



## 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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February 5, 2026

5:00 PM

Smyrna Town Hall

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Public Hearing**

- a. Plan of Services for Catalyst Design Group - 7025 Del Thomas Road

**3. Citizen Comments**

**4. Approval or Correction of Minutes**

- a. January 8, 2026 regular meeting
- b. January 29, 2026 quarterly joint meeting

**5. Old Business**

- a. Rezoning Request:
  - 1. Vintage Harbor Brook, LLC / Vintage Smyrna Block 1 Owner, LLC / Waldron Vester Family Limited Partnership, LLC  
5000 Needham Drive, 4000 White Birch Avenue, and Needham Drive  
PRD Amendment to a PUD
- b. Site Plans:
  - 1. Bailey Equipment & Intralogistics  
Tridon Drive  
Owner / Developer: Caravan Ventures, LLC

**6. New Business**

- a. Annexation, Zoning, and Plan of Service Request:
  - 1. Catalyst Design Group  
7025 Del Thomas Road

## Annexation & PRD Zoning

- b. Rezoning Requests:
  - 1. Additions at Olive Branch  
Lee Hollow Road  
PRD to R-3 Zoning
- c. Sketch Plat:
  - 1. Greentree Cove Subdivision  
Skinner Drive  
Owner / Developer: Michael & Marian Danial
- d. Preliminary Plat:
  - 1. Greystone, Phase 3C  
Cuba Road / Travertine Trail  
Owner / Developer: Meritage Homes
- e. Final Plats:
  - 1. Sewart's Landing, Phase 2  
Squadron Street & Motlow College Blvd.  
Owner / Developer: Sewart's Landing Partners, LP
- f. Site Plans:
  - 1. Seven Oaks Business Center  
Seven Oaks Boulevard  
Owner/Developer: Sherif Ibrahim
  - 2. Spring Branch, Phase 3  
Bronte Drive  
Owner/Developer: Green Trails, LLC

## **7. Mandatory Referral**

- a. Old Nashville Highway Right-Of-Way Acquisition

## **8. Bond Review Report**

- a. February Bond Review Report

## **9. Staff Comments and/or Other Business**

## **10. Adjournment**