



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.

December 4, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

3. Approval or Correction of Minutes

- a. November 6, 2025 regular meeting

4. Old Business

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

- 1. Sonny Patel
8216 Florence Road
Annexation & PID Zoning

- b. Rezoning Requests:

- 1. Highgate HH Development - **Requesting Deferral**
Blair Road / Portico Place
Rezoning C-2 to add the H-2 Overlay

- c. Site Plans:

- 1. Bailey Equipment & Intralogistics
Tridon Drive
Owner / Developer: Caravan Ventures, LLC

5. New Business

- a. Rezoning Requests:

- 1. Tracye Mayolo
1191 Rock Springs Road
Rezoning R-3 to C-4

2. Vintage Harbor Brook Owner, LLC / Vintage System Block I Owner, LLC / Waldron Vester Family Limited Partnership, LLC
5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive
PRD Amendment to a PUD

b. Preliminary Plats:

1. Greystone, Phase 3B
Long Drive
Owner / Developer: Meritage Homes
2. Hollingshead Industrial
West Jefferson Pike & Hickory Grove Road
Owner / Developer: Hollingshead Land, LLC / Hamilton Development Company

c. Final Plats:

1. Sam Ridley
West Sam Ridley Pkwy/Genie Lane/Motlow College Blvd./Jackdaw Drive
Owner / Developer: Wild Building Construction, Inc.

d. Concept Plan:

1. Nissan Gas Station
561 Nissan Drive
Owner / Developer: Malak Ishak

e. Site Plans:

1. Hollingshead Industrial, Phase 1A
West Jefferson Pike & Hickory Grove Road
Owner / Developer: Hamilton Development Company
2. Platform Station at I-24
Tridon Drive & Safari Drive
Owner / Developer: Platform Real Estate Group, LLC
3. Wells Fargo
557 West Sam Ridley Pkwy
Owner / Developer: Wells Fargo Bank, N.A.

6. Mandatory Referral

- a. Vintage Park Land Donation

7. Bond Review Report

- a. December Bond Review Report

8. Staff Comments and/or Other Business

9. Adjournment