



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.

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**

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Ronald S. Patterson, Rodney C. Patterson, and SCollins2 Properties, LLC
7025 Del Thomas Road

Tax Map 54, Parcel 20.00, owned by Ronald S. Patterson, Parcel 20.01, owned by the Ronald S. Patterson Trust and the Rodney C. Patterson Trust, and Parcel 3.04, owned by SCollins2 Properties, LLC. Properties requested by Catalyst Design Group on behalf of the owners. Bordered on the north and west by Parcel 3.02, owned by Lou Ann Zelenik, on the north by Parcel 3.01, owned by Gilbert and Yoana Cavazos, Parcel 3.03, owned by Jose Barrera and Nallely Del Valle Morales, and Parcel 3.00, owned by Gary L. and Melva Lou Follis Living Trust; on the west by Parcel 1.07, owned by Mark and Marcia Kendrick, and Parcel 35.02, owned by J. Kyle Maxfield; on the south by Parcel 39.02, owned by Jeffrey A. Williams, and Parcel 39.08, owned by Jeffrey A. and Robin T. Williams; on the east by the Courtyards at Stewarts Creek development, and Parcel 8.00, owned by Dennis Butler; and on the north by the right-of-way of Del Thomas Road. Area annexed contains approximately 102 acres.

The annexation includes the annexation of the existing rights-of-way of the following public roads:

Rocky Fork Almaville Road: approximately 660 linear feet from the current Town limits thru the intersection with Del Thomas Road;

Del Thomas Road: approximately 449 linear feet from the intersection with Rocky Fork Almaville Road to the westernmost corner of Parcel 3.04.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s).

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.

3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF MARCH, 2026

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



January 8, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:00 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Planning Commission members and staff were present:

Members:

Tim Morrell, Chairperson
Marc Adkins, Vice-Mayor
Steve Sullivan, Council Member
Vanessa Haley
Salena Scott
Ken Hill
Charles Scurr, PhD

Staff:

Kevin Rigsby, Town Planner
Jeff Peach, Town Attorney
Kathryn Smith, Office Coordinator
Mitchell Wensman, Planner
David Santucci, Town Manager
Todd Spearman, Asst. Town Manager
Scott Byers, Fire Captain
Kristi Worrell, Building Official
Charles King, Town Engineer

Prayer

The invocation was given by Council Member Steve Sullivan.

Pledge of Allegiance

The Pledge of Allegiance was led by Vice-Mayor Marc Adkins.

2. Citizen Comments

3. Approval or Correction of Minutes

3.a. December 4, 2025 regular meeting

Following a review of the Minutes of the December 4, 2025 meeting, Council Member Steve Sullivan made a motion to approve the minutes; the motion was duly seconded by Board Member Salena Scott. The motion was approved 7-0.

4. Old Business

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

4.a.1. Sonny Patel
8216 Florence Road

Annexation & PID Zoning

Sonny Patel - Annexation and PID Zoning

Location: 8216 Florence Road

Tax Map: 35

Part of Parcel: 81.04

Acres: 3.54

Current Zoning: RM

Proposed Zoning: PID

1. The surrounding zoning is C-2 in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Florence Road as a minor arterial. This portion of the property has no frontage on this road, as the Corps owns the area between this parcel and the road.
4. The requested PID is for 35,400 square feet of conventional self storage and covered outdoor storage in 9 buildings, and for an existing house on the property to be converted to the storage office and additional rental spaces.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. A fire hydrant is required within 400' of all buildings. Extend a water main across Florence Road in order to provide for fire suppression. This hydrant must be installed as part of Phase 1.
7. Show tree preservation within 20 feet of the eastern property line. Where that is not feasible due to grading, a Type D landscape buffer will be required.

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Annexation & PID zoning request for 8216 Florence Road with the above listed staff comments. Board Member Ken Hill seconded the motion.

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

4.b. Rezoning Requests:

4.b.1. Highgate HH Development - ~~Withdrawn by Applicant~~ Blair Road / Portico Place Rezoning C-2 to add the H-2 Overlay

Highgate HH Development - Rezoning C-2 to add the H-2 Overlay

Location: Blair Road/Portico Place

Tax Map: 29

Parcel: 19.16

Acres: 2.26

Current Zoning: C-2

Proposed Zoning: C-2 & H-2

1. The surrounding zoning is C-2, R-1, and PRD (Portico Place).
2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area.
3. The Major Thoroughfare Plan designates Blair Road and Portico Place as collectors. Adequate right-of-way exists for these streets.

4. The requested H-2 overlay is to allow a height of 40' 5" to the top of the conditioned space and an overall height of 49' 10" for a four story hotel. The maximum building height allowed in the C-2 district is 40'.
5. The submitted concept plan shows parking spaces at 18' in length. The Zoning Ordinance requires that parking spaces must be a minimum of 19' long.

This project was withdrawn by the applicant prior to the meeting.

4.b.2. Vintage Harbor Brook, LLC / Vintage Smyrna Block 1 Owner, LLC / Waldron Vester Family Limited Partnership, LLC - Requesting Deferral 5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive PRD Amendment to a PUD

Vintage - PRD Amendment to a PUD

Location: 5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive

Tax Map: 28

Parcels: 44.07, 44.26, and 44.32

Current Zoning: PRD

Proposed Zoning: PUD

1. The surrounding zoning is R-4, R-6, C-2, and PRD in Town and R-2 and Agriculture in LaVergne.
2. The Land Use Plan for this area is the Sam Ridley character area, which would support a combination of retail uses and services that provide markets for both local and regional customers.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Needham Drive and Carriage House Drive as collectors. Adequate right-of-way exists for these streets.
4. The proposed amendments include the following:
 1. Allowing up to 10 office suites for each phase.
 2. The minimum building separation would be 20' instead of 30'.
 3. Each phase is responsible for the maintenance of the common areas and common space in lieu of an owners' association.
 4. The common park land is proposed to be given to the Town in lieu of a common space owned and maintained by all of the phases.
5. Upgrades will need to be made to existing office space and future office spaces to meet life safety standards.
6. An occupancy inspection is required before renting out units and prior to offices being occupied.
7. Staff has concerns regarding several of the uses that are included in the allowed uses list. It doesn't seem appropriate to have businesses sharing enclosed residential hallways that would have customers or clients coming into the building.
8. Phase I of this project has been constructed, and it is staff's understanding from the State Fire Marshal's Office that the buildings were only approved for residential occupancy. Staff has concerns regarding this as well as the potential for commercial businesses

operating on an enclosed hallway with residential apartments.

Following discussion, Council Member Steve Sullivan made a motion to defer until the February Planning Commission meeting the PRD Amendment to PUD for 5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

4.c. Site Plan:

4.c. Bailey Equipment & Intralogistics

1. Tridon Drive

Owner / Developer: Caravan Ventures, LLC

Bailey Equipment & Intralogistics

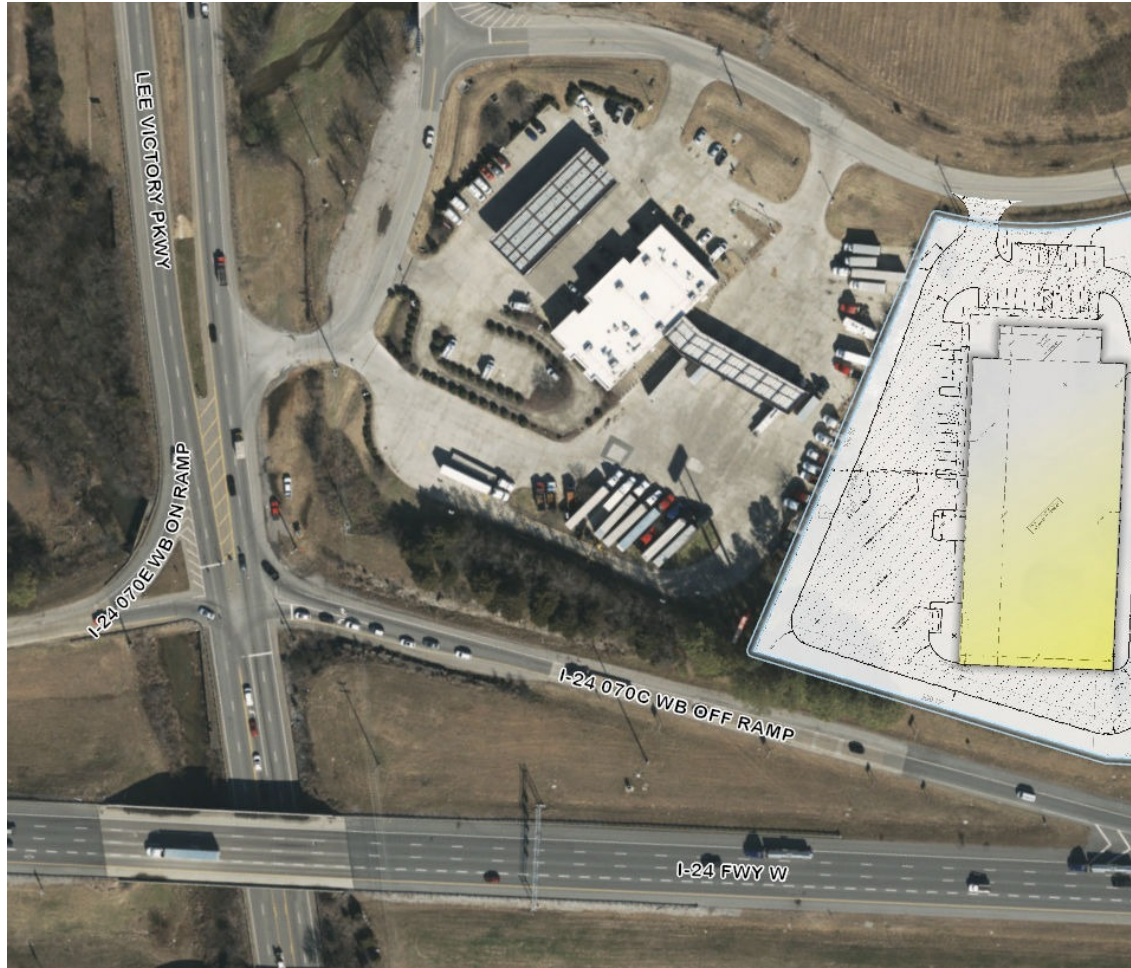
Site Plan

Location: 3540 Almaville Road	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

Proposal

A. Location Analysis

Bailey Equipment & Intralogistics is proposing to develop a 48,250 square foot warehouse and office building on Tridon Drive. 45,000 square feet of the building would be warehouse space with the remaining 3,250 square feet dedicated to office use. The property was rezoned from C-2 to I-1 in March 2025 to permit for this user's occupancy. A single access point would be provided off of Tridon Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.25 Ac
Square Footage of Open Space/Landscaping	4,350 SF	10,500 SF
Total Parking	30 Spaces	37 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows sugar maple trees along I-24 and Oak trees within landscape islands in the parking lot. Magnolia trees are shown along the property line fronting Tridon Drive. Shrubbery is needed for streetscaping and within the site. Trees shall be kept at least 10' away from utility lines.

C. Architectural Character

Architectural elevations show the building to be finished with various metals, fiber cement board finished to provide a wood like product appearance, glass/glazing and brick. The property is zoned industrial, which allows the use of metal as a primary material when not visible from an arterial street. However, this building will have visibility from I-24 and Lee Victory Parkway. Per Design Review, this building will be required to meet Design Review of at least 75% primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing and/or tilt panel concrete. The front elevations (northeast) have 42.7% metal, 16.6% fiber cement and 40.7% brick and glass/glazing. The side elevation (northwest) shows overall 50.4% metal, 5.1% fiber cement and 44.4% brick/glass. The area deemed visible from I-24 would be 21.6% metal and 78.4% brick. The rear (southwest) shows 23% metal and 77% brick. The side elevation (southeast) shows overall 29.2% metal and 72.5% brick/glass. The area deemed reasonably visible from I-24 shows 24.3% metal and 75.7% brick/glass. As presented, the elevations do not meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with the approved sprinkler system.

Staff Comments:

1. Any retaining wall over 4' requires a building permit.
2. The proposed architectural elevations do not meet Design Review. Please submit revised elevations.
3. Sediment forebay should be downgraded for headwalls feeding water into the pond to be effective. Headwall A1 will bypass forebay completely.
4. When the gun range next to this property was approved, both parcels were owned by the same person and the owner gave the gun range permission to do grading work on this property, including installing a ditch. This was approved as a part of the grading permit. If the new owner does not agree to this and no easement was created for this drainage, it is up to the engineers for each project to devise a solution and for both property owners to agree

to it.

5. The submitted landscaping plan does not meet Design Review requirements. Show the required streetscaping along Tridon Drive and I-24. All landscaping shall be located on private property, not within the right-of-way.
6. Sewer cleanouts required every 75'.
7. Outdoor storage shall be screened as per the Zoning Ordinance.

Staff Recommendation: Staff recommends deferral due to the elevations not meeting Design Review.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer to the February Planning Commission meeting the Site Plan for Bailey Equipment & Intralogistics with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

5. New Business

5.a. Rezoning Request:

**5.a.1. Derby Run
Antique Avenue
PRD Amendment**

Derby Run - PRD Amendment

Location: Antique Avenue

Tax Map: 55

Parcel: 31.00

Lots: 4

Acres: 25

Current Zoning: PRD

Proposed Zoning: PRD Amendment

1. The surrounding zoning is PRD (Amberton, Cedar Hills) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
4. Show the proposed maximum house square footage on the plans. It appears from the application form that it is proposed to be plus or minus 4,800 square feet, which requires a fireflow of 1,750 GPM at 20 PSI. The requirement can be cut in half if the house has a fire sprinkler system installed.
5. Contact Rutherford County regarding the connection to and extension of an existing County road.
6. Sanitary sewer is not available until the sewer main is installed on Seabiscuit Court.

Following discussion, Council Member Steve Sullivan made a motion to recommend

approval to the Town Council the PRD amendment for Derby Run. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

5.b. Sketch Plat:

5.b.1. The Enclave at Lee Road

5198 Lee Road

Owner / Developer: Chao Wen Dong / Mark Hanson

Sketch Plat - The Enclave at Lee Road

Location: 5198 Lee Road

Tax Map: 50

Parcel: 31.00

Current Zoning: R-3

Acres: 19.80

Lots: 43

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Lee Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft.
8. Provide documentation of an easement for the offsite sewer from the applicable property owner(s).
9. The water line on Spreagan Way is 10".

Following discussion, Council Member Steve Sullivan made a motion to approve the Sketch Plat for The Enclave at Lee Road. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

5.c. Final Plats:

5.c.1. The Courtyards at Stewarts Creek, Phase 3

Rocky Fork Almaville Road / Restoration Drive

Owner / Developer: Epcon Stewarts Creek, LLC

Final Plat - The Courtyards at Stewart's Creek, Ph 3

Location: Rocky Fork Almaville Road / Restoration Drive

Tax Map: 54

Parcel: 19.00

Current Zoning: PRD Acres: 48.57 Lots: 37

1. Signs will require a separate permit and must be within setbacks where applicable.
2. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
3. The required minimum fire flow is 1,000 GPM @ 20 PSI. The requirement will increase for anything over 3,600 sq. ft.
4. Add the signatures of the owner and CUD prior to submittal to the Town for signatures.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for The Courtyards at Stewarts Creek, Phase 3. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

5.c.2. Derby Run, Phase 2B
Inez Drive / Grey Ghost Way
Owner / Developer: Charter Commercial, LLC

Final Plat - Derby Run, Ph 2B
Location: Inez Drive / Grey Ghost Way
Tax Map: 55 Parcel: 31.00
Current Zoning: PRD Acres: 8.76 Lots: 27

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
4. Add the signatures of the owner and CUD prior to submittal to the Town for signatures.
5. Add the name, signature, and stamp of the land surveyor that prepared the plat.

Following discussion, Board Member Salena Scott made a motion to approve the Final Plat for Derby Run, Phase 2B with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

5.c.3. Sam Ridley DR Horton HPR
Genie Lane / Motlow College Blvd.
Owner / Developer: Wild Building Construction, Inc.

Final Plat - Sam Ridley DR Horton HPR
Location: Genie Lane / Motlow College Blvd.

Tax Map: 28 part of Parcel: 44.24
Current Zoning: PRD Acres: 18.64 Lots: 1

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. The Major Thoroughfare Plan designates Motlow College Boulevard and Genie Lane as collectors. Adequate right-of-way exists for these streets.
4. Add the signature of the owner prior to submittal to the Town for signatures.
5. Stake buildings prior to building permits to make sure the lots meet setbacks and are outside of any easements.
6. All AC units are required to be located at the rear of buildings.
7. Units 5 - 16 no structures can be erected in drainage easements including decks or patios. AC Units for units 5 - 16 cannot be located in any easement.
8. Show a crosswalk across Motlow College Boulevard from Genie Lane to the entrance to Motlow State Community College in the right-of-way of Motlow College Boulevard.
9. Label the width of all easements.

Following discussion, Board Member Salena Scott made a motion to approve the Final Plat for Sam Ridley DR Horton HPR with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

5.d. Site Plans:

**5.d.1. Almaville Plaza, Phase II
Almaville Road**

Owner / Developer: Unico TN, LLC Almaville Series

Almaville Plaza, Lot 1, Phase II

Site Plan

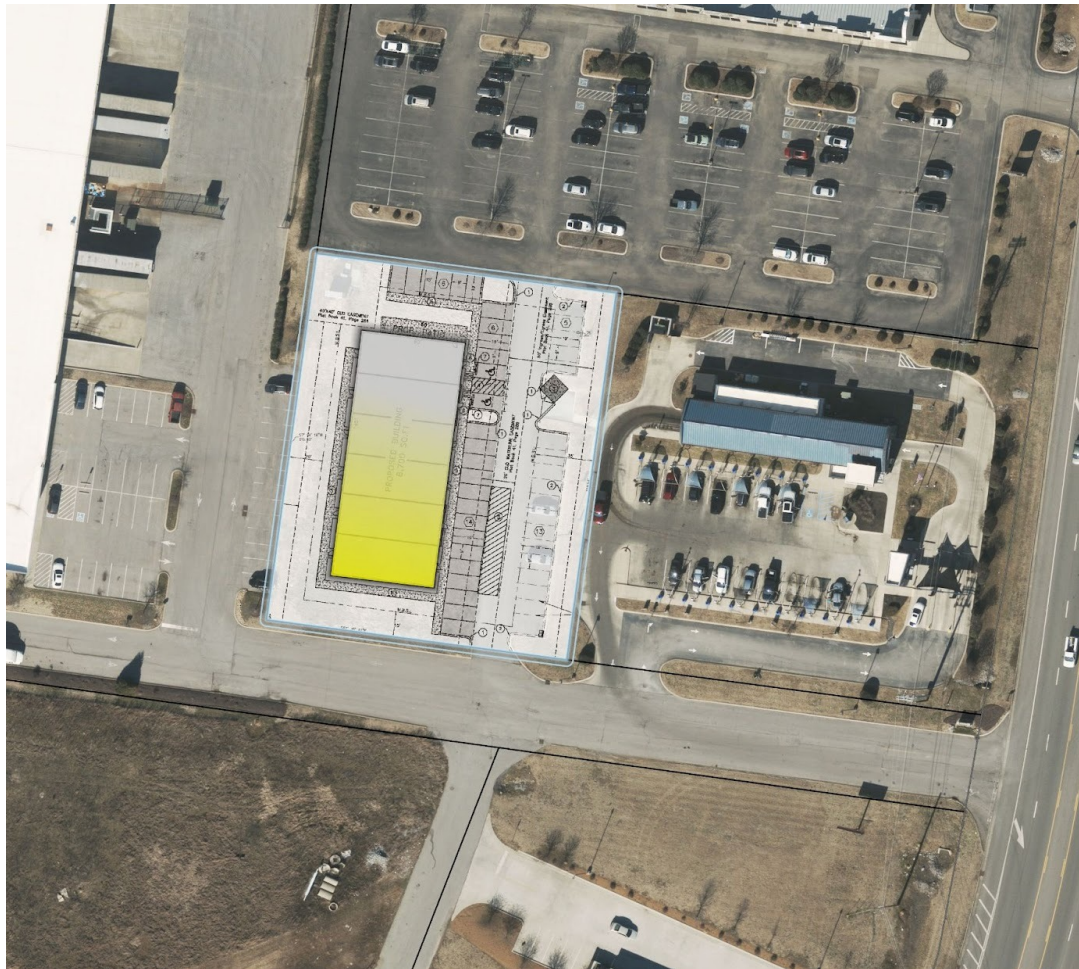
Location: Alamville Road	Applicant: Huddleston-Steele, Engineering, Inc
Tax Map/Parcel: 55/11.12	Property Owner(s): UNICO TN LLC Almaville Series
Zoning: C-2	Use Classification: Restaurant & Retail

Proposal

A. Location Analysis

The proposed location for this retail and restaurant development is on a vacant parcel off of Almaville Road behind a car wash. Proposed with this development would be an 8,700 square foot building for 6 tenants. A maximum of 1,500 square

feet may be utilized as restaurant space based on the provided parking to serve this building. There is an existing drive aisle providing access to this site from the adjacent tracts with no direct access to Alamaville Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.35 Ac
Square Footage of Open Space/Landscaping	1,551 SF	2,000 SF
Total Parking	44 Spaces	44 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows trees within landscape islands and foundation planting shrubs along the front and south sides of the building. Additional landscaping is shown

around the dumpster enclosure.

C. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and EIFS cornice. Three colors of brick are proposed to be utilized to provide variation in design. Primary materials of brick and glass/glazing make up at least 75% of all four wall elevations. As presented, the elevations meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 2,500 GPM @ 20 PSI. If fire walls are added, the required fire flow will decrease.

Staff Comments:

1. A maximum of 1,500 square feet of restaurant space is allowed for the entire building.
2. If more than 1 restaurant is planned, additional grease traps will be required.
3. Label the size of the existing water mains.

Staff Recommendation: Staff recommends approval with the above listed comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Site Plan for Alnaville Plaza, Phase II with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 7-0.

5.d.2. Brew Y'all
120 Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company

Brew Y'all

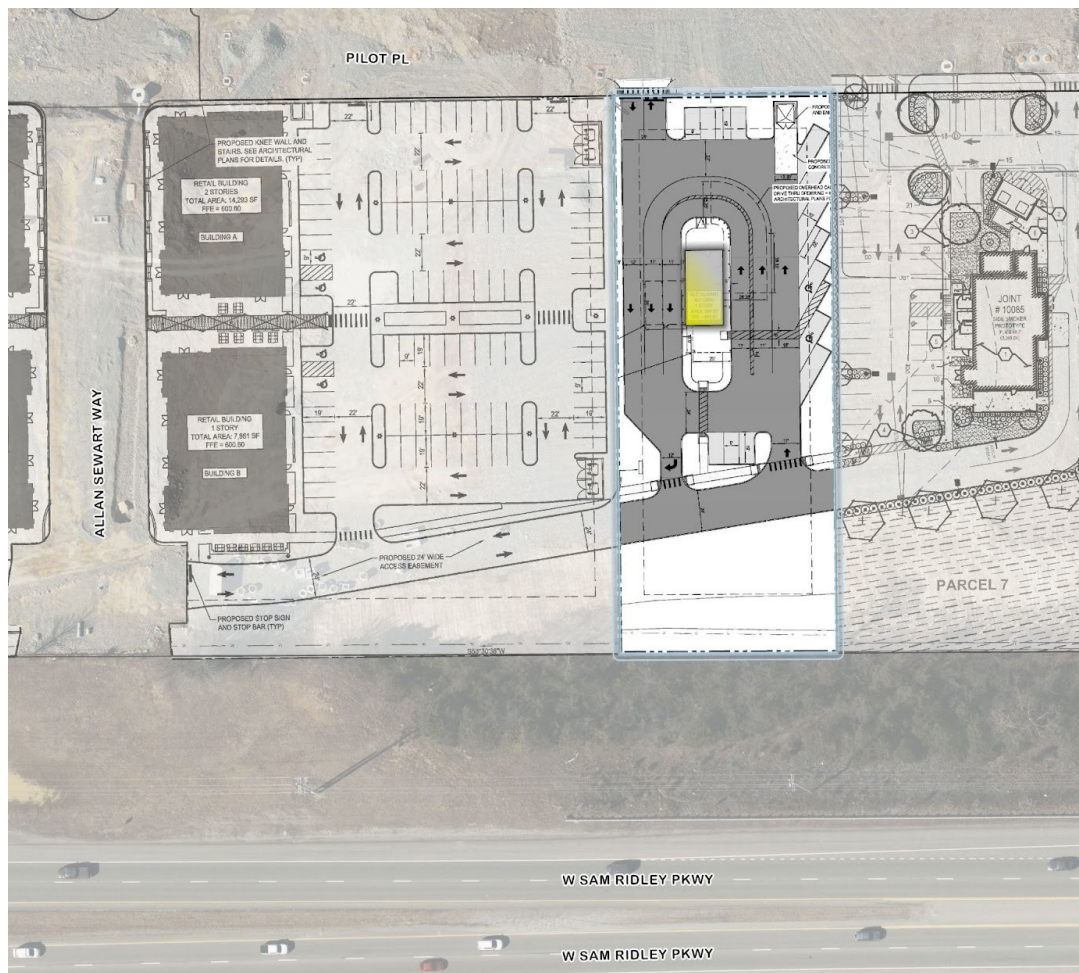
Site Plan

Location: 120 Sam Ridley Parkway, West	Applicant: Fulmer Lucas Engineering
Tax Map/Parcel: 18/10.04	Property Owner(s): Sewart's Landing Partners LP
Zoning: C-2	Use Classification: Restaurant

Proposal

A. Location Analysis

Brew Y'all is a, primarily, drive-thru coffee shop proposing to locate within Sewart's Landing on Lot 6. The building is proposed to be 950 square feet. Two drive-thru lanes are shown with the ability to accommodate 29 vehicles with one bypass lane. In the currently operating location in Alabama, a maximum of 12-14 vehicles are stacked at any one time. This would be the company's second location with the primary location in Mobile, Alabama.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,614 SF	5,827 SF
Total Parking	10 Spaces	14 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping

Landscape plan shows a variety of trees and shrubbery proposed to be planted along the eastern and western property lines, adjacent to the neighboring developments. Trees are also shown along the access drive on the south side of the property and Pilot Place. Trees are shown within the Pilot Place right-of-way, which will need to be relocated.

C. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and awnings finished with metal. As shown, all four wall faces meet Design Review with nearly 100% primary materials on all elevations.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. Ensure adequate vision triangle is provided at all exit points from the site for motorist

and pedestrian safety.

Staff Recommendation: Staff recommends approval with the above listed comments.

Following discussion, Board Member Ken Hill made a motion to approve the Site Plan for Brew Y'all with the above listed staff comments. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

**5.d.3. Kroger Shops
Bulldog Drive
Owner / Developer: SEK Smyrna, LLC**

Kroger Shops

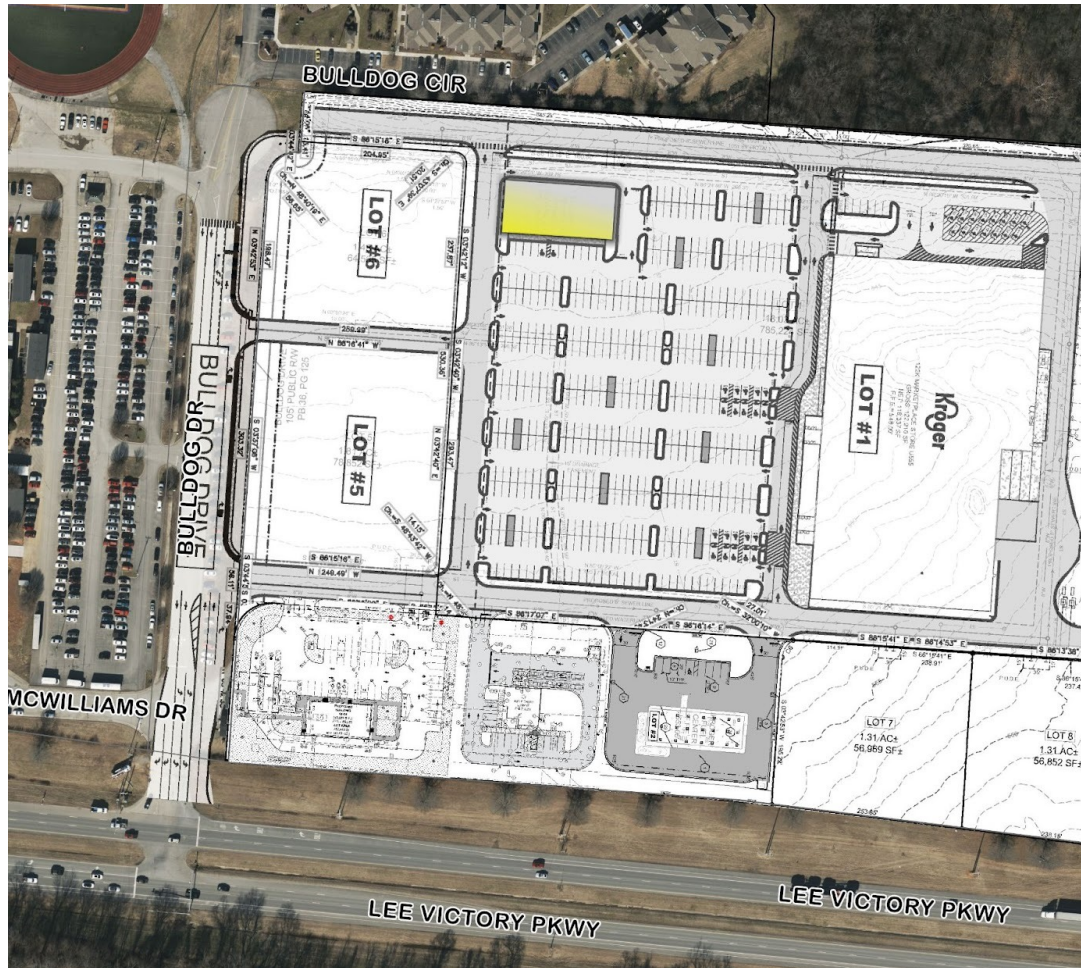
Site Plan

Location: Bulldog Drive	Applicant: Goodwyn Mills Caywood, LLC
Tax Map/Parcel: 34/45.04	Property Owner(s): NIKI RDRI LLC
Zoning: C-2	Use Classification: General Retail

Proposal

A. Location Analysis

A general retail/restaurant building is proposed to be constructed in the northwest corner of the Kroger parking lot. The previously reviewed site plan for Kroger (April 2025) approved the primary building and parking lot. This proposed building is 10,000 square feet with six potential tenants.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	8.33 Ac
Square Footage of Open Space/Landscaping	0.83 Ac	0.98 Ac
Total Parking	529 Spaces	563 Spaces
Handicapped Parking Space(s)	11 Spaces	23 Spaces

B. Landscaping

Landscape plan shows landscaping similar to the approved Kroger site plan. Foundation plantings are shown on the east and west sides of the building along with trees and shrubbery shown within landscape islands.

C. Architectural Character

Architectural elevations show the building to be finished with a mixture of brick, stone, glass/glazing, fiber cement board accent metal used as a cornice cap. All four elevations have at least 75% primary materials, meeting Design Review requirements with limestone veneer counting towards primary materials.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
3. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
4. The Major Thoroughfare Plan designates Bulldog Drive as a collector. Adequate right-of-way exists for this street.
5. The required minimum fire flow is 2,750 GPM at 20 PSI. If fire walls are added, the required fire flow will decrease. Is this building sprinkled? If so, show connection.

Staff Comments:

1. Architectural elevations are required to meet Design Review.
2. Relocate handicapped parking stalls closer to the middle of the building.
3. Relocate the dumpsters and dumpster enclosures north of the road way and closer to the building.

Staff Recommendation: Staff recommends approval with the above listed comments.

Following discussion, Council Member Steve Sullivan made a motion to approve the Site Plan for Kroger Shops with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

5.d.4. Medical Park Plaza

Medical Park

Owner / Developer: J & K Properties, a Tennessee General Partnership

Medical Park Plaza

Site Plan

Location: Medical Park	Applicant: Huddleston-Steele Engineering, Inc.
Tax Map/Parcel: 28/119.02	Property Owner(s): J & K Properties
Zoning: C-2	Use Classification: Restaurant & Retail

Proposal

A. Location Analysis

Lot 4 of the commercial subdivision on Medical Park, the second to last undeveloped outparcel, is proposed for an 8,100 square foot multi-tenant commercial building. Access to the site is shown via a single access point off of Medical Park and two access points from the parcel to the north. A maximum of 3,000 square feet may be utilized for a restaurant due to the parking shown on site.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.60 Ac
Square Footage of Open Space/Landscaping	2,622 SF	3,750 SF
Total Parking	51 Spaces	56 Spaces

Handicapped Parking Space(s)	3 Spaces	2 Spaces
-------------------------------------	-----------------	-----------------

B. Landscaping

Landscape plan shows a Type C landscape buffer comprising 2 rows of offset evergreen trees, supplemented with shrubbery planted along the southwestern property line abutting the R-1 zoned property. Trees are shown within landscape islands with shrubbery at the base of the building.

C. Architectural Character

Architectural elevations show the building to be finished with brick, stone, glass/glazing and stucco. The east elevation (front) shows a mixture of all materials with a secondary material of stucco making up 23% of the facade and the remaining 77% a primary material mixture. All other elevations are finished entirely with primary materials. As shown, the building elevations meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 2,500 GPM @ 20 PSI. If fire walls are added, the required fire flow will decrease.

Staff Comments:

1. Provide water and sewer service line sizes.
2. Please replace the street trees along Medical Park with an alternative shallow rooted species of vegetation as there's a gas line in this area. Replace the trees with shrubbery.

Staff Recommendation: Staff recommends approval with the above listed comments.

Following discussion, Vice-Mayor Vice-Mayor Marc Adkins made a motion to approve

Site Plan for . Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

6. Zoning Ordinance Amendments

6.a. Climate Controlled Self-Storage Facilities

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Climate Controlled Self-Storage Facilities. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

6.b. Solid Waste Services

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Solid Waste Services. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

6.c. Temporary Outdoor Sales of Food or Retail Merchandise

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Temporary Outdoor Sales of Food or Retail Merchandise. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

6.d. Yard Sales

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Yard Sales. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 7-0.

7. Bond Review Report

7.a. January Bond Review Report

Following discussion, Council Member Steve Sullivan made a motion to approve the January Bond Review Report with staff recommendation. Board Member Salena Scott seconded the motion. Following further discussion, the motion was approved 7-0.

8. Staff Comments and/or Other Business

At this time, Kevin Rigsby reminded the commission that on January 29, 2026 there will be a joint quarterly meeting with Council and Planning Commission at 3:00pm.

At this time, Kevin Rigsby reminded the commission that Ethics Statement of Interest forms are due by January 16, 2026.

At this time, Chairperson Tim Morrell congratulated Town Engineer Charles King on his upcoming retirement on January 31, 2026.

At this time, Chairperson Tim Morrell wished Kevin Rigsby a Happy Birthday and

welcomed his dad to the Planning Commission meeting.

9. Adjournment

Town of Smyrna, Tennessee

Attest:

Tim Morrell, Chairperson

Kevin Rigsby, Town Planner



TOWN OF SMYRNA
TOWN COUNCIL
& PLANNING COMMISSION
QUARTERLY JOINT MEETING



AGENDA

To be placed under Smyrna Town Council Citizen Comments, an individual must fill out the online form, call or email the Town Clerk's office before 4:30 PM on the business day before the Council meeting and request to be placed under Citizen Comments; provide his or her name, address and telephone number; and state the purpose of addressing the Council.

Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

January 29, 2026

3:00 PM

Smyrna Town Hall

1. Public Comment

Note: The Town's Public Comment Period shall be reserved for those citizens that have signed up to address the Town Council, or a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy as outlined above.

2. Call to Order

3. Items for Discussion

- a. Tree Ordinance/Landscaping Requirements.
- b. Mobile Food Vendors.
- c. Watershed Zoning & Buffers.
- d. Vape & Tobacco Sales.
- e. Banners & Flags.
- f. Auto Repair Screening.
- g. Detached Accessory Building Square Footage.
- h. Accessory Apartments in R-4 Zoning District.

4. Other

5. Adjournment



TOWN OF SMYRNA
TOWN COUNCIL
& PLANNING COMMISSION
QUARTERLY JOINT MEETING



MINUTES

January 29, 2026

3:00 PM

Smyrna Town Hall

1. Public Comment

There was no public comment at this time.

2. Call to Order

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in a joint special called session with the Town's Planning Commission at 3:00p.m. on January 29, 2026, at Town Hall with Mary Esther Reed, Mayor, presiding. Mayor Mary Esther Reed called the meeting to order at 3:02p.m.

The following Town Council Members were present:

Mayor Mary Esther Reed
Vice-Mayor Marc Adkins
H.G. Cole
Racquel Peebles
Steve Sullivan
Gerry Short
Jerome Dempsey

The following Planning Commission members were present:

Tim Morrell
Charles Scurr
Vanessa Haley
Ken Hill

In addition to members of the Town Council, various staff members and citizens were present.

3. Items for Discussion

Various items were discussed, including but not limited to, the following:

- a. Tree Ordinance/Landscaping Requirements.**
- b. Mobile Food Vendors.**
- c. Watershed Zoning & Buffers.**
- d. Vape & Tobacco Sales.**

- e. **Banners & Flags.**
- f. **Auto Repair Screening.**
- g. **Detached Accessory Building Square Footage.**
- h. **Accessory Apartments in R-4 Zoning District.**

Due to time constraints, Items 3a. and 3c. will come back for discussion at the next regularly scheduled joint meeting of the Council and Planning Commission.

4. Other

There was no other business at this time.

5. Adjournment

The meeting was adjourned at 4:57 p.m.

Town of Smyrna, Tennessee

Tim Morrell, Chairperson

Attest:

Kevin Rigsby, Secretary



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.a.1.
Department: Planning
Date: February 5, 2026**

Subject:

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

Background:

Summary:

Vintage - PRD Amendment to a PUD

Location: 5000 Needham Drive, 4000 White Birch Avenue, & Needham Drive

Tax Map: 28 Parcels: 44.07, 44.26, and 44.32

Current Zoning: PRD Proposed Zoning: PUD

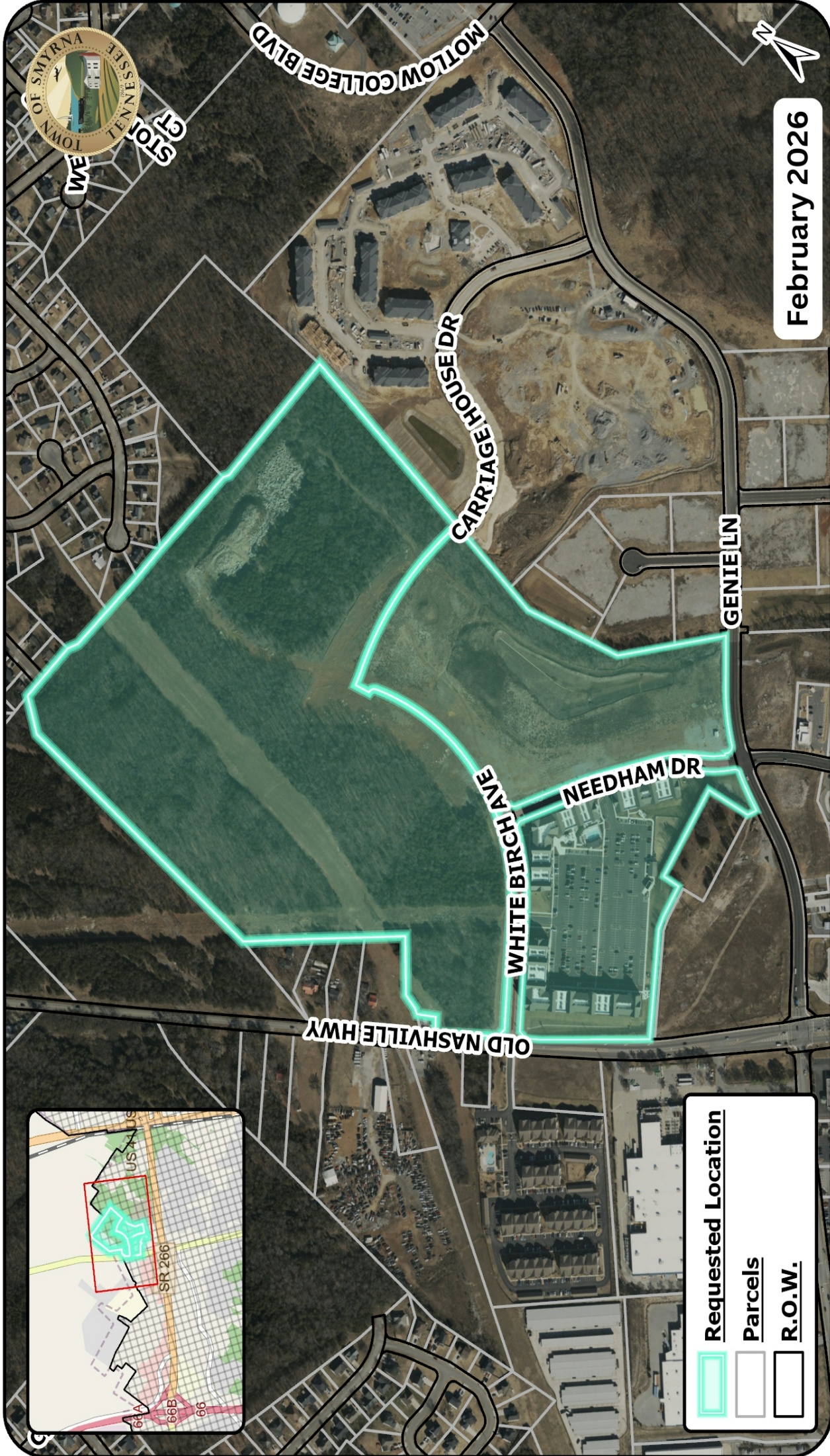
1. The surrounding zoning is R-4, R-6, C-2, and PRD in Town and R-2 and Agriculture in LaVergne.
2. The Land Use Plan for this area is the Sam Ridley character area, which would support a combination of retail uses and services that provide markets for both local and regional customers.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Needham Drive and Carriage House Drive as collectors. Adequate right-of-way exists for these streets.
4. The proposed amendments include the following:
 1. Allowing up to 10 office suites for each phase.
 2. The minimum building separation would be 20' instead of 30'.
 3. Each phase is responsible for the maintenance of the common areas and common space in lieu of an owners' association.
 4. The common park land is proposed to be given to the Town in lieu of a common space owned and maintained by all of the phases.
5. Upgrades will need to be made to existing office space and future office spaces to meet life safety standards.
6. An occupancy inspection is required before renting out units and prior to offices being occupied.
7. Staff has concerns regarding businesses sharing enclosed residential hallways that would have customers or clients coming into the building. The hallways are keycard accessed, so no one can enter unless they have a keycard or they are

allowed by someone with a keycard. The uses that are proposed have been further limited so that some of those concerns are alleviated, but staff would recommend that nonresidential uses be limited to the first floor in common areas for all future phases.

8. Phase I of this project has been constructed, and it is staff's understanding from the State Fire Marshal's Office that the buildings were only approved for residential occupancy. Please provide a written statement of approval from the State Fire Marshal's office for nonresidential uses in Phase I.
9. The landscaping within the public right of way was established in the original PRD approval to be maintained by the owner's association. As this association may no longer be created, how will the maintenance of this landscaping be ensured?

Attachments:

1. Vintage Harbor Brook PUD Amendment Signed
2. Vintage Stonetrace PUD Amendment Signed
3. Waldron PUD Amendment Signed
4. Vintage Map 1
5. Vintage Map 2
6. Vintage Map 3



February 2026

Vintage PRD Amendment Request

PRD Amendment to a PUD

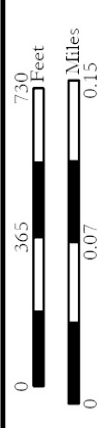
Owners: Vintage Harbor Brook Owner, LLC &
Waldron Vestor Family Limited Partnership

Tax Map: 28
Parcel: 44.07
44.26, 44.32
Acres: +/- 91.66

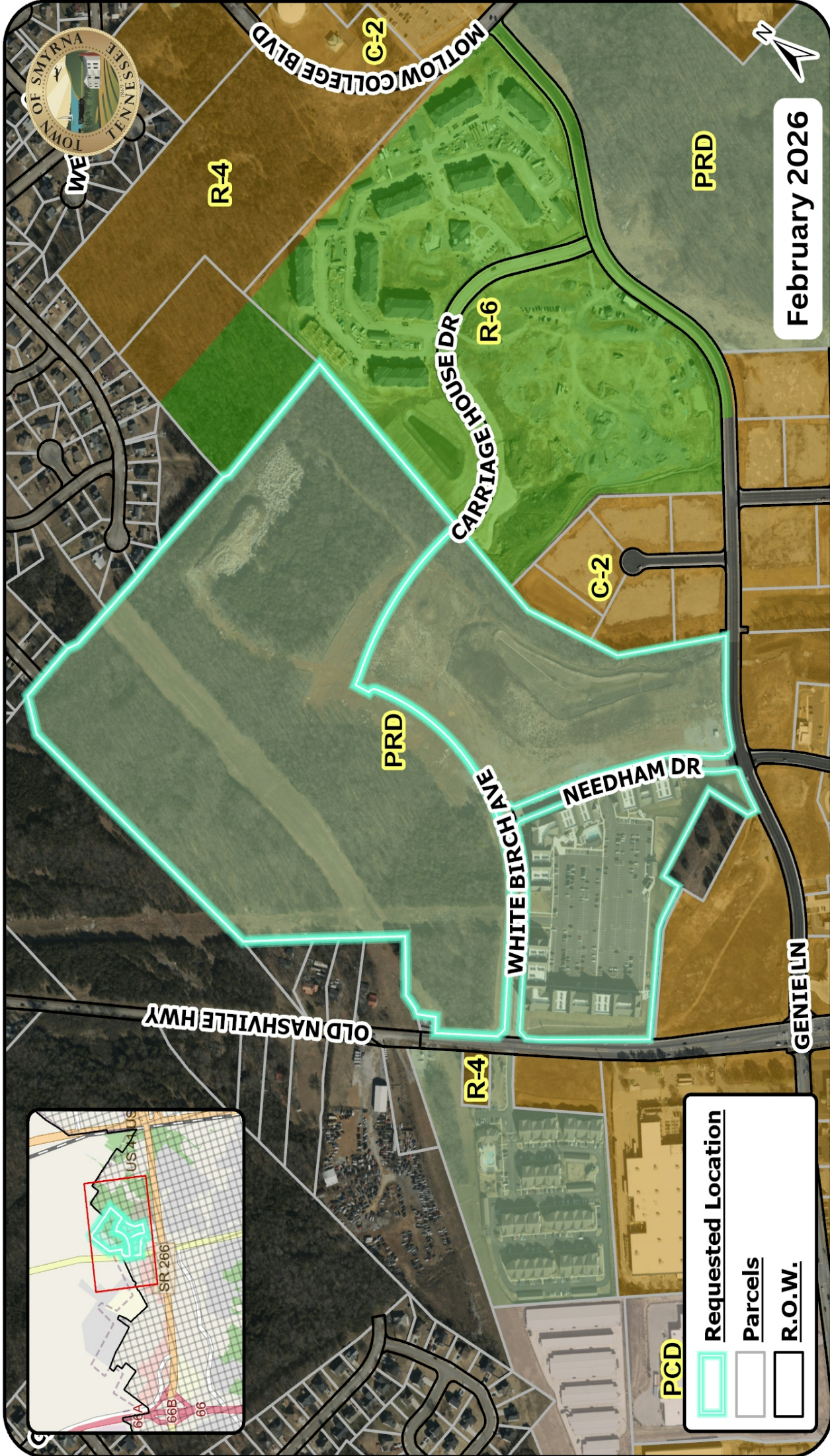
Requested Location

Parcels

R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



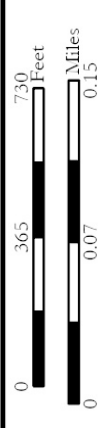
February 2026

Vintage PRD Amendment Request

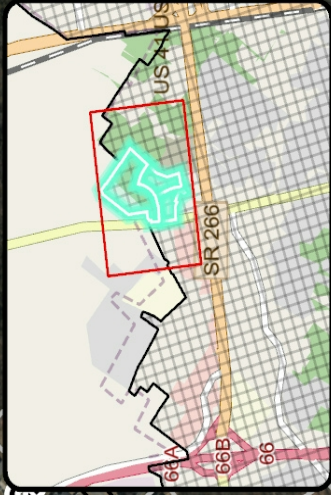
PRD Amendment to a PUD

Owners: Vintage Harbor Brook Owner, LLC &
Waldron Vestor Family Limited Partnership

Tax Map: 28
Parcel: 44.07
44.26, 44.32
Acres: +/- 91.66



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



WE 1015

MOTLOW COLLEGE BLVD

CARRIAGE HOUSE DR

GENIE LN

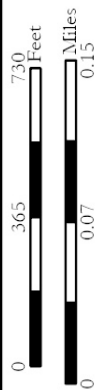
NEEDHAM DR

WHITE BIRCH AVE

OLD NASHVILLE HWY

February 2026

Parcels
R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Vintage PRD Amendment Request

PRD Amendment to a PUD

Owners: Vintage Harbor Brook Owner, LLC &
Waldron Vestor Family Limited Partnership

Tax Map: 28
Parcel: 44.07
44.26, 44.32
Acres: +/- 91.66



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 5.b.1.
Department: Planning
Date: February 5, 2026**

Subject:

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

Background:

Summary:

Bailey Equipment & Intralogistics

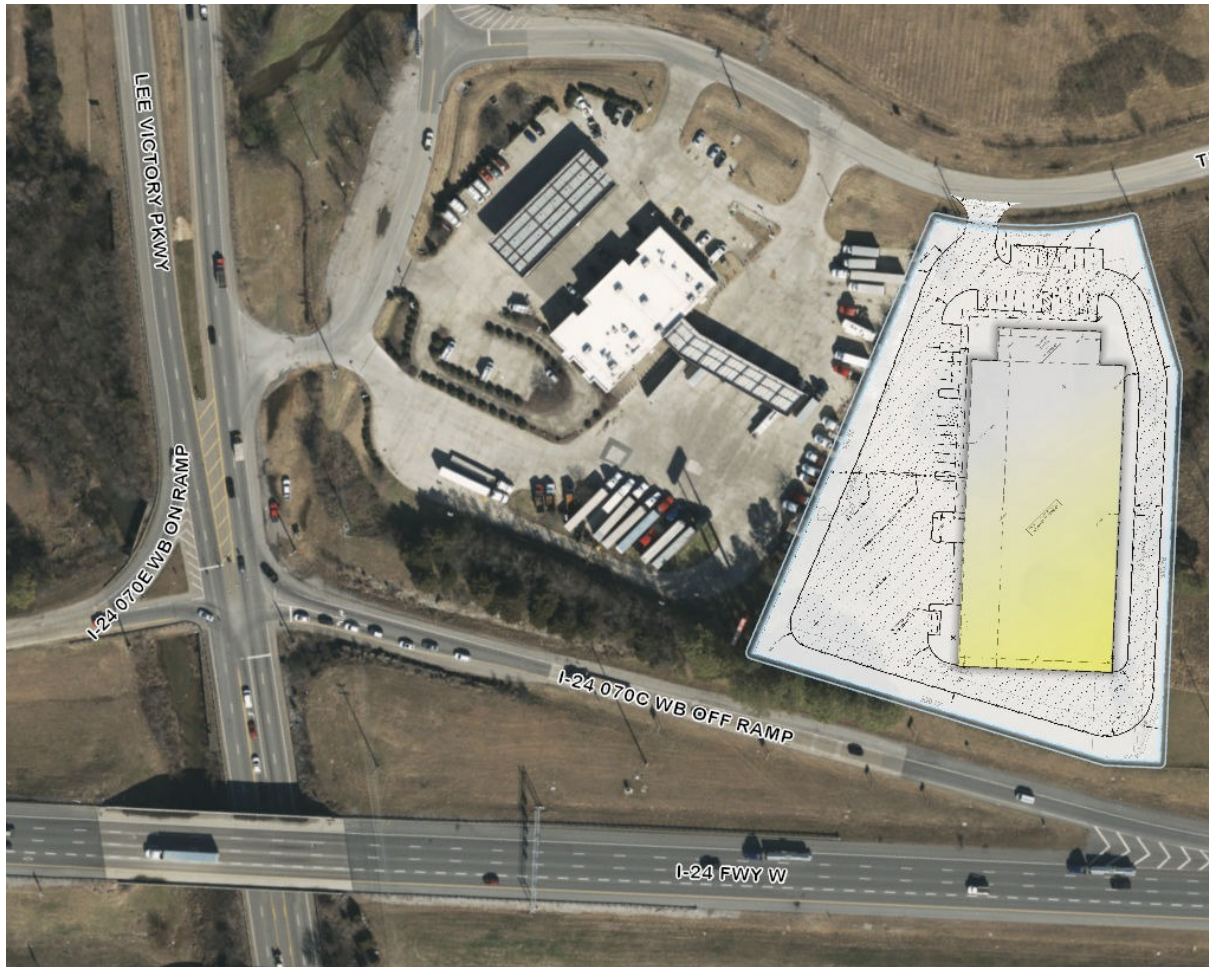
Site Plan

Location: 3540 Alnaville Road	Applicant: Caravan Ventures, LLC
Tax Map/Parcel: 50/14.07	Property Owner(s): Caravan Ventures, LLC
Zoning: I-1	Use Classification: Building Materials & Farm Equipment Sales

Proposal

A. Location Analysis

Bailey Equipment & Intralogistics is proposing to develop a 48,250 square foot warehouse and office building on Tridon Drive. 45,000 square feet of the building would be warehouse space with the remaining 3,250 square feet dedicated to office use. The property was rezoned from C-2 to I-1 in March 2025 to permit for this user's occupancy. A single access point would be provided off of Tridon Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.25 Ac
Square Footage of Open Space/Landscaping	4,350 SF	10,500 SF
Total Parking	30 Spaces	37 Spaces
Handicapped Parking Space(s)	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows sugar maple trees along I-24 and oak trees within landscape islands in the parking lot. Magnolia trees are shown along the property line fronting Tridon Drive. Shrubbery is needed for streetscaping and within the site. Trees shall be kept at least 10' away from utility lines.

C. Architectural Character

Architectural elevations show the building to be finished with various metals, fiber cement board finished to provide a wood like product appearance, glass/glazing and brick. The property is zoned industrial, which allows the use of metal as a primary material when not visible from an arterial street. However, this building will have visibility from I-24 and Lee Victory Parkway. Per Design Review, this building will be required to meet Design Review of at least 75% primary materials on all wall elevations; these primary materials may consist of brick, stone, glass/glazing and/or tilt panel concrete. The front elevations (northeast) have 42.7% metal, 16.6% fiber cement and 40.7% brick and glass/glazing. The side elevation (northwest) shows overall 50.4% metal, 5.1% fiber cement and 44.4% brick/glass. The area deemed visible from I-24 would be 21.6% metal and 78.4% brick. The rear (southwest) shows 23% metal and 77% brick. The side elevation (southeast) shows overall 29.2% metal and 72.5% brick/glass. The area deemed reasonably visible from I-24 shows 24.3% metal and 75.7% brick/glass. As presented, the elevations do not meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI with the approved sprinkler system.

Staff Comments:

1. The proposed architectural elevations do not meet Design Review. Please submit revised elevations.
2. The Fire Department must be able to access all sides of the building within 150'. The proposed gate must be ANSI approved.
3. Show the truck dimensions that were used for the auto-turn plans.
4. The submitted landscape plan does not meet Design Review requirements. Show the required streetscaping along Tridon Drive.
5. Outdoor storage shall be screened as per the Zoning Ordinance.
6. Storm outfall must connect to the existing structure.

Staff Recommendation: Staff recommends deferral due to the elevations not meeting Design Review.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.a.
Department: Planning
Date: February 5, 2026**

Subject:

Annexation, Zoning, and Plan of Service Request:

Background:

Summary:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.a.1.
Department: Planning
Date: February 5, 2026**

Subject:

Catalyst Design Group
7025 Del Thomas Road
Annexation & PRD Zoning

Background:

Summary:

Catalyst Design Group - Annexation & PRD Zoning

Location: 7025 Del Thomas Road

Tax Map: 54

Parcels: 20.00, 20.01, and 3.04

Acres: 102

Current Zoning: RM

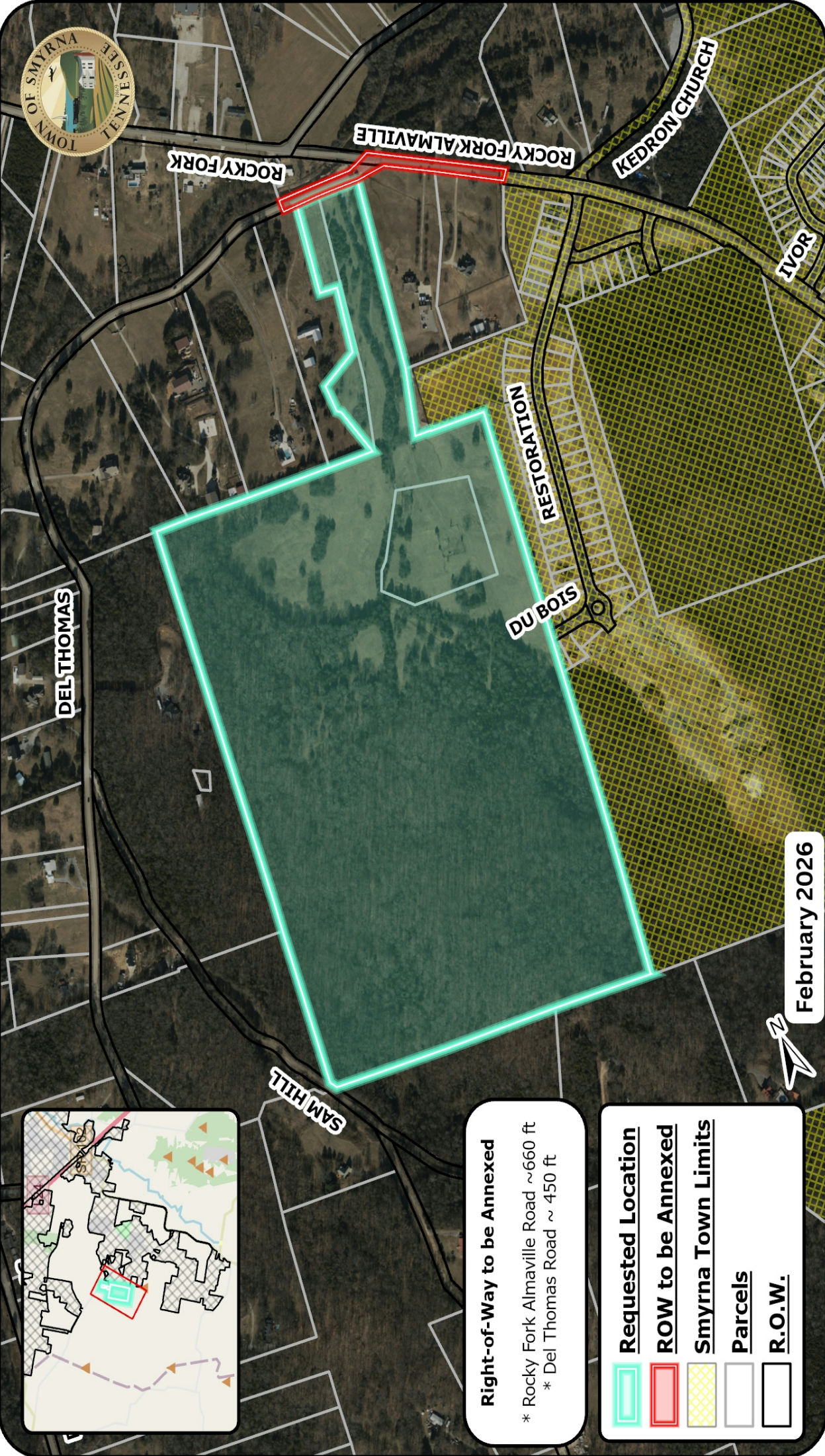
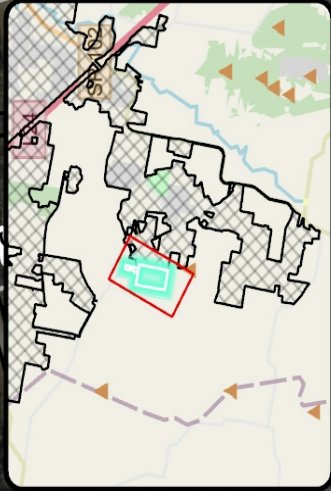
Proposed Zoning: PRD

1. The surrounding zoning is PRD (The Courtyards at Stewarts Creek) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Rocky Fork Almadillo Road as a minor arterial. This property has no frontage on this road.
4. The requested PRD is for 162 single family lots and 40 townhomes. This translates to an overall density of 1.98 dwellings/acre. If the common open space of approximately 45.5 acres is removed from the calculation, it is 202 houses on 56.5 acres for a density of 3.58 dwellings/acre.
5. Annexation of this tract would require the annexation of approximately 660' of the existing right-of-way of Rocky Fork Almadillo Road and approximately 450' of the existing right-of-way of Del Thomas Road.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 sq. ft. under roof will require additional fire flow. The letter from the Rutherford County Fire Marshall regarding the fire flow requirements for the cabana will not be applicable if the property is annexed into the Town of Smyrna.
7. A second entrance must be in place before the 100th house is built.
8. There are significant upgrades required to provide sewer for this project. Sewer is required and shown to be extended from Bankside along Rocky Fork Creek to the site. The Town would participate in the cost difference if the line is required to be upsized. The necessary offsite easements will be required to be obtained and the line installed prior to issuance of any building permits.

9. An ARAP will be required for each road, trail, and utility crossing of any stream.
10. The improvements as recommended by the traffic study must be completed by the developer.
11. The Fire Dept. must be able to reach within 150' of all portions of the townhomes with a handline.
12. All corner lots within the development are required to have side entry garages.
13. All street facing facades including the side elevations on corner lots are required to have architectural details such as shutters, windows, wrap around porch, bay windows, arches, or dormers. None of the submitted architectural elevations addresses this requirement for the side elevations.
14. Please ensure all dwellings on corner lots are oriented to face the more prominent roadway. The lot layout appears to show them facing cul-de-sac streets.
15. HVAC units are required to be at the rear of each house.
16. Right-of-way must be obtained to make the planned improvements to Del Thomas Road. Provide documentation that this right-of-way has been obtained prior to submittal of the preliminary plat.
17. The electrical service for the townhomes must be a monument or pedestal service.
18. The four lots at the entrance are separated from the rest of the neighborhood and don't seem to make sense with the overall layout. Could this area be used as an amenity like a water feature and the lots relocated to the rest of the development?
19. Show offsite sewer alignment on the concept plan.
20. The stream buffer must be 30' wide on each side of all streams. No averaging is allowed. The entrance road is placed in violation of the minimum buffer width requirement from the stream.
21. The existing field lines for the house on the property to the west appear to be located on Parcel 3.04. The amenities are shown in that area. Verify field line location and if the amenities are on the field lines relocate the amenities.
22. See CUD Will Serve letter issued 8/1/2025 for more detailed information regarding the required off-site improvements and the level of service that can be provided to the site.
23. Once available, submit full set of plans directly to CUDengineering@cudrc.com for further review and comment.
24. Submit at least one hard copy of all submitted documents, and 10 hard copies of the concept plan and PRD booklet.

Attachments:

1. Goodall Homes - Del Thomas Rd - Annexation Request Application
2. Del Thomas Map 1
3. Del Thomas Map 2
4. Del Thomas Map 3

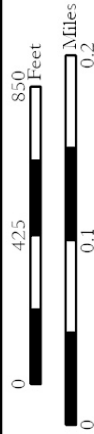


Right-of-Way to be Annexed

- * Rocky Fork Almaville Road ~660 ft
- * Del Thomas Road ~ 450 ft

- Requested Location**
- ROW to be Annexed**
- Smyrna Town Limits**
- Parcels**
- R.O.W.**

February 2026

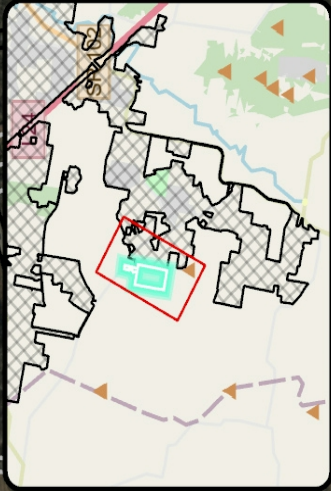


Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Catalyst Design Group - Request Annexation & PRD Zoning

Owners: Ronald Patterson, Lou Ann Zelenik

Tax Map: 54
Parcel: 20.00,
20.01, 3.04
Acres: +/- 102



Right-of-Way to be Annexed

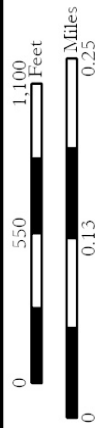
- * Rocky Fork Almadale Road ~660 ft
- * Del Thomas Road ~450 ft

Requested Location

ROW to be Annexed

Parcels

R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Catalyst Design Group - Request Annexation & PRD Zoning

Owners: Ronald Patterson, Lou Ann Zelenik

Tax Map: 54
Parcel: 20.00,
20.01, 3.04
Acres: +/- 102



ROCKY FORK

ROCKY FORK ALMAVILLE

KEDRO

RESTORATION

DU BOIS

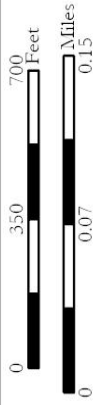
SAM HILL

February 2026

Right-of-Way to be Annexed

- * Rocky Fork Almadale Road ~660 ft
- * Del Thomas Road ~ 450 ft

	Requested Location
	ROW to be Annexed
	Parcels
	R.O.W.



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
 Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Catalyst Design Group - Request Annexation & PRD Zoning

Owners: Ronald Patterson, Lou Ann Zelenik

Tax Map: 54
 Parcel: 20.00,
 20.01, 3.04
 Acres: +/- 102



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.b.1.
Department: Planning
Date: February 5, 2026**

Subject:

Additions at Olive Branch
Lee Hollow Road
PRD to R-3 Zoning

Background:

Summary:

Additions at Olive Branch - PRD to R-3

Location: Lee Hollow Lane

Tax Map: 51

Parcel: 8.26

Acres: 12.49

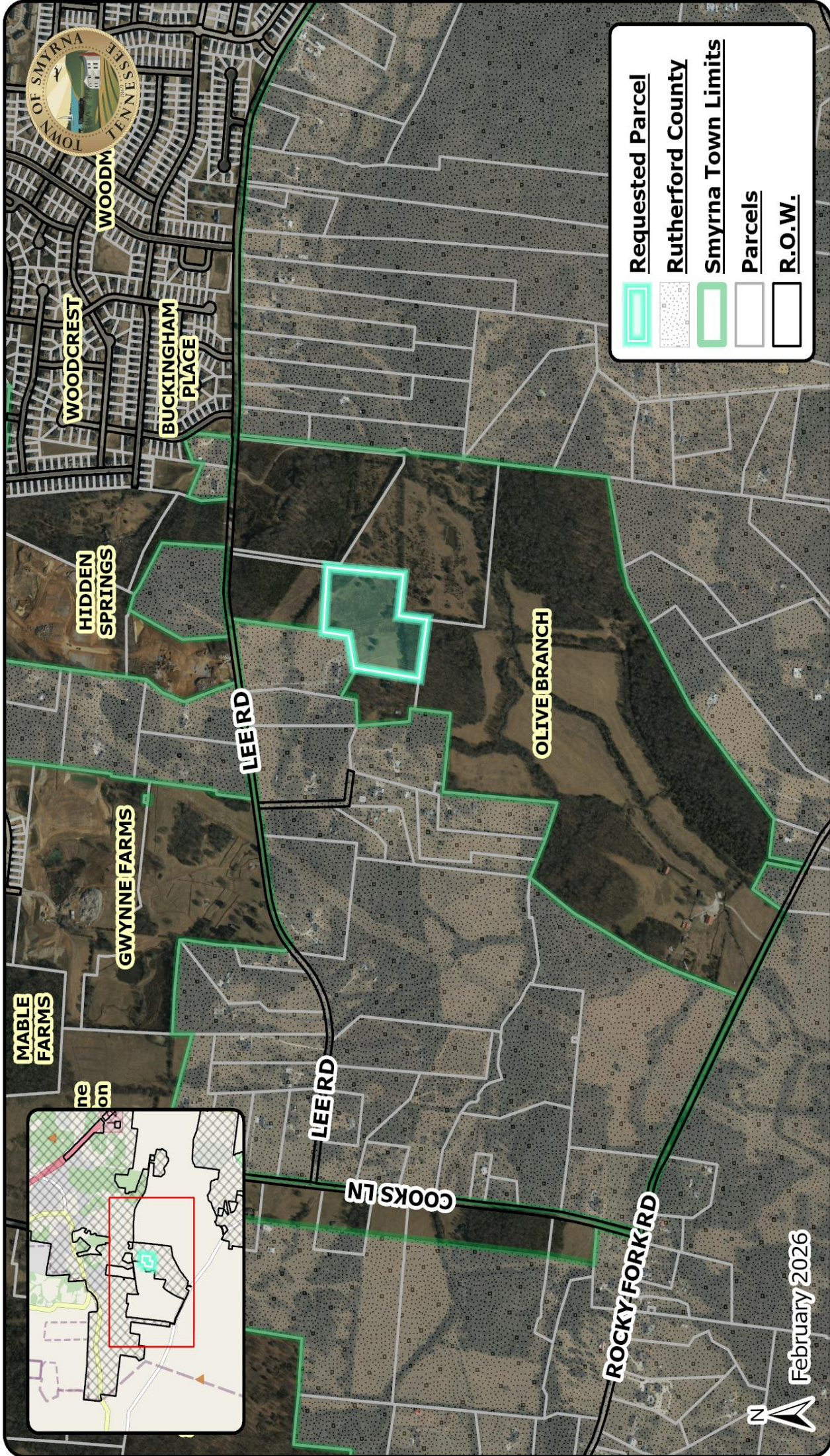
Current Zoning: PRD

Proposed Zoning: R-3

1. The surrounding zoning is PRD and PUD in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Lee Road as a collector. This property has no frontage on this road.
4. This property and the two parcels zoned PRD that adjoin it were a part of the original PRD for Olive Branch, known originally as Tilley Farms, in 2008. When the original development fell apart the subsequent developer purchased part of, but not all of the properties that were in the original PRD and amended the approval. This property would most likely be accessed through the adjoining Olive Branch PUD as roads are planned to be stubbed to this parcel as a part of that development.

Attachments:

1. Application
2. Additions at Olive Branch Map 1
3. Additions at Olive Branch Map 2



Additions at Olive Branch

Rezoning PRD to R-3 Request

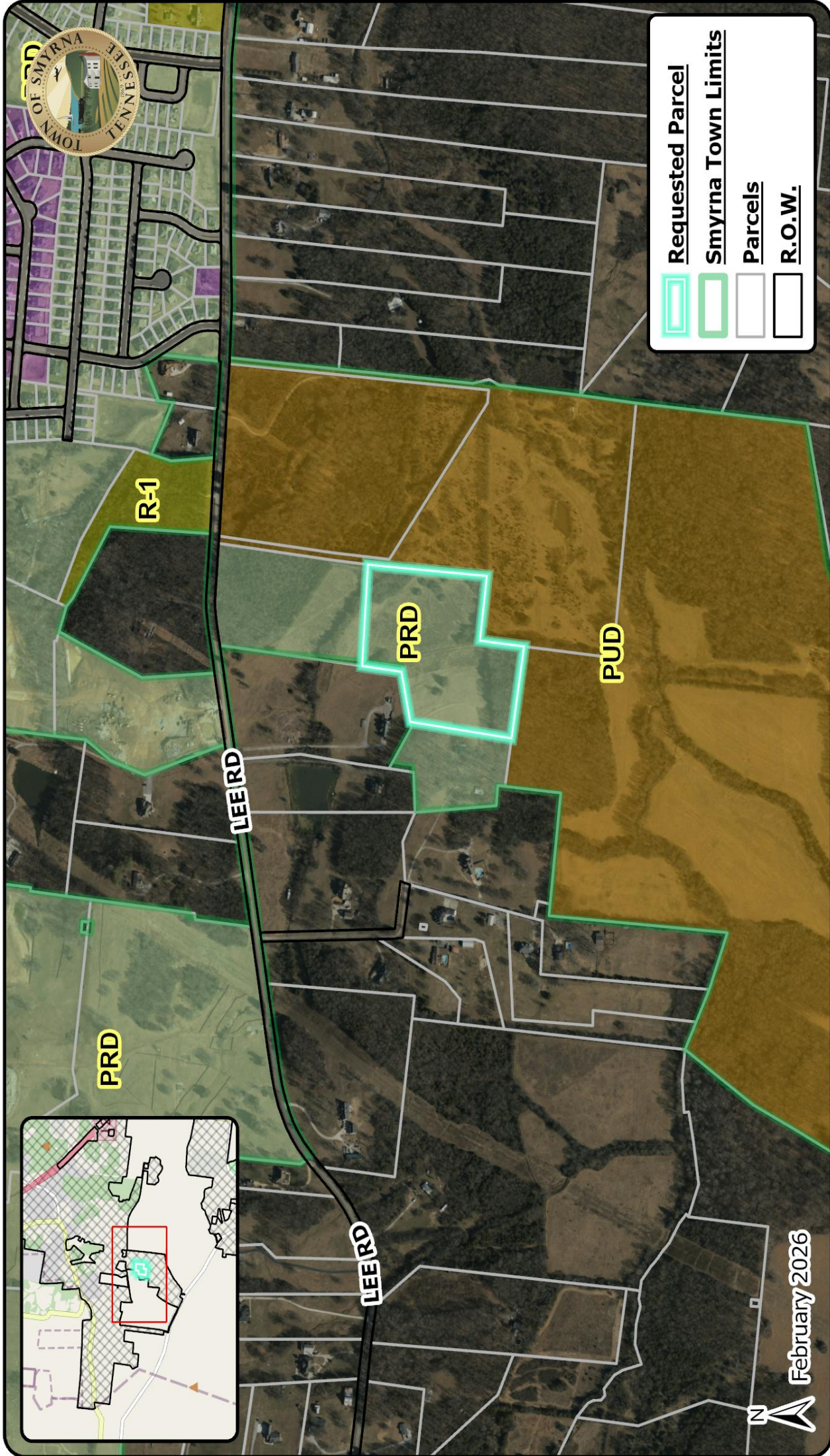
Owners: Hollingshead Land, LLC

Tax Map: 51
Parcel: 8.26
Acres: +/- 12.49



February 2026

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by Esri

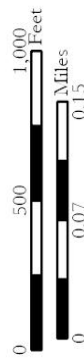


Additions at Olive Branch

Rezoning PRD to R-3 Request

Owners: Hollingshead Land, LLC

Tax Map: 51
Parcel: 8.26
Acres: +/- 12.49



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

Map data © OpenStreetMap contributors,
Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by
Esri

February 2026



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.c.1.
Department: Planning
Date: February 5, 2026**

Subject:

Greentree Cove Subdivision
Skinner Drive
Owner / Developer: Michael & Marian Danial

Background:

Summary:

Sketch Plat - Greentree Cove Subdivision

Location: Skinner Drive

Tax Map: 33

Parcel: 60.00

Current Zoning: R-3

Acres: 7.54

Lots: 23

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 sq. ft. under roof will require additional fire flow. Submit water calculations. Staff is concerned about the ability for the minimum fireflow being met in this area.
8. Show the proposed road, water, and sewer connections to the development to the west.
9. The sewer forcemains shown on each cul-de-sac are not allowed. Gravity sewer shall be connected to the line at Fortitude Trail. Private grinder pumps discharging into the public forcemain are not allowed. Lots 1, 2, and 3 must have a dedicated forcemain to terminate at the manhole.

10. Show property lines for the properties to the north.
11. Connect stormwater outfall of Colony at Greentree near lot 13 to the proposed storm system of Greentree Cove or convey it around the site to existing stormwater infrastructure. Storm outfall should tie into the existing structure.
12. Provide road names and E911 approval. Label on the plat.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.d.
Department: Planning
Date: February 5, 2026**

Subject:

Preliminary Plat:

Background:

Summary:

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.d.1.
Department: Planning
Date: February 5, 2026**

Subject:

Greystone, Phase 3C
Cuba Road / Travertine Trail
Owner / Developer: Meritage Homes

Background:

Summary:

Preliminary Plat - Greystone, Phase 3C
Location: Cuba Road / Travertine Trail
Tax Map: 50 p/o Parcel: 2.00
Current Zoning: PRD Acres: 13.62 Lots: 62

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. There are no roads shown on the Major Thoroughfare Plan affected by this site plan.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 sq. ft. under roof will require additional fire flow.
8. No water or sewer will be available until Phase 3B is built.
9. What is the maximum square footage of the homes to be built?
10. Ensure easement behind lots 620-629 is centered on the storm structure.
11. There is not a possible connection within Woodmont for the extension of Cuba Road at the northern property line. A cul-de-sac should be planned for that future phase. Any road over 150' in length will require a temporary turn around in this phase.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.e.1.
Department: Planning
Date: February 5, 2026**

Subject:

Sewart's Landing, Phase 2
Squadron Street & Motlow College Blvd.
Owner / Developer: Sewart's Landing Partners, LP

Background:

Summary:

Final Plat - Sewart's Landing, Phase 2
Location: Squadron Street & Motlow College Blvd.
Tax Map: 18 Parcel: 10.01
Current Zoning: PUD Acres: 6.186 Lots: 1

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit and must be within setbacks where applicable.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. The Major Thoroughfare Plan designates Motlow College Boulevard as a collector. Adequate right-of-way exists for this street.
7. Add the signature of the owner prior to submittal to the Town for recording.
8. The required fire flow will be based on each building.
9. Show the existing gas line along Motlow College Blvd.
10. Add a small stormwater easement for the pipe under Motlow College Blvd. near the intersection of Motlow College Blvd. and Squadron Street.
11. Change reclaimed water lines from W to RPW.
12. Show the irrigation lines connecting to the repurified water line.
13. Provide easement over the existing sewer line that is to remain.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.f.1.
Department: Planning
Date: February 5, 2026**

Subject:

Seven Oaks Business Center
Seven Oaks Boulevard
Owner/Developer: Sherif Ibrahim

Background:

Summary:

Seven Oaks Business Center

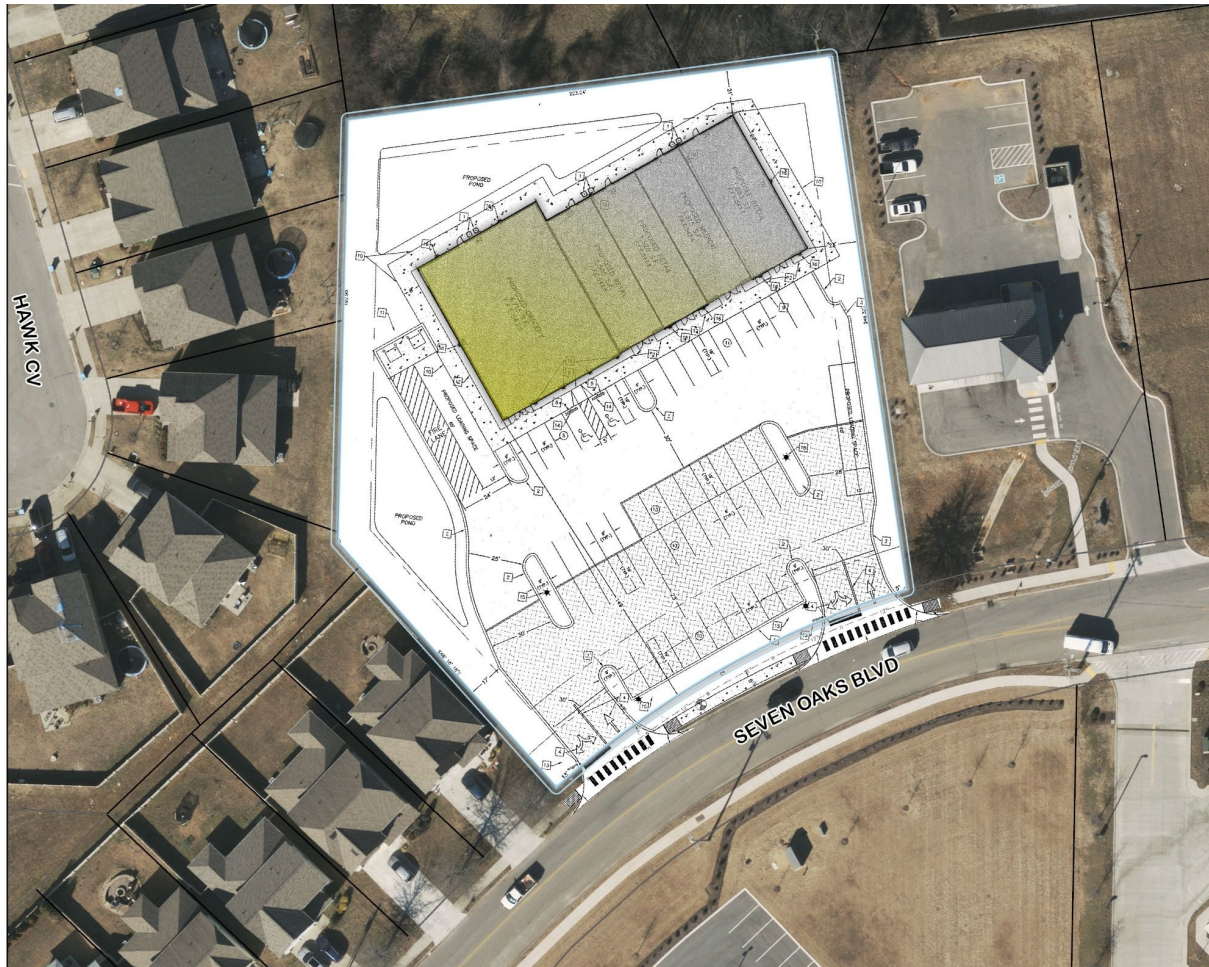
Site Plan

Location: Seven Oaks Boulevard	Applicant: Huddleston-Steele Engineering
Tax Map/Group/Parcel: 50L/A/9.00	Property Owner(s): Bob Parks
Zoning: C-2	Use Classification: General Retail

Proposal

A. Location Analysis

Seven Oaks Business Center is proposed to be an 11,790 square foot general commercial, one story, building located on Seven Oaks Boulevard. The western portion of the building is proposed to be a grocery store with the remaining four potential tenants for retail and an option for medical. No restaurants may be located here due to parking constraints.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.58 Ac
Square Footage of Open Space/Landscaping	2,545 SF	11,924 SF
Total Parking	52 Spaces	37 Spaces
Handicapped Parking Space(s)	3 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the north and western property lines abutting the residentially zoned properties. Foundation plantings are shown at the base of the building on all four sides. Additional landscaping is shown in landscape islands and along the eastern property line. As shown, the landscape plan does not meet Design Review in regards to streetscaping.

C. Architectural Character

Architectural elevations show the building to be finished with brick, glass/glazing and fiber cement board. There are metal doors on the rear of the building with one shown on the western elevation as a delivery door. All four elevations have at least 93% primary materials. As presented, the building meets Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,500 GPM @ 20 PSI.

Staff Comments:

1. No restaurants would be allowed based on the provided parking.
2. The required buffer strip does not meet the requirements for a Type C landscape buffer, per the Zoning Ordinance. Please revise.
3. The parking calculations are incorrect. The required parking is 5 spaces per 1,000 square feet for a commercial complex for the entire building. Please correct.
4. Ensure that the landscaping requirements of Design Review are met, as the requirement of 5 street trees are not shown.
5. The auto-turn will not work as submitted. Please contact James Lawrence at james.lawrence@townofsmyrna.org.
6. Submit a photometric plan.
7. Cleanouts on sewer service are required every 75 feet. Show one sewer cleanout 5' outside of the building. A dedicated service for sanitary sewer is required.
8. A minimum of 3 handicapped parking spaces are required.
9. Show an ADA accessible pathway from the front door to the public sidewalk.

Staff Recommendation: Staff recommends approval with the above listed comments.

Attachments:

None



**Town of Smyrna
Municipal Planning Commission
Meeting
Agenda Summary**

**Agenda Item Number 6.f.2.
Department: Planning
Date: February 5, 2026**

Subject:

Spring Branch, Phase 3
Bronte Drive
Owner/Developer: Green Trails, LLC

Background:

Summary:

Spring Branch, Phase 3

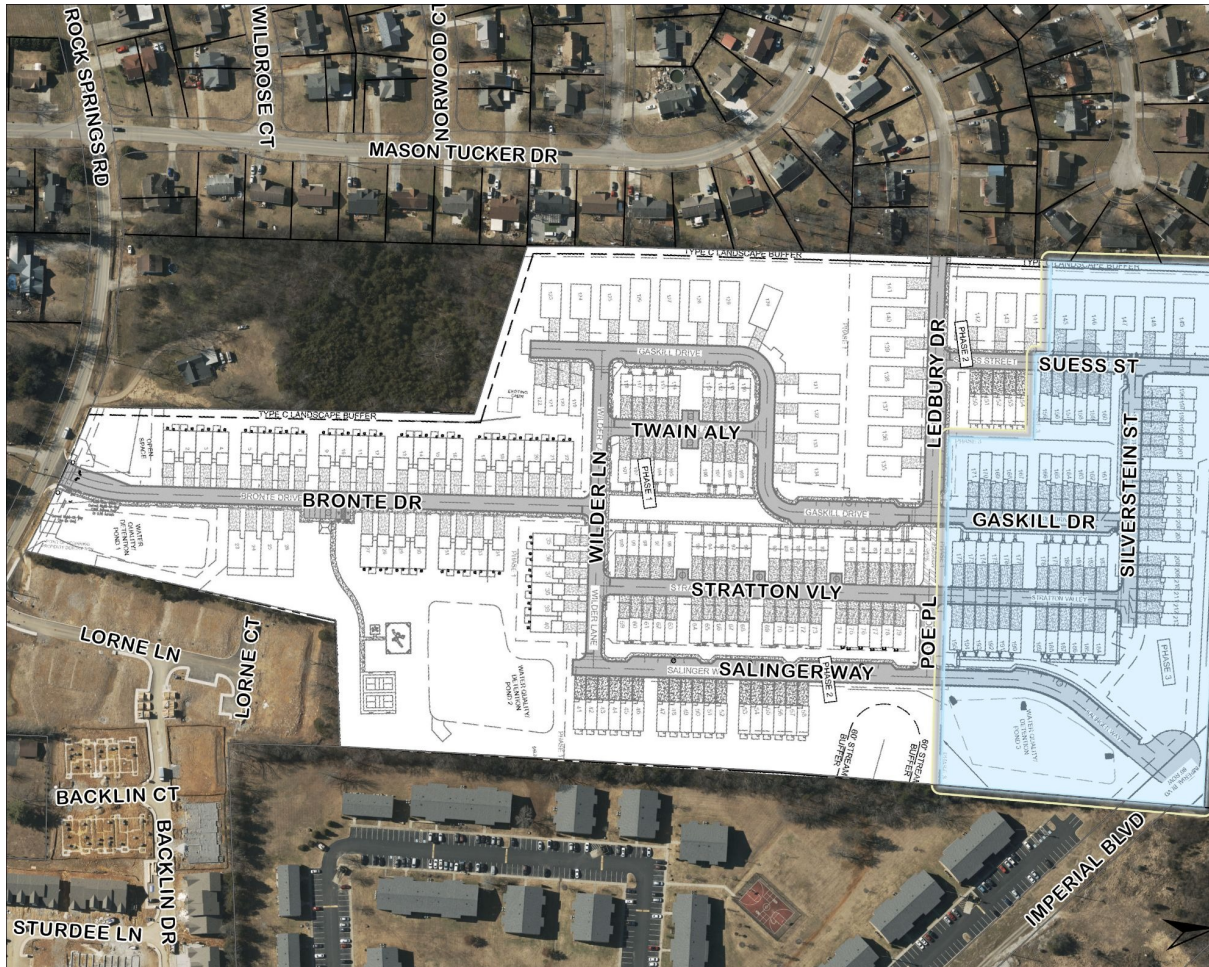
Site Plan

Location: Silverstein Street	Applicant: Land Solutions Company, LLC
Tax Map/Group/Part of Parcel: 28D/C/1.00	Property Owner(s): Green Trails LLC
Zoning: PRD	Use Classification: Residential

Proposal

A. Location Analysis

Spring Branch has submitted the third and final phase of the development, consisting of five single family dwellings and 59 townhomes. This phase is located north of the Ledbury Drive connection point. Sidewalks are shown connecting the residences throughout the development. Seuss Street is shown to terminate at the northern point of the property and Salinger Way ending in a cul-de-sac near the Imperial Boulevard right-of-way and could provide a connection in the future.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.23 Ac
Square Footage of Open Space/Landscaping	5,395 SF	5,614 SF
Total Parking	286 Spaces	286 Spaces
Handicapped Parking Space(s)	N/A	N/A

B. Landscaping

Landscape plan shows a few areas of preserved vegetation around the perimeter of the site containing Phase 3. Trees are shown within the front yards of the single family dwellings with a mixture of shrubbery and trees shown along the private roadways serving the development.

C. Architectural Character

Architectural elevations show both the townhomes and single family residences containing a variety of materials including fiber cement siding, brick or stone on the front and side elevations. Rear elevations submitted show entirely fiber cement siding, but notes show the rear elevations may consist of hardie board, brick or stone. The elevations are consistent with previous phases and the PRD requirements.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet under roof will require additional fire flow.

Staff Comments:

1. The auto-turn will not work. Please contact James Lawrence at james.lawrence@townofsmyrna.org.
2. Imperial Boulevard right-of-way does not extend onto this property as shown. This will have to be shown on the plat that is submitted.
3. A plat will need to be recorded prior to issuance of the building permit.
4. Replace P.U.D.E. with P.U.E. where drainage structures are absent.
5. Any retaining wall over 4' will require a building permit.
6. Electric service must be on a monument or pedestal service for the townhomes.

Staff Recommendation: Staff recommends approval with the above listed comments.

Attachments:

None

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, Town Planner

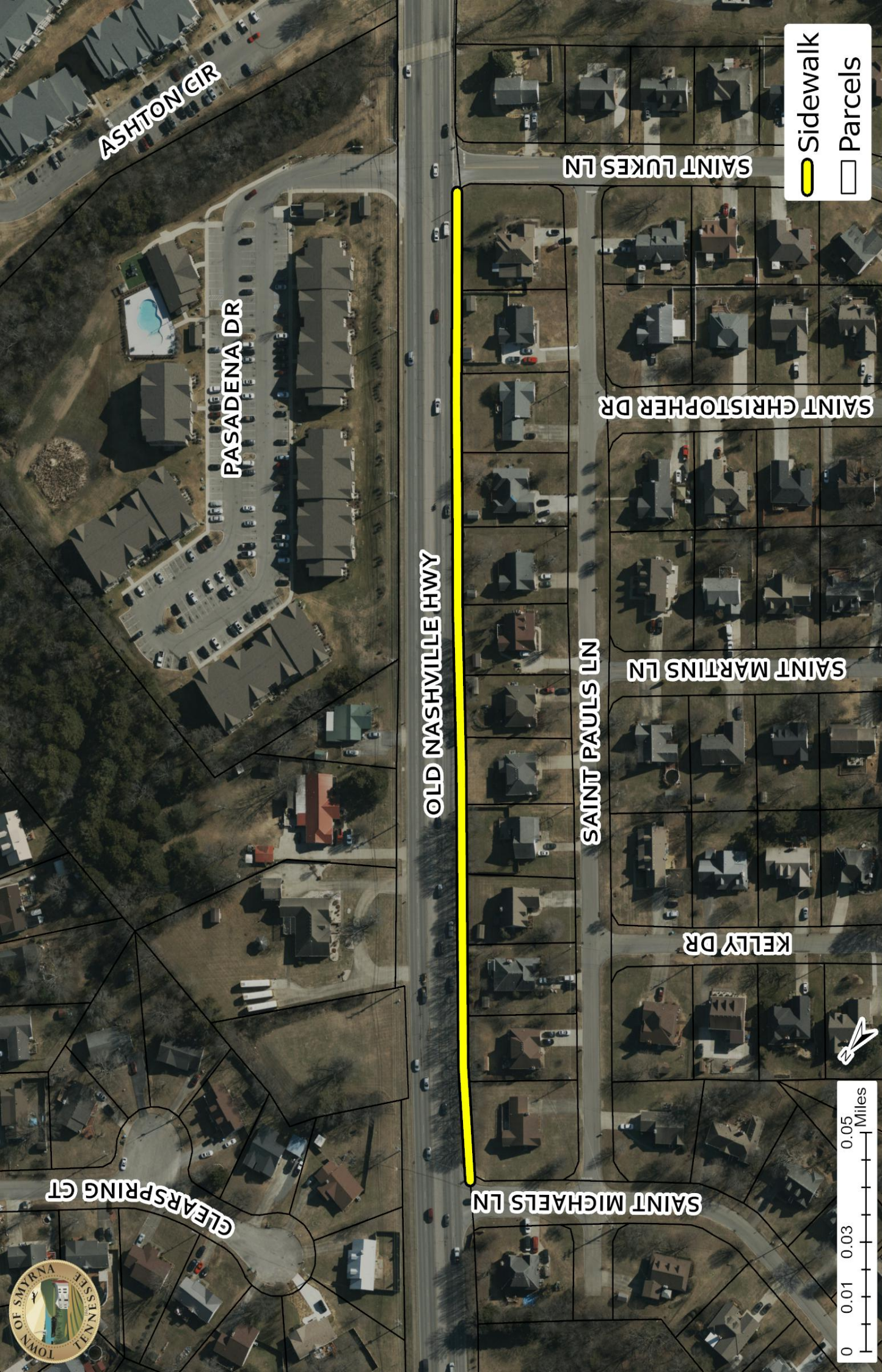
CC: Town Council/Staff

Date: 01/30/26

RE: Old Nashville Highway Right-of-Way and Easement Acquisition

The Town of Smyrna is preparing to obtain right-of-way and easements for the installation of a sidewalk along Old Nashville Highway between St. Michael's Lane and St. Luke's Lane. This would add a sidewalk on the west side of the road where one doesn't currently exist. This would fill in an existing gap in the sidewalk and provide a continuous sidewalk from Chicken Pike to Sam Ridley Parkway. Attached are drawings showing the proposed locations of the right-of-way and easements to be acquired as a part of this project.

The Planning Commission is required to review the obtaining of this right-of-way and easements and find whether or not it is in keeping with the adopted comprehensive plan of the Town and make a recommendation to the Town Council. Staff recommends approval.



Mandatory Referral : Old Nashville Highway Sidewalk

R.O.W. ACQUISITION TABLE																
TRACT NO.	PROPERTY OWNERS	COUNTY RECORDS				TOTAL AREA (ACRES)			AREA TO BE ACQUIRED (ACRES)			AREA REMAINING (ACRES)		EASEMENT (ACRES)		
		TAX MAP NO.	PARCEL NO.	DEED DOCUMENT REFERENCE		LEFT	RIGHT	TOTAL	LEFT	RIGHT	TOTAL	LEFT	RIGHT	PERM. DRAINAGE	PERM.SLOPE	TEMP. CONSTRUCTION
				BOOK	PAGE											
1	RICHARD M. WILLIAMS AND WIFE, DEBORAH S. WILLIAMS	28K-B	34	2101	2442		0.390	0.390		826 S.F.	826 S.F.		0.371		410 S.F.	
2	AH4R-TN 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY	28K-B	33	1531	3059		0.270	0.270		425 S.F.	425 S.F.		0.260		245 S.F.	
3	KENNETH W. ENGLAND AND WIFE, DONNA M. ENGLAND	28K-B	32	1048	3558		0.280	0.280		322 S.F.	322 S.F.		0.273		238 S.F.	
4	ROBERT LAND AND TONYA LAND, MARRIED	28K-B	31	655	763		0.280	0.280		199 S.F.	199 S.F.		0.275		628 S.F.	
5	CPI/AMHERST SFR PROGRAM OWNER, L.L.C.	28K-B	30	1905	3537		0.270	0.270		169 S.F.	169 S.F.		0.266		708 S.F.	
6	SHERRI D. SAMARTINO, UNMARRIED	28K-B	29	274	641		0.270	0.270		160 S.F.	160 S.F.		0.266		752 S.F.	
7	LISA EVANOFF-POWELL	28K-B	28	670	3905		0.270	0.270		152 S.F.	152 S.F.		0.267		652 S.F.	
8	SCOTTY L. COLLIER AND RIE S. COLLIER, HUSBAND AND WIFE	28K-B	27	1383	2827		0.280	0.280		119 S.F.	119 S.F.		0.277		528 S.F.	
9	BRANDON HERBERGER, UNMARRIED MAN	28K-B	26	1849	2543		0.300	0.300		79 S.F.	79 S.F.		0.298		545 S.F.	
10	HNAING UK AND VA LI	28N-B	1	2077	1845		0.300	0.300		182 S.F.	182 S.F.		0.296		568 S.F.	
11	MICHAEL D. ROBERTSON AND KIMBERLY KAY REED, BOTH UN	28N-B	2	529	853		0.330	0.330		42 S.F.	42 S.F.		0.329		622 S.F.	
12	JOSEPH E. JEDLICKA, JR. AND WIFE, DONNA L. JEDLICKA	28N-B	3	537	864		0.330	0.330		24 S.F.	24 S.F.		0.329		347 S.F.	
13	SAMI BARSOUM AND SALWA. R. MIKHAEL, HUSBAND AND WIF	28N-B	4	1721	1592		0.390	0.390		135 S.F.	135 S.F.		0.387			

DISTURBED AREA		
IN BETWEEN SLOPE LINES	0.240	(AC)
15 FOOT WIDE STRIP (OUT SIDE SLOPE LINES)	0.442	(AC)
TOTAL DISTURBED AREA	0.682	(AC)
TOTAL PROJECT AREA	0.826	(AC)

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2024	_____	3A
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

R.O.W.

PLANS

SEALED BY

COORDINATES ARE NAD 83(2011). ARE DATUM ADJUSTED BY THE FACTOR OF 1.0000. AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 USING THE GEOID 12B MODEL, OBTAINED ON 11-07-22

TOWN OF SMYRNA

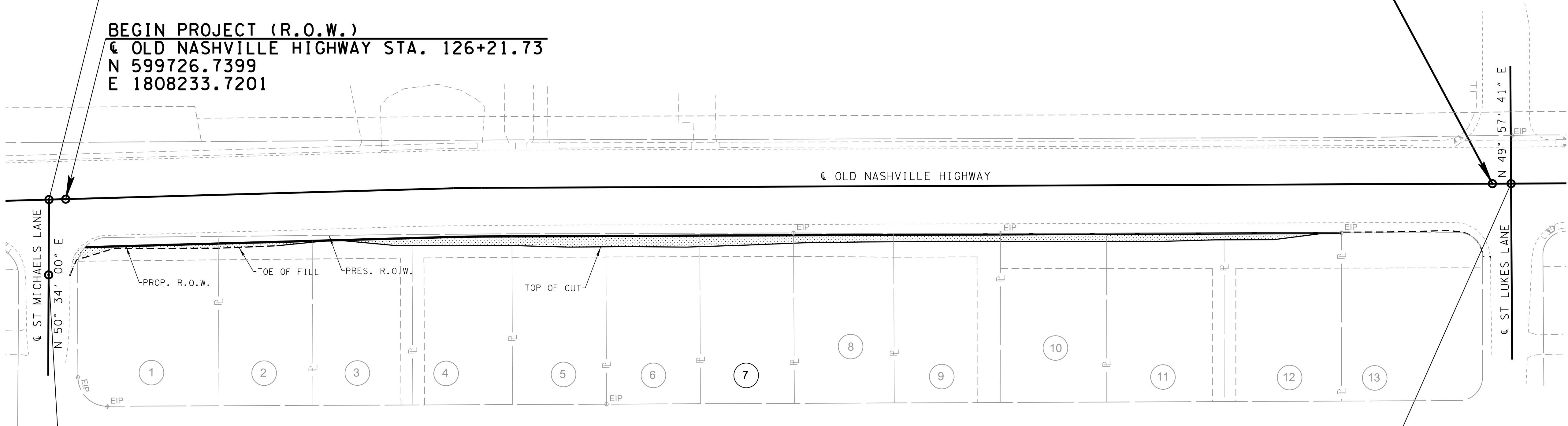
R.O.W. ACQ. TABLE

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2024		3B

END PROJECT (R.O.W.)
CL OLD NASHVILLE HIGHWAY STA. 138+36.63
N 598800.2493
E 1809019.4868

CL OLD NASHVILLE HIGHWAY STA. 126+07.46=
CL ST MICHAELS LANE STA. 401+50.00 =
N 599737.4602
E 1808224.3073

BEGIN PROJECT (R.O.W.)
CL OLD NASHVILLE HIGHWAY STA. 126+21.73
N 599726.7399
E 1808233.7201



LIMIT OF CONSTRUCTION
CL ST MICHAELS LANE STA. 400+85.82
N 599696.6953
E 1808174.7384

CL OLD NASHVILLE HIGHWAY STA. 138+52.54=
CL ST LUKES LANE STA. 501+50.00 =
N 598788.0434
E 1809029.6984

R.O.W.
PLANS

SEALED BY

COORDINATES ARE NAD 83(2011). ARE
DATUM ADJUSTED BY THE FACTOR OF
1.0000, AND TIED TO THE TGRN. ALL
ELEVATIONS ARE REFERENCED
TO THE NAVD 1988 USING THE GEOID 12B
MODEL, OBTAINED ON 11-07-22

TOWN OF SMYRNA

R.OW. PROPERTY MAP

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/5/2024	Mayfield Townhomes / Somerset, LLC	2/15/2026	First Vision Bank	\$12,000

Bond is for: Water/Sewer, Stormwater

Development is 0% built out. (0 out of 29 lots built)

Public Works Department Comments:

1. Place final topping, striping, sidewalks, and lighting.
2. All sidewalks and crosswalks must be ADA compliant .
3. Sidewalks must go to phase line.
4. Remove silt fabric from catch basins before final inspection.
5. Some areas of curb and gutter are damaged and need to be replaced or repaired.
6. Some manholes and water valve boxes need to be adjusted.
7. All P.U.D.E. and drainage ditches need to be put on grade per planned.
8. All signage must meet MUTCD specifications.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER STEVE WALDRON'S COMMENTS:

I did not hear back from Mr. Waldron prior to the packet being completed.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
8/18/2019	Buckingham Hills / Oliver Constable	2/23/2026	Southern Bank of Tennessee	\$10,000

Bond is for: Roads, Water/Sewer, Stormwater

Development is 100% built out. (41 out of 41 lots built)

Public Works Department Comments:

1. Need crosswalk striping.
2. Need to dress up around kiosk on Abbottswood and remove large rocks and backfill around sidewalk.
3. Headwall going into detention pond needs to be cleaned.
4. Need pedestrian signs at ADA crosswalk at Napa Valley and Kew Garden.
5. Need mid-block crosswalk at Kew Garden and Abbottswood for mail kiosk access.
6. Crosswalks need to be ADA compliant. Need pedestrian crosswalk signs at intersection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Ditch behind homes on Kew Garden is not per plan.
9. Need to remove debris behind lot 26 (rock pile).
10. Ensure the floor and slopes of the detention pond are stabilized to 70% uniform vegetative coverage.
11. Ensure the detention pond is draining within 72 hours. Vegetation suggests water is standing for extended periods of time.

Utilities Department Comments:

- 5334 Abbots Wood Dr. Lot 40 needs the correct clean-out installed. It still has a
1. rubber cap installed where the clean-out cap needs to be installed, The meter box lid on the clean-out needs to have sewer on it. This was not fixed as of 1-9-26.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

I did not hear back from Mr. Constable prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 2/23/26. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/7/2024	Quail Ridge, Revision to Lot 8 & 9/ JMB Investment Company, LLC	2/24/2026	Pinnacle Bank	\$21,400

Bond is for: Sewer

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER JMB DEVELOPMENT'S COMMENTS:

I was not able to reach anyone with JMB Development prior to the packets being completed.

RECOMMENDATION:

Release.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/29/2022	Gwynne Farms Offsite Improvements/ Lennar Homes of Tennessee	2/25/2026	Regions Bank	\$56,700

Bond is for: Roads

Public Works Department Comments:

- 1. Need to backfill around sidewalks.
- 2. Guard rails along Rock Springs Road need to be complete per TDOT specifications.
- 3. Ditch in front of Gossett house needs to be put back on grade.
- 4. Back fill along Rock Springs Rd.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER JEFFREY TEMPLETON W/LENNAR'S COMMENTS:

I did not hear back from Mr. Templeton prior to the packet being completed.

RECOMMENDATION:

Extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2022	Blakeney Subdivision, Section 3, Phase 1 / Land Solutions Company	3/2/2026	Wilson Bank & Trust	\$47,500

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 73.4% built out. (58 out of 79 lots built)

Public Works Department Comments:

- 1. Place final topping, striping, and sidewalks.
- 2. Some manholes and water valve boxes need adjusting.

- 3. All signage must meet MUTCD regulations.
- 4. Sidewalks must go to end of phase line.
- 5. Some curb and gutter is damaged and needs to be replaced or repaired.
- 6. All sidewalks and crosswalks must be ADA compliant.
- 7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 8. Remove silt fabric from catch basins before final inspection.
- 9. Clean bottom of all catch basins.
- 10. Connect sidewalk next to lot 83 to the sidewalk next to the mail kiosk.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

I did not hear back from Mr. Noyes prior to the packet being completed.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/4/2021	Blakeney Subdivision, Section 2, Phase 2 / Blakeney Partners, GP	3/2/2026	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (48 out of 48 lots built)

Public Works Department Comments:

- 1. Place striping.
- 2. All signage must meet MUTCD regulations.
- 3. Sidewalks not complete. Sidewalks must go to end of phase line.
- 4. All sidewalks and crosswalks must be ADA compliant.
- 5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 6. Clean bottom of all catch basins.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

I did not hear back from Mr. Noyes prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 3/2/26. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2021	Blakeney Subdivision, Section 2, Phase 3 / Blakeney Partners, GP	3/7/2026	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (16 out of 16 lots built)

Public Works Department Comments:

- 1. Place striping.
- 2. Some manholes and water valve boxes need adjusting.
- 3. All signage must meet MUTCD regulations.
- 4. Sidewalks not complete. Sidewalks must go to end of phase line.
- 5. All sidewalks and crosswalks must be ADA compliant.
- 6. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 7. Clean bottom of all catch basins.
- 8. There is a retaining wall in the easement between lots 222 and 223. Permanent structures are not permitted in drainage easements.

Utilities Department Comments:

- 1. 6804 Earlham Ct. Lot 222 manhole B60-250 has debris in the trough and has mastic seal on the bench that needs to be removed. Not fixed as of 1-9-26.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

I did not hear back from Mr. Noyes prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 3/7/26. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/4/2021	Blakeney Subdivision, Section 2, Phase 1 / Blakeney Partners, GP	3/3/2026	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (31 out of 31 lots built)

Public Works Department Comments:

- 1. Sidewalks not complete. All sidewalks must go to end of phase line.
- 2. All sidewalks and crosswalks must be ADA compliant.
- 3. All signage must meet MUTCD specifications.
- 4. Place striping.
- 5. Catch basin at corner of Caranna and Walsham needs repaired.
- 6. All P.U.D.E. and drainage ditches need to be put on grade per plan.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

I did not hear back from Mr. Noyes prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 3/3/26. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/14/2020	Blakeney Subdivision, Section 1, Phase 2 / Blakeney Partners, GP	3/7/2026	Wilson Bank & Trust	\$10,000

Bond is for: Roads, Sewer, Stormwater ,Water is CUD

Development is 100% built out. (19 out of 19 lots built)

Public Works Department Comments:

- Sidewalks not complete. Some areas are broken and need to be replaced. All
1. sidewalks must go to end of phase line.
 2. All sidewalks and crosswalks must be ADA compliant.
 3. All signage must meet MUTCD regulations.
 4. Place striping.
 5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
 6. Some areas of detention pond are eroding and need to be stabilized.
 7. Clean all structures in detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER ROBERT NOYES WITH FREEHILL VENTURES' COMMENTS:

I did not hear back from Mr. Noyes prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 3/7/26. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
12/10/2018	Buckingham Place, Section 3 / JM Byrnes, LLC	3/10/2026	Southern Bank of Tennessee	\$10,000

Bond is for: Roads, Sewer, Stormwater , Water is CUD

Development is 100% built out. (32 out of 32 lots built)

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches needs to be put on grade per plan.
Ditch behind 4629 Lancaster needs to be re-done and put on grade. Trees removed.
Structure at end of ditch close to Lee Rd. needs the grate fixed to the top to cover
2. hole.
3. Put ditch on grade per plan at Lee Road (both sides of Lancaster Rd).

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

I did not hear back from Mr. Constable prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 3/10/26. Otherwise, extend 3 months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/11/2025	Derby Run, Phase 2C / Charter Commercial, LLC	3/11/2026	Escrow	\$80,000

Bond is for: Roads, Sewer, Stormwater

Development is 78% built out. (32 out of 41 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
- 2. Sidewalks not complete. Sidewalks must go to end of phase line.
- 3. All sidewalks and crosswalks must be ADA compliant.
- 4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 5. Remove silt fabric from catch basins before final inspection.
- 6. Clean bottom of all catch basins.
- 7. Some manholes and water valve boxes need adjusting.
- 8. All signage must meet MUTCD standards.
- 9. Some areas of curb and gutter are damaged and need to be repaired or replaced.
- 10. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
- 11. Ensure all swales/ storm structures are free of erosion and stabilized.
- 12. Remove all construction remnants (silt fence, eels, check dams, drain bags, etc.) excluding those aiding currently active phases.
- 13. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER PAT MANGER WITH CHARTER COMMERCIAL'S COMMENTS:

Please extend for six months, as we plan to place the final surface on Phases 2A, 2C, and 2D at the same time.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/11/2024	Rookers Bend, Section I, Phase II / M & T Development Partners	3/11/2026	Escrow	\$131,400

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 44% built out. (22 out of 50 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
- 2. Sidewalks not complete.
- 3. Need to resurface Rooker Rd.
- 4. Remove silt fabric from catch basins before final inspection.
- 5. Some areas of curb and gutter are damaged and need to be repaired or replaced.
- 6. Some manholes and water valve boxes need to be adjusted.
- 7. All sidewalks and crosswalks must be ADA compliant.
- 8. All signage must meet MUTCD specifications.
- 9. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 10. Some areas of detention pond are eroding and need to be put on grade per plan.
- 11. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
- 12. Ensure all swales/ storm structures are free of erosion and stabilized.
- 13. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER GARY RINEHART W/RHB'S COMMENTS:

We will need a year's extension as we are not 50% built yet.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/11/2023	Greystone, 1A / Meritage Homes of Tennessee, Inc.	3/11/2026	Regions Bank	\$255,000

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (150 out of 150 lots built)

Public Works Department Comments:

1. Place final topping, striping, and sidewalks.
 2. Sidewalks not complete. Sidewalks must go to end of phase line.
 3. All sidewalks and crosswalks must be ADA compliant.
 4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
 5. Remove silt fabric from catch basins before final inspection.
 6. Clean bottom of all catch basins.
 7. Some manholes and water valve boxes need adjusting.
 8. All signage must meet MUTCD standards.
 9. Some areas of curb and gutter are damaged and need to be repaired or replaced.
 10. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
 11. Ensure all storm structures are free of erosion and stabilized.
 12. geotextile fabric.
- All headwalls with water flowing out must have a riprap apron underlain with

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CLIF BERRY WITH MERITAGE'S COMMENTS:

We are holding off on this phase for now as we are still building here.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/11/2023	Greystone, 1C / Meritage Homes of Tennessee, Inc.	3/11/2026	Regions Bank	\$78,800

Bond is for: Roads, Water, Sewer, Stormwater

Development is 100% built out. (70 out of 70 lots built)

Public Works Department Comments:

1. Place final topping, striping, and sidewalks.
2. Sidewalks not complete. Sidewalks must go to end of phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Remove silt fabric from catch basins before final inspection.
6. Clean bottom of all catch basins.
7. Some manholes and water valve boxes need adjusting.
8. All signage must meet MUTCD standards.
9. Some areas of curb and gutter are damaged and need to be repaired or replaced.

10. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.

11. Ensure all swales/ storm structures are free of erosion and stabilized.

12. Remove all construction remnants (silt fence, eels, check dams, drain bags, etc.) excluding those aiding currently active phases.

13. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CLIF BERRY WITH MERITAGE'S COMMENTS:

We have completed building in this phase and have walked it with the inspector. We have asked our contractor for a proposal to finish the work and will begin when weather permits.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/13/2024	Portico Place Townhomes Subdivision / Dream Finders Homes, LLC	3/13/2026	Escrow	\$76,000

Bond is for: Roads, Water/Sewer, Stormwater

Development is 36.4% built out. (8 out of 22 lots built)

Public Works Department Comments:

1. Place final topping, striping, and sidewalks.

2. All signage must meet MUTCD specifications.

3. Stabilize all bare soils to 70% uniform vegetative coverage.

4. Remove all construction remnants (silt fence, eels, drain bags, riser pipes, etc.).

5. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric.

6. Ensure detention ponds are draining within 72 hours.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER CRAIG YERIAN WITH DREAMFINDERS' COMMENTS:

I did not hear back from Mr. Yerian prior to the packet being completed.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/12/2024	Burton Farms Annex / RHB, LLC	3/13/2026	Pinnacle Bank	\$119,000

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (34 out of 34 lots built)

Public Works Department Comments:

1. Place final topping, striping, and sidewalks.

2. All P.U.D.E. and drainage ditches need to be put on grade per plan.

- 3. Resident at 7215 Corner Dr. needs to have ditch/yard addressed that was damaged/changed during road construction.
- 4. Remove silt fabric from catch basins before final inspection.
- 5. Clean bottom of all catch basins.
- 6. Some manholes and water valve boxes need adjusting.
- 7. All signage must meet MUTCD standards.
- 8. Some areas of curb and gutter are damaged and need to be repaired or replaced.
- 9. Ensure floor and slopes of pond are free of erosion and stabilized.
- 10. Remove all construction remnants (silt fence, eels, drain bags, etc.).
- 11. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

Please extend one year.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/3/2024	Derby Run, Phase 2D / Charter Commercial, LLC	3/13/2026	Escrow	\$72,500

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (34 out of 34 lots built)

Public Works Department Comments:

- 1. Place final topping, striping, and sidewalks.
- 2. Remove silt fabric from catch basins before final inspection.
- 3. Some areas of curb and gutter are damaged and need to be repaired or replaced.
- 4. Some manholes and water valve boxes need to be adjusted.
- 5. All sidewalks and crosswalks must be ADA compliant.
- 6. All signage must meet MUTCD specifications.
- 7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 8. Some areas of detention pond are eroding and need to be put on grade per plan.
- 9. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
- 10. Ensure all swales/ storm structures are free of erosion and stabilized.
- 11. Remove all construction remnants (silt fence, eels, check dams, drain bags, etc.) excluding those aiding currently active phases.
- 12. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric.
- 13. Submit stormwater as-builts.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER PAT MANGER W/CHARTER COMMERCIAL'S COMMENTS:

Please extend for six months, as we plan to place the final surface on Phases 2A, 2C, and 2D at the same time.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/15/2024	Derby Run, Phase 2A / Charter Commercial, LLC	3/15/2026	Escrow	\$69,600

Bond is for: Roads, Sewer, Stormwater

Development is 100% built out. (28 out of 28 lots built)

Public Works Department Comments:

1. Place final topping, striping, and sidewalks.
2. Remove silt fabric from catch basins before final inspection.
3. Some areas of curb and gutter are damaged and need to be repaired or replaced.
4. Some manholes and water valve boxes need to be adjusted.
5. All P.U.D.E. and drainage ditches need to be put on grade per plan.
6. Some areas of detention pond are eroding and need to be put on grade per plan.
7. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
8. Ensure all swales/ storm structures are free of erosion and stabilized.
9. Remove all construction remnants (silt fence, eels, check dams, drain bags, etc.) excluding those aiding currently active phases.
10. All headwalls with water flowing out must have a riprap apron underlain with geotextile fabric.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER PAT MANGER W/CHARTER COMMERCIAL'S COMMENTS:

Please extend for six months, as we plan to place the final surface on Phases 2A, 2C, and 2D at the same time.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/15/2021	Walnut Ridge, Section I / JM Byrnes, LLC	3/15/2026	Southern Bank of Tennessee	\$15,000

Bond is for: Roads, Water/Sewer, Stormwater

Development is 100% built out. (12 out of 12 lots built)

Public Works Department Comments:

1. Sidewalks not complete. Broken pieces at mail kiosk.
2. Sidewalks must extend to phase line.
3. All sidewalks and crosswalks must be ADA compliant.
4. All signage must meet MUTCD regulations.
5. Temporary turn arounds need to be opened up and completed.
6. Remove silt fabric from catch basins before final inspection.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Some areas of detention pond are eroding and need to be stabilized and put on grade per plan.
9. Place lighting.
10. Ensure the detention pond is drained within 72 hours. Vegetation suggests water is remaining for extended periods of time.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

I did not hear back from Mr. Constable prior to the packet being completed.

RECOMMENDATION:

End of the maintenance period. Release if all items are complete by 3/15/26. Otherwise, extend 3 months.

