; provide his or her name, address and telephone number; and state the purpose of addressing the Council.

Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

September 9, 2025

5:00 PM

Smyrna Town Hall

1. Public Comment

Note: The Town's Public Comment Period shall be reserved for those citizens that have signed up to address the Town Council, or a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy as outlined above.

2. Call to Order

Prayer: Smyrna Police Department Chaplain Tim York.

Pledge of Allegiance: Assistant Town Manager, Todd Spearman

3. Roll Call

4. Approval or Correction of Minutes

- a. August 12, 2025, Regular Meeting and the August 28, 2025, Workshop Meeting of the Town Council.

5. Awards and Recognitions

6. Consent Agenda

Note: Consent Agenda items will be those items determined by the Town Manager to be routine matters not necessitating discussion. All Consent Agenda items may be voted upon simultaneously pursuant to a single motion. There will be no separate discussion of these items unless a member of the Town Council requests that discussion be held, in which case the item will be removed from the Consent Agenda and considered separately. Following passage of the remaining Consent Agenda items, discussion of any items removed from the Consent Agenda shall be held and separate motions and votes shall be taken for each of the items removed.

- a. Approval of the terms of, and authorization for the Mayor to execute, a contract with Sessions Paving Company for the Sam Ridley Parkway (SR-266) Intersection at Old Nashville Highway.
- b. Approval of the terms of, and authorization for the Mayor to execute Amendment No. 2 with Energy Land & Infrastructure, LLC for Professional Services for Phase 2 design of the Weakley Lane Improvements project.
- c. Approval of the terms of and authorization for the Mayor to approve the National Pollutant Discharge Elimination System (NPDES) Annual Report.
- d. Approval of the terms of, and authorization for the Mayor to execute, a contract addendum with Energy, Land, and Infrastructure, LLC for the design of sidewalks along Rock Springs Road from Mason Tucker to Old Nashville Highway.
- e. Approval of the terms of, and authorization for the Mayor to execute, a contract with Civil & Environmental Consultants, Inc. to perform stream monitoring.
- f. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Rain Drop Products, LLC for improvements to the SplashTown water slides.
- g. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Kimley-Horn to update the five-year Parks and Recreation Master Plan.
- h. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Boozer & Associates for easement appraisals for the Highland Avenue Phase I water model project.
- i. Approval of the terms of, and authorization for the Mayor to execute, a Professional Services Agreement with Jones Fortuna LP for the water storage reallocation study.
- j. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Tyler Technologies, Inc. for case management software for the probation department.
- k. Approval of the terms of, and authorization for the Mayor to execute, a Contract with Placer Labs Inc. to utilize their Analytics Platform Solution.
- l. Approval of the terms of, and authorization for the Mayor to execute, an agreement with National Sign Plazas, INC for the installation and maintenance of the directional sign program.

7. **Old Business**

- a. **PUBLIC HEARING**: Consideration of a Resolution relative to a Plan of Services for properties located on Tax Map 20, Parcels 45.00, 61.01, 61.02, and 61.03, and Tax Map 26, Parcels 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01.

- b. **PUBLIC HEARING**: Consideration of an Ordinance relative to the annexation and C-2 and I-1 zoning of property on Tax Map 20, Parcels 61.01 and 61.03, and Tax Map 26, Parcels 13.00, 13.01, 13.02, 15.00, 15.01, and 18.01 requested by Hamilton Development, LLC on behalf of Hollingshead Land, LLC containing 178.6 acres. The properties are located south of W. Jefferson Pike/SR 266.
- c. Consideration of a Resolution in Memorandum of Ordinance #25-21 relative to the annexation and C-2 and I-1 zoning of property requested by Hamilton Development, LLC on behalf of Hollingshead Land, LLC containing 178.6 acres.
- d. **PUBLIC HEARING**: Consideration of an ordinance relative to the amendment of the existing PRD of properties located on Tax Map 54, Parcel 57.02 and Tax Map 73, Parcels 13.00, 13.01, 13.03, 13.04, and 16.00 owned by Southcoast DFH Nashville LLC containing 67.68 acres, and the rezoning of Tax Map 54, part of Parcel 57.00, owned by SCollins 2 Properties, LLC from R-3 to PRD containing .31 acre. The request is from Gamble Design Collaborative on behalf of the property owners and is located along Rocky Fork Almaville Road and Briley Road.
- e. **PUBLIC HEARING**: Consideration of an Ordinance relative to the rezoning of Tax Map 18, part of Parcel 10.01, from C-2 to PUD, and for the amendment of the existing PUD on Tax Map 18, part of Parcel 10.01 as well as Parcels 10.02, 10.03, 10.04, and 10.05, and Tax Map 28, Parcels 44.29, 44.30, and 44.31, owned and requested by Sewarts Landing LP. The property requested to be rezoned from C-2 to PUD contains approximately 3 acres, and the parcels requested to have the PUD amended contain approximately 37.94 acres for a total of 40.94 acres. Properties are located on Sam Ridley Parkway, West and Motlow College Boulevard.

8. **New Business**

- a. Planning Commission Report
 - 1. Consideration of an Ordinance relative to the annexation and PUD zoning of property on Tax Map 11, Parcel 5.00 requested by 452 Properties, LLC containing 225.25 acres. The property is located on Mona Road east of I-840.
 - 2. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.075, and Article V, Sections 5.051.1, 5.051.2, 5.051.3, 5.051.4, 5.051.5, and 5.051.6 regarding the required minimum building setbacks for detached accessory structures.
 - 3. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article V, Section 5.052.4 relative to the addition of the use Tourist Home to the Uses Allowed by Right in the C-4 Neighborhood Service Business District.
- b. Consideration and approval of new and revised Smyrna Police Department policies: "Unmanned Aircraft Systems (Drones)" Policy Number: 2-59, "Appearance, Uniform and Equipment" Policy Number: 3-7 and "Procedures

for Handling the Mentally III" Policy Number: 2-32.

- c. Consideration of the appointment of one (1) Planning Commission representative to serve on the Historic Zoning Commission.

9. Other

10. Status Reports

July State Shared Tax
July Local Sales Tax

11. Correspondence & Announcements

12. Adjournment