



TOWN OF SMYRNA

TOWN COUNCIL MEETING

MINUTES



September 9, 2025

5:00 PM

Smyrna Town Hall

1. Public Comment

The following citizens spoke under public comments:

Jeremy Byrd- "Depot District/Historic Guidelines"

100 Front Street, Smyrna

Ron Alley- "Depot District"

6310 Lee Avenue, Murfreesboro

Wesley Smith- In Opposition to "Hillwood Warehouse Project"

9400 Mona Road, Murfreesboro

Tanya Hadley- "Rocky Fork Almaville Rd (at Tax Map Parcel 54 and 18.00)"

216 Meridian Drive, Smyrna

2. Call to Order

Mayor Reed called the meeting to order at 5:17 p.m.

Prayer: Smyrna Police Department Chaplain Tim York.

The invocation was led by Smyrna Police Department Chaplain, Tim York.

Pledge of Allegiance: Assistant Town Manager, Todd Spearman

The Pledge of Allegiance was led by Scout Troop 422.

3. Roll Call

The roll was called by the Town Clerk and the following Town Council Members were present: Mayor Mary Esther Reed, Vice-Mayor Marc Adkins, and Council Members Gerry Short, HG Cole, Jerome Dempsey, Racquel Peebles and Steve Sullivan.

4. Approval or Correction of Minutes

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

Following discussion, Council Member Steve Sullivan made a motion to approve the minutes of the August meetings. Vice-Mayor Marc Adkins seconded the motion.

Following further discussion, the motion was approved 7-0.

5. Awards and Recognitions

There were no awards or recognitions at this time.

6. Consent Agenda

The following Consent Agenda items were next presented for consideration by the Town Council. Following discussion, Consent Agenda Item "c" was pulled for individual discussion and vote. Following further discussion relative to the remaining consent items, Council Member Gerry Short made a motion to approve and adopt the remaining Consent Agenda items. Said motion was seconded by Council Member Steve Sullivan and, upon further discussion, approved 7-0.

Next, Consent Agenda Item "c" was discussed individually. Following discussion, Council Member Jerome Dempsey made a motion to approve Consent Agenda Item "c". Said motion was seconded by Council Member Steve Sullivan, and after further discussion, approved 7-0.

- 6.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.**
- 6.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.**
- 6.c. Approval of the terms of and authorization for the Mayor to approve the National Pollutant Discharge Elimination System (NPDES) Annual Report.**
- 6.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.**
- 6.e. Approval of the terms of, and authorization for the Mayor to execute, a contract with Civil & Environmental Consultants, Inc. to perform stream monitoring.**
- 6.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.**
- 6.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.**
- 6.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.**

- 6.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.**
- 6.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.**
- 6.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.**
- 6.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.**

A copy of said documents referenced on the Consent Agenda are attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "1".

7. Old Business

- 7.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.**

The Town Council next considered a Resolution for 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. The recommendation of the Planning Commission was that the Plan of Services be approved.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens spoke relative to this agenda item. At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Steve Sullivan made a motion to approve the Plan of Services. Council Member Gerry Short seconded the motion. Following further discussion, the motion was approved 7-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "2." (Resolution #25-13)

- 7.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.**

The Town Council next considered on second and final reading 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. The Planning Commission reviewed this request and recommended approval.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens spoke relative to this agenda item. At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on second and final reading. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-1 with Council Member Racquel Peebles voting "no".

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "3." (Ordinance #25-21)

7.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.

The Town Council next considered 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.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Resolution. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "4." (Resolution #25-14)

7.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 Almadillo Road and Briley Road.

The Town Council next considered on second and final reading 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. The Planning Commission recommended approval of the request.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens spoke relative to this agenda item. At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Gerry Short made a motion to approve said Ordinance on second and final reading. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 5-1-1 with Vice-Mayor Marc Adkins abstaining from the vote and Council Member Jerome Dempsey voting "no".

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "5." (Ordinance #25-26)

- 7.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.**

The Town Council next considered on second and final reading 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. The Planning Commission reviewed this request and recommended approval with the following conditions:

- Provide details for the proposed recreational amenities for the plazas/parks.
- Provide a signage plan as required by the Sign Ordinance.
- Nonresidential buildings are required to meet the requirements of Design Review, including a minimum of 75% brick/stone/glass for any elevation visible from a public street. Residential and mixed-use buildings are required to meet the requirements of Design Review for residential buildings, with the exception

that the first floor of any mixed-use building is required to meet the requirements for nonresidential buildings.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No citizens spoke relative to this agenda item. At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member H.G. Cole made a motion to approve the Ordinance on second and final reading. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 5-2 with Council Members Jerome Dempsey and Racquel Peebles voting "no".

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "6." (Ordinance #25-27)

8. New Business

8.a. Planning Commission Report

8.a.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.

The Town Council next considered on first reading 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. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member Steve Sullivan made a motion to Defer this agenda item to the November regular meeting of the Town Council to allow for a special-called, non-voting workshop meeting to be scheduled in order to gain a full understanding of any agreements relative to utilities or otherwise that may take effect as part of this annexation. Vice-Mayor Marc Adkins seconded the motion to defer said agenda item. Following further discussion, the motion to defer this item to the November regular meeting was approved 7-0.

8.a.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.

The Town Council next considered on first reading 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. The

Planning Commission recommended approval of this amendment.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on first reading. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-1 with HG Cole voting "no".

A copy of said Ordinance, as approved on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "7." (Ordinance #25-29)

8.a.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.

The Town Council next considered on first reading 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.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on first reading. Council Member HG Cole seconded the motion. Following further discussion, the motion was approved 6-0-1 with Council Member Jerome Dempsey abstaining from the vote.

A copy of said Ordinance, as approved on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "8." (Ordinance #25-29)

8.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 Ill" Policy Number: 2-32.

Mayor Reed announced that this item has been pulled from the agenda at this time.

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

The Town Council next considered the appointment of one (1) Planning Commission representative to serve on the Historic Zoning Commission.

At this time, Mayor Reed nominated Council Member and Planning Commission Member, Steve Sullivan, to serve as Council Representative on the Historic Zoning Commission. Mayor's nomination was confirmed unanimously by Council.

9. Other

There were no other business items for the Council's consideration at this time.

10. Status Reports

Director of Finance, Sierra Lowry, presented Council with July State Shared Tax and July Local Sales Tax numbers.

**July State Shared Tax
July Local Sales Tax**

11. Correspondence & Announcements

Next, Mayor Mary Esther Reed and other Council members, as well as Town Manager, David Santucci, recognized various Town employees for a job well done; spoke of various community events and also extended well-wishes, congratulations and condolences to various individuals.

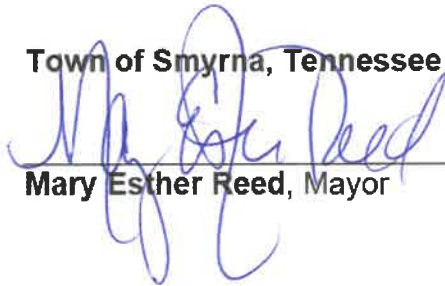
12. Adjournment

Without objection, the meeting was adjourned at 7:07 p.m.

Attest:


Amber Hobbs, Town Clerk

Town of Smyrna, Tennessee


Mary Esther Reed, Mayor