



## TOWN OF SMYRNA

### MUNICIPAL PLANNING COMMISSION MEETING

#### AGENDA



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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.

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January 8, 2026

5:00 PM

Smyrna Town Hall

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Citizen Comments**

**3. Approval or Correction of Minutes**

- a. December 4, 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 Highgate HH Development - **Withdrawn by Applicant**  
Blair Road / Portico Place  
Rezoning C-2 to add the H-2 Overlay
2. Vintage Harbor Brook Owner, LLC / Wintage System Block Owner, LLC / Waldron Vester Family Limited Partnership, LLC - **Requesting Deferral**  
5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive  
PRD Amendment to a PUD

- c. Site Plan:

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

## **5. New Business**

- a. Rezoning Request:
  - 1. Derby Run  
Antique Avenue  
PRD Amendment
- b. Sketch Plat:
  - 1. The Enclave at Lee Road  
5198 Lee Road  
Owner / Developer: Chao Wen Dong / Mark Hanson
- c. Final Plats:
  - 1. The Courtyards at Stewarts Creek, Phase 3  
Rocky Fork Almaville Road / Restoration Drive  
Owner / Developer: Epcon Stewarts Creek, LLC
  - 2. Derby Run, Phase 2B  
Inez Drive / Grey Ghost Way  
Owner / Developer: Charter Commercial, LLC
  - 3. Sam Ridley DR Horton HPR  
Genie Lane / Motlow College Blvd.  
Owner / Developer: Wild Building Construction, Inc.
- d. Site Plans:
  - 1. Almaville Plaza, Phase II  
Almaville Road  
Owner / Developer: Unico TN, LLC Almaville Series
  - 2. Brew Y'all  
120 Sam Ridley Parkway, West  
Owner / Developer: Equitable Property Company
  - 3. Kroger Shops  
Bulldog Drive  
Owner / Developer: SEK Smyrna, LLC
  - 4. Medical Park Plaza  
Medical Park  
Owner / Developer: J & K Properties, a Tennessee General Partnership

## **6. Zoning Ordinance Amendments**

- a. Climate Controlled Self-Storage Facilities
- b. Solid Waste Services
- c. Temporary Outdoor Sales of Food or Retail Merchandise
- d. Yard Sales

- 7. Bond Review Report**
  - a. January Bond Review Report
- 8. Staff Comments and/or Other Business**
- 9. Adjournment**