



TOWN OF SMYRNA

MUNICIPAL PLANNING COMMISSION MEETING

AGENDA



The Citizen Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least 24 hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

November 6, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Public Hearing

a. Plan of Services for Hamilton Development, LLC - Hickory Grove Road/S. Lamar Road

b. Plan of Services for Sonny Patel - 8216 Florence Road

3. Citizen Comments

4. Approval or Correction of Minutes

a. October 2, 2025 regular meeting

b. October 30, 2025 quarterly joint meeting

5. Old Business

a. Annexation, Zoning, and Plan of Service Request:

1. 452 Properties, LLC
Mona Road & I-840
Annexation & PUD Zoning

6. New Business

a. Annexation, Zoning, and Plan of Service Request:

1. Hamilton Development, LLC
Hickory Grove Road / S. Lamar Road
Annexation & I-3 & R-1 Zoning
2. Sonny Patel
8216 Florence Road

Annexation & PID Zoning

b. Rezoning Requests:

1. Arsany Ghobrial
519 Noel Lane
Rezoning R-3 to C-4
2. Highgate HH Development
Blair Road / Portico Place
Rezoning C-2 to add the H-2 Overlay
3. James & Angela Schmidt
1205 Rock Springs Road
Rezoning R-3 to C-4

c. Preliminary Plats:

1. Gambill Oaks Subdivision
Gambill Lane at Elway Court
Owner / Developer: Odessa Louise Settles / Hensley Civil, LLC
2. Hidden Hills, Section 7
West Termini of Tamland Avenue, Burgundy Drive, & Bonifay Drive
Owner / Developer: Openland Communities

d. Final Plats:

1. Briley Downs, Section I, Phase I
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC
2. Briley Downs, Section 1, Phase 3
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC
3. Briley Downs, Section 1, Phase 4
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC
4. Fox Meadows, Phase 1
Lee Road & Rocky Fork Road
Owner / Developer: Surrey Homes, LLC

e. Site Plans:

1. Bailey Equipment & Intralogistics
Tridon Drive
Owner/Developer: Caravan Ventures, LLC
2. Newberry Retail, Lot 2
3540 Almaville Road
Owner/Developer: Blue Circle Ventures, LLC
3. Stevens Smyrna Airport Hangar, Phase II
1290 Thunderbird Drive
Owner/Developer: Smyrna Rutherford County Airport Authority/RoeBuck

Buildings

- 7. Mandatory Referral**
 - a. Proposed Land Donation from Drapac
- 8. Bond Review Report**
 - a. November Bond Review Report
- 9. Staff Comments and/or Other Business**
- 10. Adjournment**