



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.

March 5, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Public Hearing

- a. Plan of Services for Smyrna River of Life Assembly of God - 8200 Safari Drive

3. Citizen Comments

4. Approval or Correction of Minutes

- a. February 5, 2026 regular meeting

5. Old Business

- a. Site Plans:

- 1. Bailey Equipment & Intralogistics
Tridon Drive
Owner / Developer: Caravan Ventures, LLC
- 2. Seven Oaks Business Center
Seven Oaks Boulevard
Owner/Developer: Bob Parks / Sherif Ibrahim

6. New Business

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

- 1. Smyrna River of Life Assembly of God
8200 Safari Drive
Annexation & I-2 Zoning

- b. Rezoning Requests:

- 1. Thomas & Hutton on behalf of KBC Advisors

413-417 & 453 Nissan Drive
Rezoning R-1, C-2, & P&O-1 to PID

2. Armia Saber & Meriana Messiha Saber
11264 Old Nashville Highway
Rezoning R-2 to C-2

c. Final Plat:

1. Rock Springs Senior Living Subdivision
Medical Park and Addison Drive
Owner / Developer: Health & Educational Facilities of Rutherford County,
Tennessee / Land Socayr, LLC

7. Mandatory Referral

- a. Cedar Stone Sewer and Temporary Construction Easement

8. Ordinance Amendments

- a. Sign Ordinance:
 1. Temporary Signage - Banners, Flags & Inflatables
- b. Zoning Ordinance:
 1. Accessory Apartments as a Special Exception in the R-4 Zoning District
 2. Bail Bond Agency
 3. Tobacco, Vape and Cannabinoid Retail Establishment

9. Bond Review Report

- a. March Bond Review Report

10. Staff Comments and/or Other Business

11. 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:

Smyrna River of Life Assembly of God
8200 Safari Drive

Tax Map 50, Parcel 13.02, owned and requested by Smyrna River of Life Assembly of God. Bordered on the west by Parcel 13.00, owned by Parkway Baptist Church, and the right-of-way of SR 102/Lee Victory Parkway; on the north by Parcel 13.05, owned by Barringer Family Trust; on the east by the Glenrose Parke and Aberdeen Parke developments; and on the south by Parcel 14.06, owned by Tridon Property Owner, LLC, Parcels 14.03, 14.04, and 14.00, owned by Swanson Development, LP, and Parcel 13.03, owned by I. R. Peebles Estate. Area annexed contains approximately 54.5 acres.

A. Water

Water services will be provided by the Town of Smyrna.

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 APRIL, 2026

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



February 5, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:02 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
Ken Hill
Charles Scurr, PhD
Vanessa Haley

Staff:

Kevin Rigsby, Town Planner
Jeff Peach, Town Attorney
Kathryn Smith, Office Coordinator
Mitchell Wensman, Principal Planner
James Lawrence, Division Chief
Mark Parker, Asst. Director of Utilities
Tom Rose, Director of Public Works
Kristi Worrell, Building Official
Todd Spearman, Asst. Town Manager
David Santucci, Town Manager
Scott Byers, Fire Captain
Mike Moss, Director Of Parks & Recreation

Prayer

The invocation was given by Chairperson Tim Morrell.

Pledge of Allegiance

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

2. Public Hearing

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

No one spoke at the public hearing.

3. Citizen Comments

**3.a. Enoch Jarrell
8468 Del Thomas Road
Smyrna, TN 37167**

Project: 7025 Del Thomas Road

At this time, Chairperson, Tim Morrell acknowledged the following people to speak:
Enoch Jarrell

4. Approval or Correction of Minutes

4.a. January 8, 2026 regular meeting

4.b. January 29, 2026 quarterly joint meeting

Following a review of the Minutes of the January 8, 2026 regular meeting and the January 29, 2026 quarterly joint meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Board Member Ken Hill. The motion was approved 6-0.

5. Old Business

5.a. Rezoning Request:

5.a.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

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?

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:
John Blankenship

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the PRD Amendment to PUD of 5000 Needham Drive, 4000 White Birch Avenue, and Needham Drive. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

5.b. Site Plans:

5.b. Bailey Equipment & Intralogistics

1. Tridon Drive

Owner / Developer: Caravan Ventures, LLC

Bailey Equipment & Intralogistics

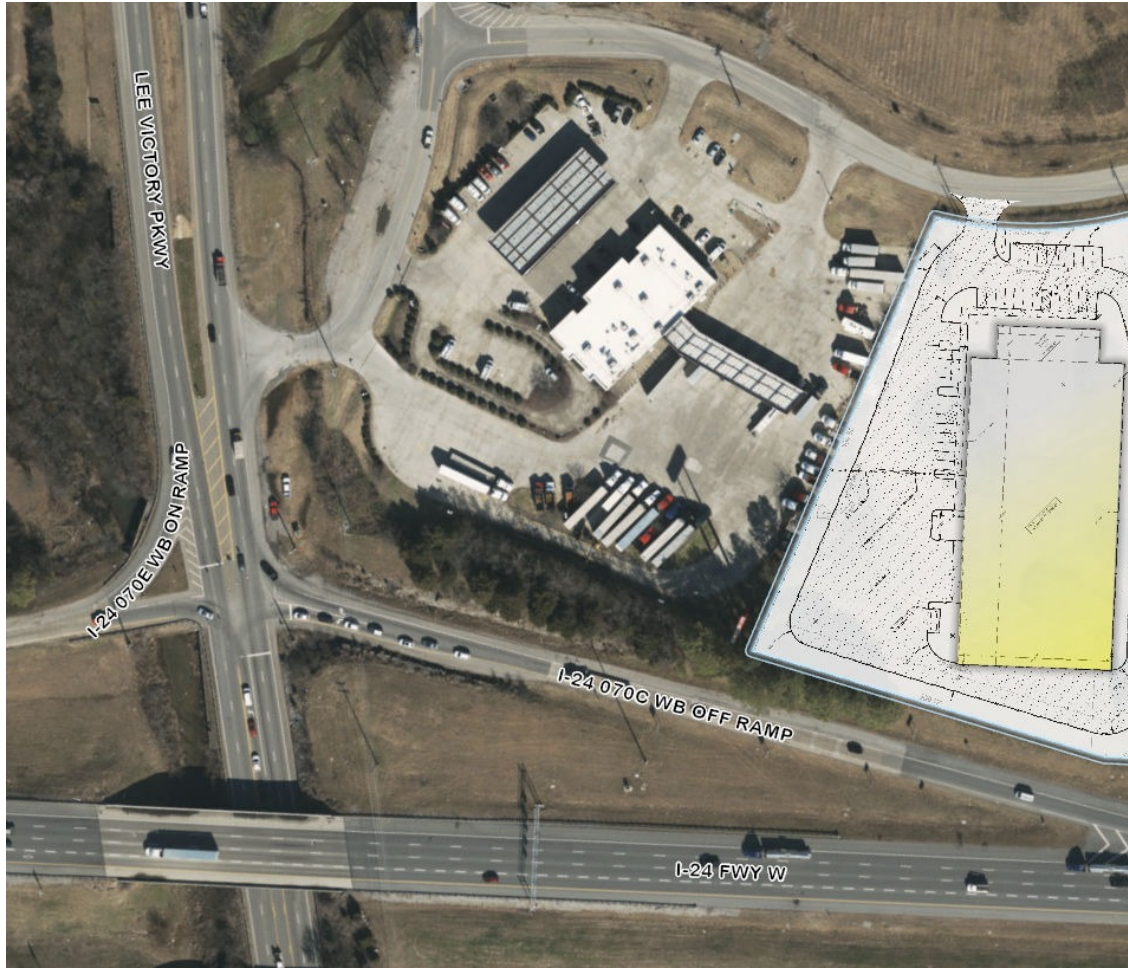
Site Plan

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 on Tridon Drive 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 39.1% metal, 5.1% fiber cement and 55.8% 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 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.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Trent

Sullivan

Following discussion, Council Member Steve Sullivan made a motion to defer the Site Plan for Bailey Equipment & Intralogistics to the March Planning Commission meeting. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 6-0.

6. New Business

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

**6.a.1. Catalyst Design Group
7025 Del Thomas Road
Annexation & PRD Zoning**

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. 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.
20. Once available, submit full set of plans directly to CUDengineering@cudrc.com for further review and comment.
21. Submit at least one hard copy of all submitted documents, and 10 hard copies of the concept plan and PRD booklet.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Wesley
Blissard

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Annexation & PRD Zoning request for 7025 Del Thomas Road. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

6.b. Rezoning Requests:

**6.b.1. Additions at Olive Branch
Lee Hollow Road
PRD to R-3 Zoning**

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.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the PRD to R-3 Zoning request for Tax Map:51, Parcel: 8.26 with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

6.c. Sketch Plat:

**6.c.1. Greentree Cove Subdivision
Skinner Drive**

Owner / Developer: Michael & Marian Danial

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. Provide road names and E911 approval. Label on the plat.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Sketch Plat for Greentree Cove Subdivision with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

6.d. Preliminary Plat:

**6.d.1. Greystone, Phase 3C
Cuba Road / Travertine Trail
Owner / Developer: Meritage Homes**

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. 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.

Following discussion, Board Member Vanessa Haley made a motion to approve the Preliminary Plat for Greystone, Phase 3C with the above listed staff comments. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 6-0.

6.e. Final Plats:

**6.e.1. Sewart's Landing, Phase 2
Squadron Street & Motlow College Blvd.
Owner / Developer: Sewart's Landing Partners, LP**

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. Provide easement over the existing sewer line that is to remain.

Following discussion, Board Member Ken Hill made a motion to approve the Final Plat for Sewart's Landing, Phase 2. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 6-0.

6.f. Site Plans:

6.f.1. Seven Oaks Business Center - Requesting Deferral
Seven Oaks Boulevard
Owner/Developer: Sherif Ibrahim

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.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer the Site Plan for Seven Oaks Business Center until the March Planning Commission meeting. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

**6.f.2. Spring Branch, Phase 3
Bronte Drive
Owner/Developer: Green Trails, LLC**

Spring Branch, Phase 3

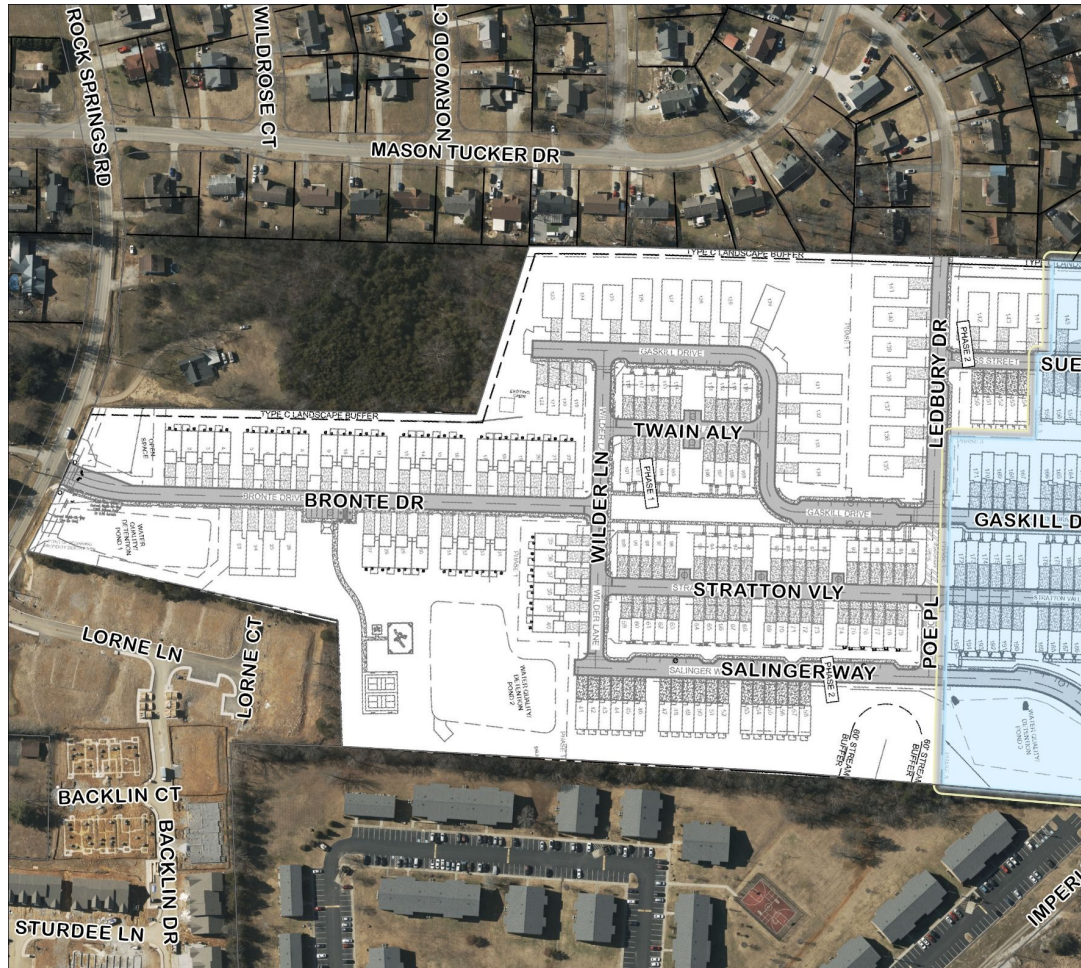
Site Plan

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. 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.
2. A plat will need to be recorded prior to issuance of the building permit.
3. Remove any labeled drainage easements as they are not needed.
4. Any retaining wall over 4' will require a building permit.
5. Electric service must be on a monument or pedestal service for the townhomes.

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 Spring Branch, Phase 3 with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 6-0.

7. Mandatory Referral

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

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request:

Tom Rose, Public Works
Director

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Mandatory Referral for the Old Nashville Highway Right-Of-Way Acquisition with staff recommendations. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 6-0-0 with None abstaining from the vote.

8. Bond Review Report

8.a. February Bond Review Report

Following discussion, Board Member Charles Scurr made a motion to approve the February Bond Review Report with staff recommendations. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

9. Staff Comments and/or Other Business

At this time, Kevin Rigsby, Town Planner informed everyone of the Town of Smyrna Road Show being held on February 12, 2026.

10. Adjournment

Town of Smyrna, Tennessee

Attest:

Tim Morrell, Chairperson

Kevin Rigsby, Town Planner



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

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

Subject:

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

Background:

Summary:

Bailey Equipment & Intralogistics

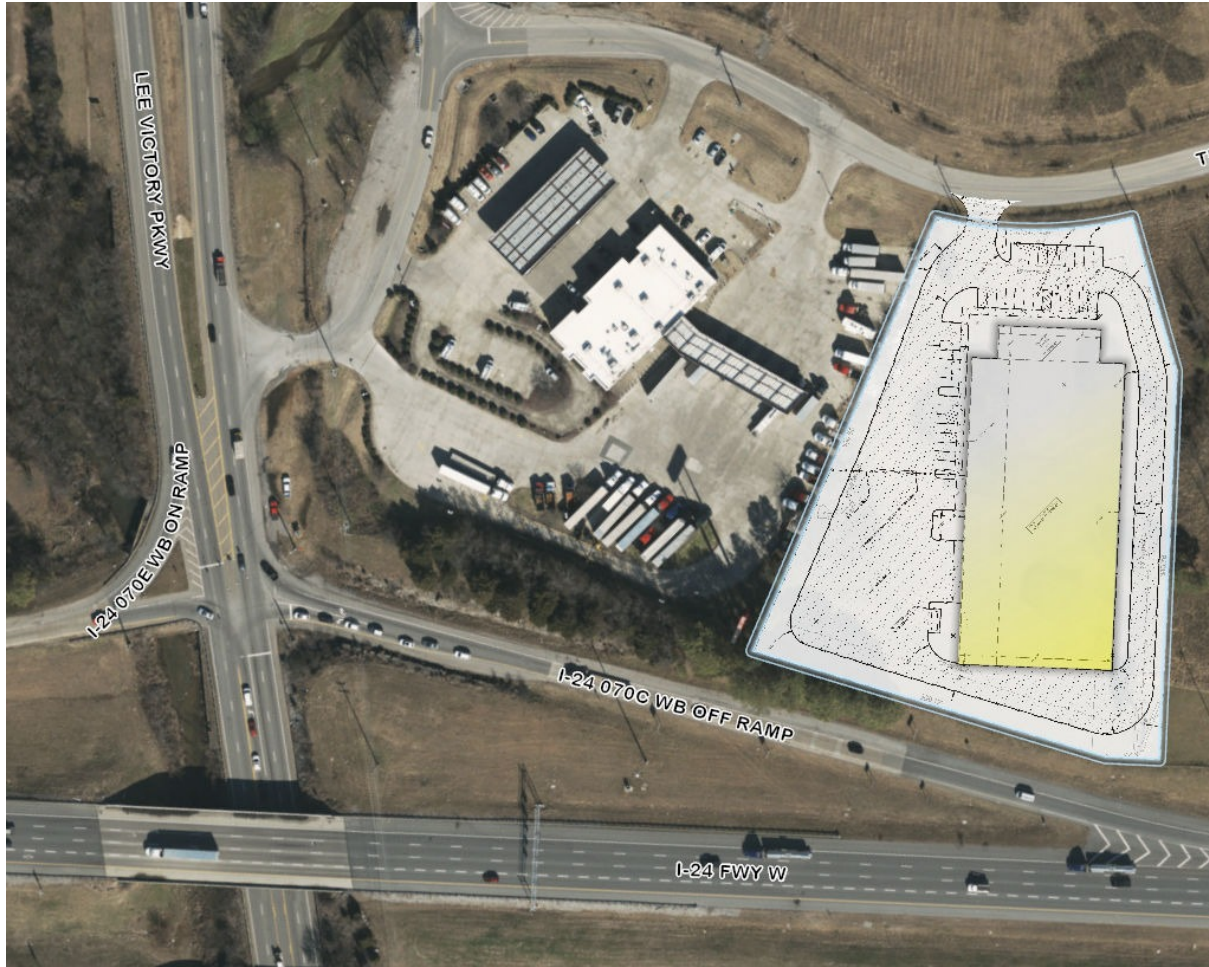
Site Plan

Location: Tridon Drive	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 on Tridon Drive 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 39.1% metal, 5.1% fiber cement and 55.8% 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 or provide plans for screening as discussed at the February Planning Commission meeting.
2. 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 or denial due to the elevations not being resubmitted to meet Design Review or an updated landscaping plan having been submitted.

Attachments:

None



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

**Agenda Item Number 5.a.2.
Department: Planning
Date: March 5, 2026**

Subject:

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

Background:

Summary:

Seven Oaks Business Center

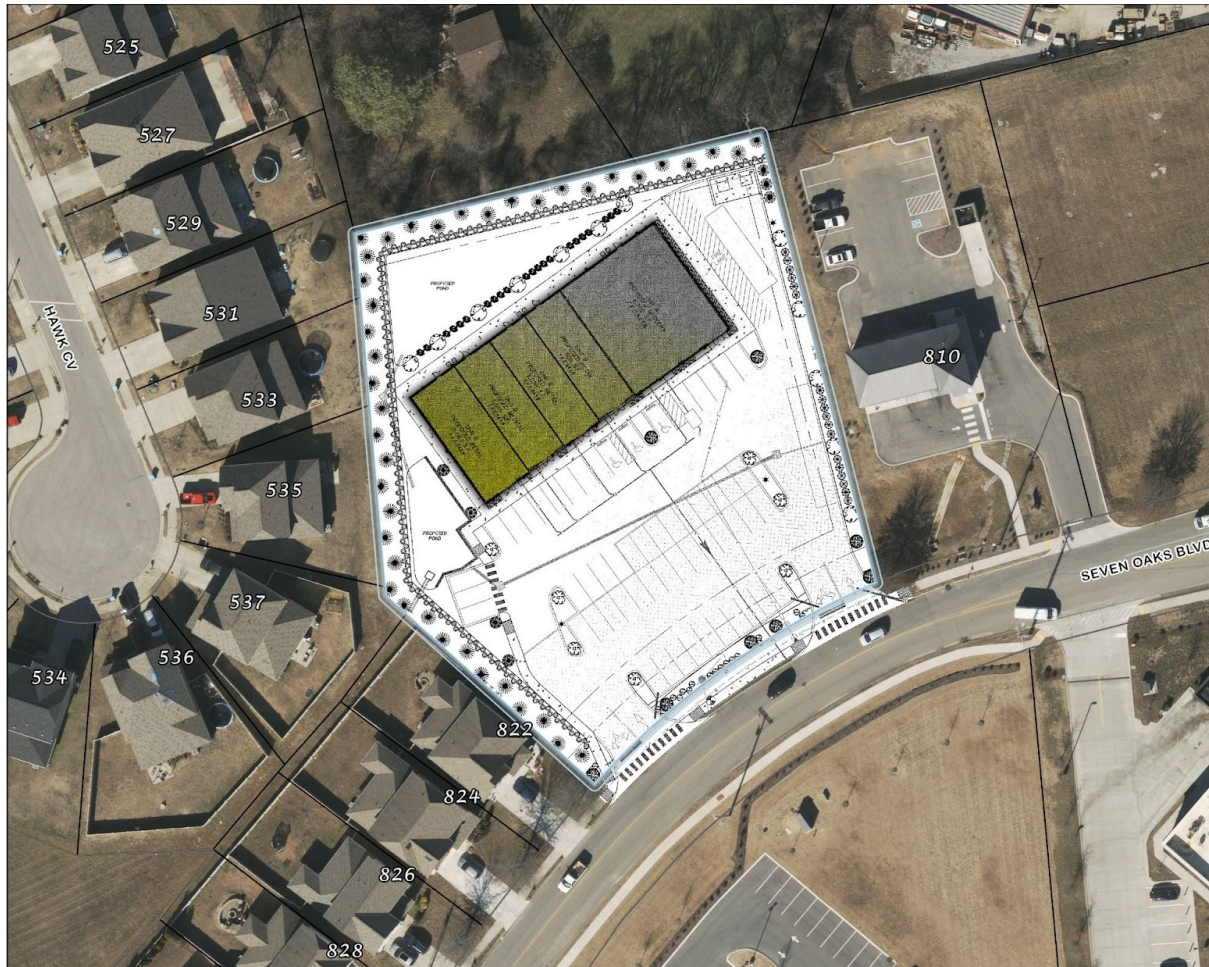
Site Plan

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 approximately 10,731 square foot general commercial, one story, building located on Seven Oaks Boulevard. The eastern 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	0.62 Ac
Square Footage of Open Space/Landscaping	2,701 SF	11,818 SF
Total Parking	54 Spaces	56 Spaces
Handicapped Parking Space(s)	3 Spaces	3 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 the south and eastern faces. Additional landscaping is shown in landscape islands and along the eastern property line.

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 eastern 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. Drainage pipes labeled A13 and A14 must be RPC.
3. Clarify drainage pipes labeled A9, A10, A11 and A12. Are these connecting or is it pervious? if pervious, where is the under drain?
4. The square footage shown on the building plans do not match the civil plans. Please revise accordingly.

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.a.
Department: Planning
Date: March 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: March 5, 2026**

Subject:

Smyrna River of Life Assembly of God
8200 Safari Drive
Annexation & I-2 Zoning

Background:

Summary:

Smyrna River of Life Assembly of God: Annexation & I-2 Zoning

Location: 8200 Safari Drive

Tax Map: 50

Parcel: 13.02

Acres: 54.50

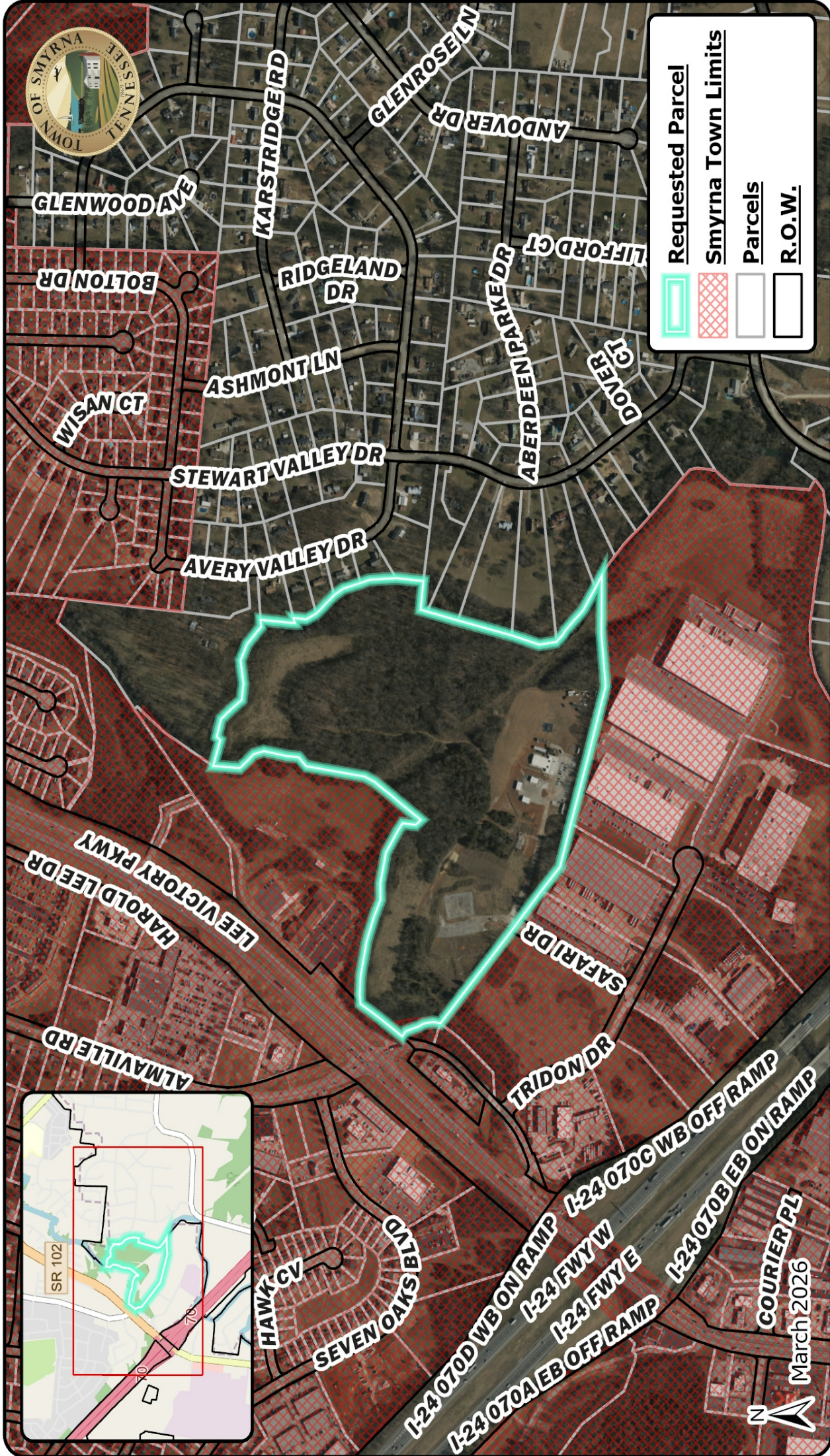
Current Zoning: Institutional

Requested Zoning: I-2

1. The surrounding zoning is C-2 and I-2 in Town and RM in Rutherford County.
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. No streets on the Major Thoroughfare Plan are affected with this development.
4. A large portion of this property lies within the floodway, 100 year floodplain, or 500 year floodplain. Any development would require submittal of a floodplain development permit application.
5. A traffic study will be required prior to approval of a site plan for the development. Any improvements recommended by the traffic study will be required to be installed by the developer.
6. The existing 6" water line on Safari Drive would need to be upsized to a 12" to meet fireflow requirements.
7. The minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler system.
8. Town staff has concerns regarding the existing tent and temporary buildings used for a church and school. It is our understanding that the tent is no longer in use for worship services but is being used for storage. It is also staff's understanding that the purchase agreement includes a provision that the church and school will be vacated by a certain date. It is staff's recommendation that the property not be officially annexed into the Town until such time as the existing buildings are vacated and removed from the site.

Attachments:

1. 8200 Safari Drive Annexation Request Application 2026 (1)
2. 8200 Safari Drive Rezone Request Application 2026 (1)
3. Smyrna River of Life Map 1
4. Smyrna River of Life Map 2
5. Smyrna River of Life Map 3



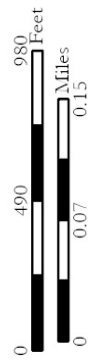
Smyrna River of Life Assembly of God

Annexation & I-2 Zoning Request

8200 Safari Drive

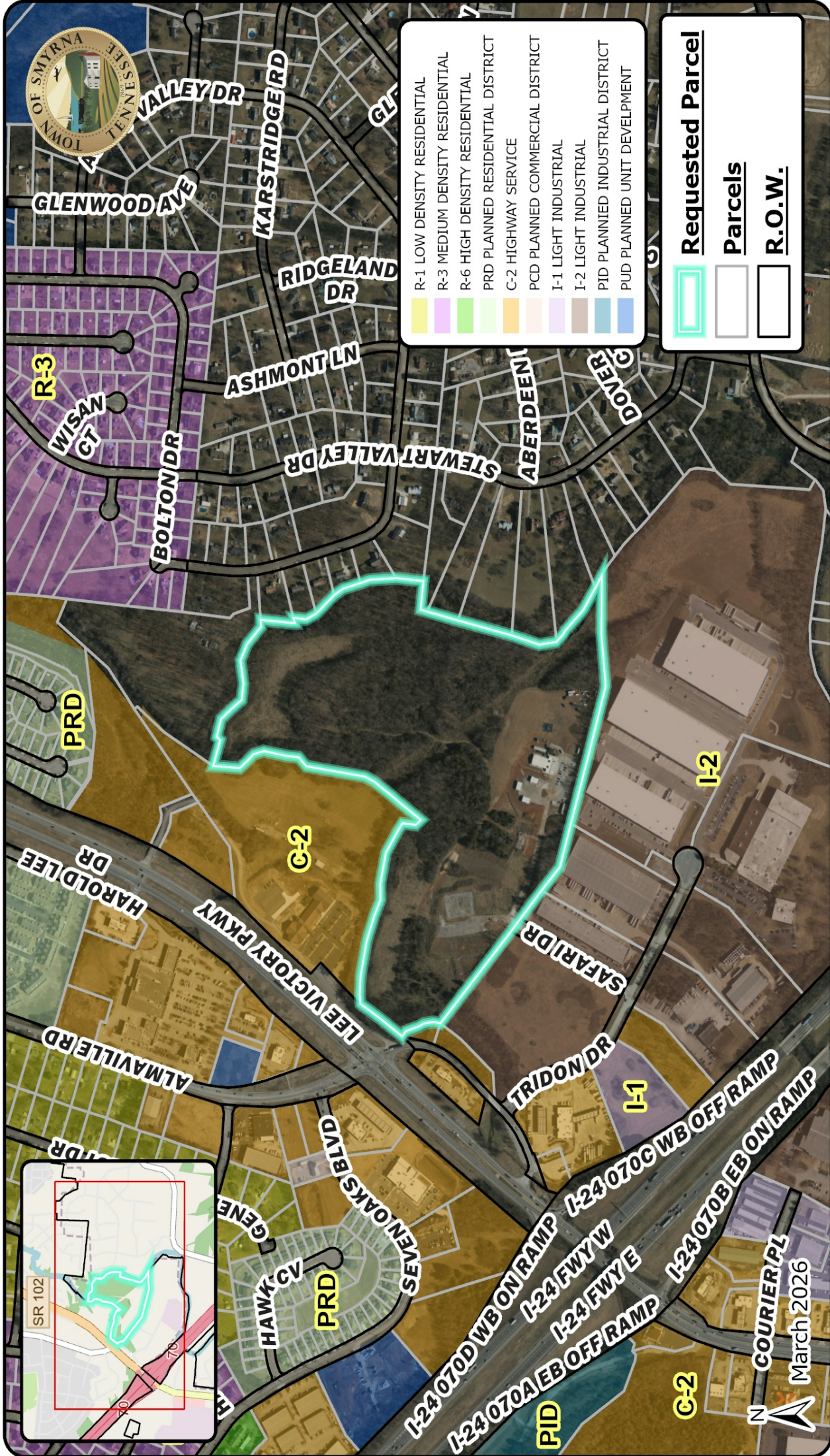
Owners: Smyrna River of Life Assembly of God

Tax Map: 50
Parcel: 13.02
Acres: +/- 54.50



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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Esri



- R-1 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-6 HIGH DENSITY RESIDENTIAL
- PRD PLANNED RESIDENTIAL DISTRICT
- C-2 HIGHWAY SERVICE
- PCD PLANNED COMMERCIAL DISTRICT
- I-1 LIGHT INDUSTRIAL
- I-2 LIGHT INDUSTRIAL
- PID PLANNED INDUSTRIAL DISTRICT
- PUD PLANNED UNIT DEVELOPMENT

Requested Parcel

Parcels

R.O.W.

Smyrna River of Life Assembly of God

Annexation & I-2 Zoning Request

8200 Safari Drive

Owners: Smyrna River of Life Assembly of God

Tax Map: 50

Parcel: 13.02

Acres: +/- 54.50

0 490 980 Feet

0 0.07 0.15 Miles

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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March 2026



STEWART VALLEY DR

ABERDEEN PARKE DR

AVERY VALLEY DR

Requested Parcel
Parcels
R.O.W.

LEE VICTORY PKWY

SAFARI DR

SEVEN OAKS BLVD

TRIDON DR

March 2026

Smyrna River of Life Assembly of God Annexation & I-2 Zoning Request

8200 Safari Drive

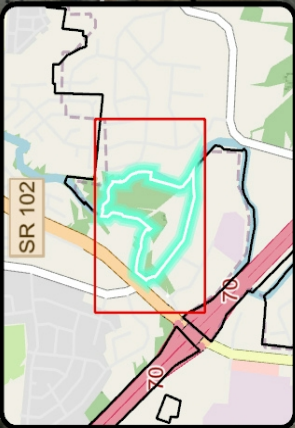
Owners: Smyrna River of Life Assembly of God

Tax Map: 50
Parcel: 13.02
Acres: +/- 54.50



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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



1. The surrounding zoning is R-1, R-3, C-2, and P&O-1.
2. The Land Use Plan for this area is the Airport Innovation character area, which would support a wide range of industrial and office related uses. This character area, while industrial in nature, is intended to provide for a transition and buffer from more intensive uses to less intensive uses such as residential and commercial.
3. The Major Thoroughfare Plan designates Nissan Drive and Jefferson Pike as Principal Arterials. Adequate right-of-way exists for these streets.
4. The proposed PID is to allow up to 180,000 square feet in 3 separate buildings to be developed following the Zoning Ordinance requirements of I-1 with regards to building setbacks, maximum lot coverage, and height. However, the uses allowed by right and by special exception have been modified as follows:
 1. Remove airports, air cargo terminals, and heliports and dairies and truck gardens from uses permitted.
 2. Move commercial recreation, contract construction services, consumer repair services, automotive service and repair, general business service, and religious facilities from uses permitted as special exception to uses permitted.
 3. Remove intermediate impact facilities, convenience commercial, and general personal services from uses permitted as special exception.
5. The required minimum fire flow is 1,500 GPM @ 20 PSI.
6. A traffic study is required. Any improvements recommended by the traffic study

must be completed by the developer. Staff is concerned about the introduction of industrial uses and additional industrial traffic to Nissan Drive and Jefferson Pike in this area, with particular concern for the SR 102/SR 266 intersection. In addition, SR 102 rises northbound from Bent Tree Drive which could cause an issue for site distance at the proposed project access point.

7. No trees, shrubs, or vegetation are allowed within utility easements.
8. The proposed architectural elevations are a mixture of thin brick and metal siding and roll-up doors on Building C and primarily concrete tilt panel with metal loading doors on Buildings A & B. For the elevations on Building C that would face the residential development to the south and west, staff would recommend that the architectural elevations meet Design Review, which would limit the usage of metal panels.
9. What is the intended use of Building C? What would be stored outside? The hammer head T shown in the parking lot of Building C will have to be a dedicated fire lane. The Fire Dept. has concerns about the ability to protect this building as an area of open storage cannot be utilized for fire apparatus access. In addition, 4 parking spaces are not adequate for this building.
10. All roadways must be a minimum of 26' wide.
11. A plat will be required to be recorded to dedicate easements and create property lines.
12. Show the sizes of existing water and sewer mains.
13. Provide access to the existing gas regulator station.
14. Provide easements over all utilities.

Attachments:

1. 33619.0000 - Nissan Dive & Jefferson Pike Industeral Rezoning Application
2. Thomas & Hutton Map 1
3. Thomas & Hutton Map 2
4. Thomas & Hutton Map 3



PARK RD

JEFFERSON PIKE

GILLS ST

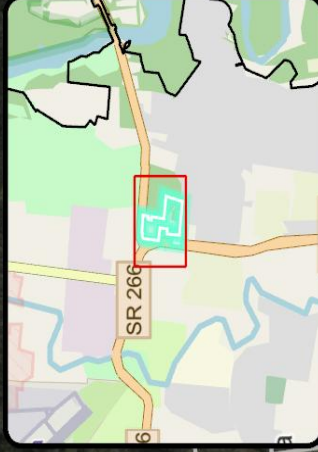
E SAM RIDLEY PKWY

NISSAN DR

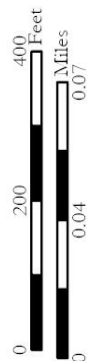
Requested Location

Parcels

R.O.W.



March 2026



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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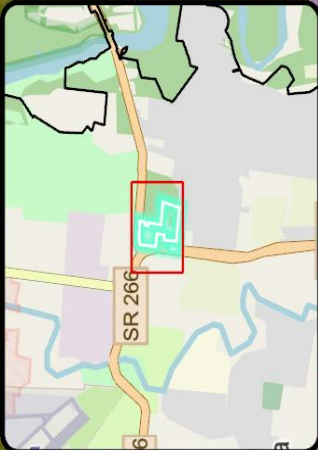
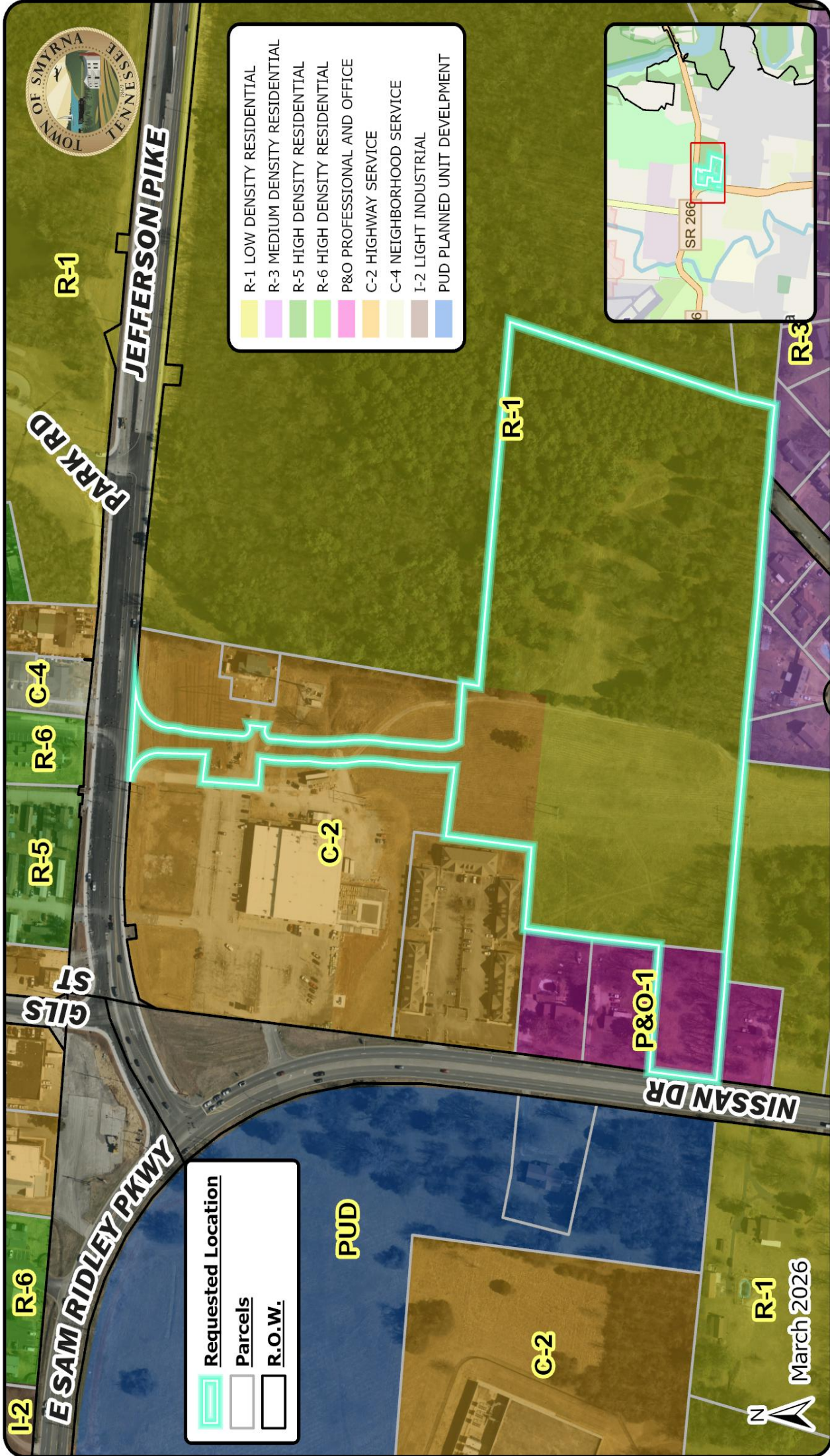
Thomas & Hutton Rezoning

R-1, C-2 and P&O-1 to PID

413-417 & 453 Nissan Drive

Owners: Gillsville Family Center Inc, Ginny Williams

Tax Map: 27
Parcel: 11.00,
P/O 14.00
Acres: +/- 28.30



Thomas & Hutton Rezoning

R-1, C-2 and P&O-1 to PID
413-417 & 453 Nissan Drive

Owners: Gillsville Family Center Inc, Ginny Williams

Tax Map: 27
Parcel: 11.00,
P/O 14.00
Acres: +/- 28.30



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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March 2026



PARK RD

JEFFERSON PIKE

GILS ST

E SAM RIDLEY PKWY

NISSAN DR

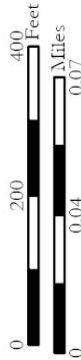
Requested Location

Parcels

R.O.W.



March 2026



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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Thomas & Hutton Rezoning

R-1, C-2 and P&O-1 to PID

413-417 & 453 Nissan Drive

Owners: Gillsville Family Center Inc, Ginny Williams

Tax Map: 27
Parcel: 11.00,
P/O 14.00
Acres: +/- 28.30



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

**Agenda Item Number 6.b.2.
Department: Planning
Date: March 5, 2026**

Subject:

Armia Saber & Meriana Messiha Saber
11264 Old Nashville Highway
Rezoning R-2 to C-2

Background:

Summary:

Armia Saber & Meriana Messiha Saber: Rezoning R-2 to C-2

Location: 11264 Old Nashville Highway

Tax Map: 34I

Group: F

Parcel: 18.00

Current Zoning: R-2

Requested Zoning: C-2

Acres: .54

1. The surrounding zoning is R-2 and C-2.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a Minor Arterial. Adequate right-of-way exists for this street.
4. There is an existing house and detached accessory structure on this property.
5. An existing 8" sewer line runs west to east through the middle of the property. This sewer line location and easement would have to be accommodated with regard to any buildings or it would have to be relocated.
6. The rear approximately $\frac{1}{3}$ of this property is within the 100 year floodplain with a small area of 500 year floodplain adjacent to the 100 year floodplain. Any development would require submittal of a floodplain development permit application.

Attachments:

1. Rezoning Application 2026- C2
2. Saber Map 1
3. Saber Map 2



SHIRLEY CT

WINDLEWOOD CIR

OLD NASHVILLE HWY

SUNSHINE CIR

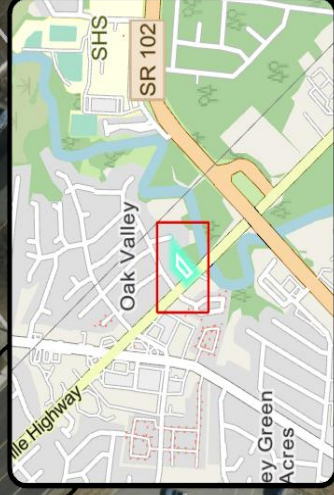
SUNSHINE CIR

March 2026

Requested Parcel

Parcels

R.O.W.



Armia & Meriana Messiha Saber
R-2 to C-2 Rezoning Request
11264 Old Nashville Hwy
Owners: Armia Saber & Meriana Messiha Saber

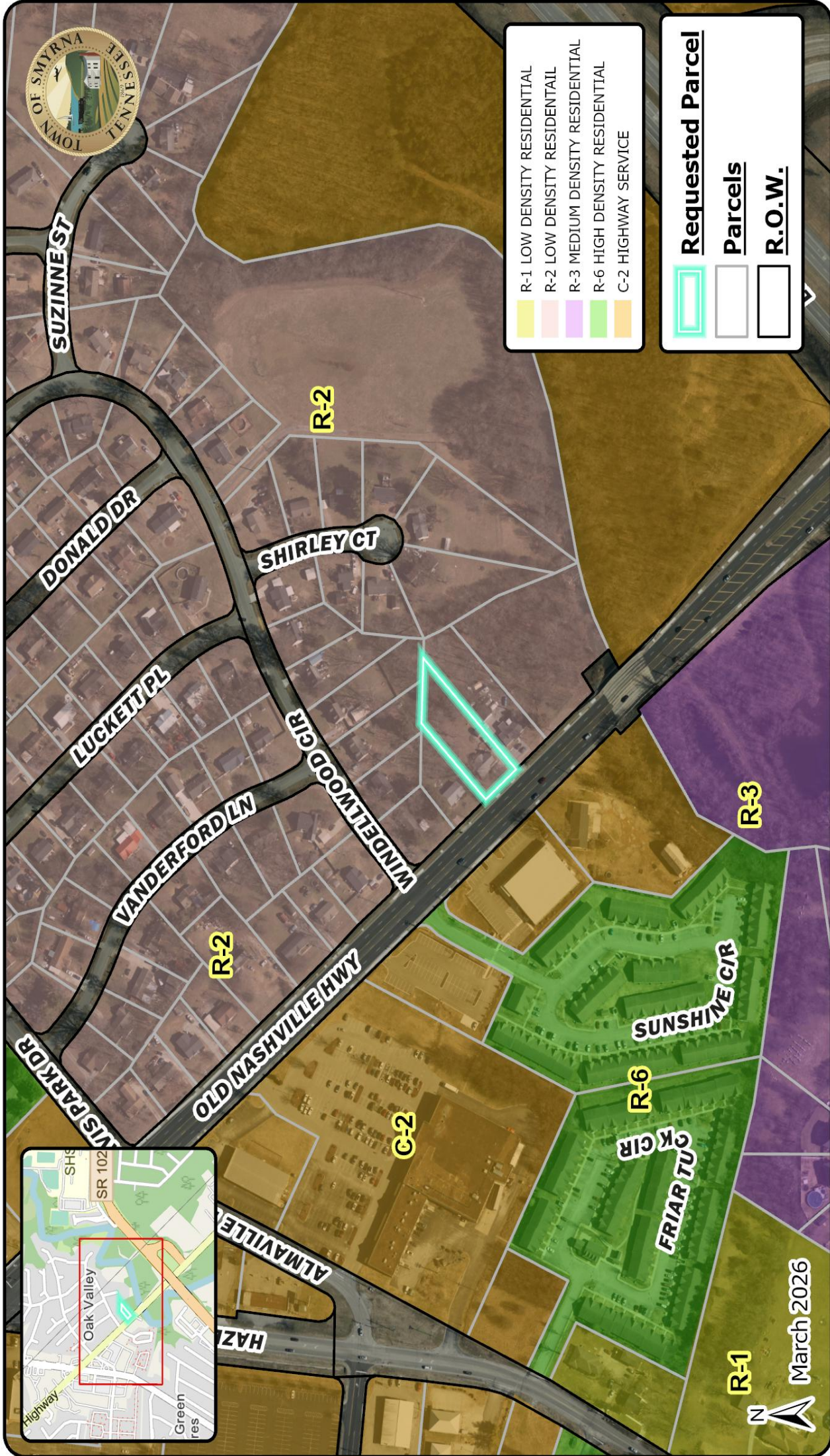
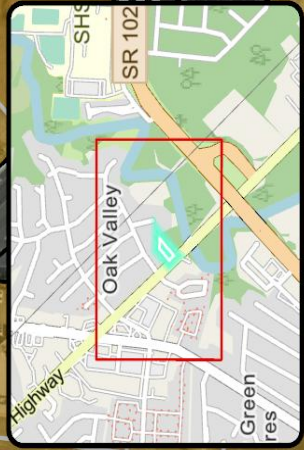
Tax Map: 34I
Group: F
Parcel: 18.00
Acres: +/- 0.54

0 80 160 Feet

0 0.01 0.03 Miles

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

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- R-1 LOW DENSITY RESIDENTIAL
- R-2 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-6 HIGH DENSITY RESIDENTIAL
- C-2 HIGHWAY SERVICE

Requested Parcel

Parcels

R.O.W.

Armia & Meriana Messiha Saber

R-2 to C-2 Rezoning Request

11264 Old Nashville Hwy

Owners: Armia Saber & Meriana Messiha Saber

Tax Map: 34I
Group: F
Parcel: 18.00
Acres: +/- 0.54



March 2026

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
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Community Maps contributors, Map layer by Esri



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

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

Subject:

Rock Springs Senior Living Subdivision
Medical Park and Addison Drive
Owner / Developer: Health & Educational Facilities of Rutherford County, Tennessee /
Land Socayr, LLC

Background:

Summary:

Final Plat - Rock Springs Senior Living Subdivision

Location: Medical Park and Addison Drive

Tax Map: 28

Parcels: 113.01 & 113.07

Current Zoning: R-3 & PRD

Acres: 13.62

Lots: 8

1. No streets on the Major Thoroughfare Plan are affected with this development.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. 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.
4. Add signatures of the owners and land surveyor prior to submittal for recording.
5. The 8" water line shown going across Rock Springs Road does not exist yet. Adjust the water line alignment to show what is actually being constructed.
6. Show and label all fire hydrants.
7. The required stream buffer is 60' along Rock Springs Branch, not 30'.
8. Revise general note 1 to show the correct number of lots and buildable lots.
9. Show the minimum building setback line at least 5' off of the drainage easement on Lot 1 in the side yard.

Attachments:

None

Memorandum

To: Smyrna Municipal Planning Commission

From: Kevin Rigsby, Town Planner

CC: Town Council/Staff

Date: 02/27/26

RE: Cedar Stone Sewer Easement Acquisition

The Town of Smyrna is preparing to obtain a sanitary sewer and temporary construction easement. These easements are required for a sewer line project that is needed to serve the Briley Downs project. The offsite existing 10" line is being upsized to a 15" gravity line and routed around the existing bridge on Morton Lane. The easement would be obtained from the Rutherford County Board of Education, which approved the granting of the easement in January 2026. Attached is an exhibit showing the proposed location of the easements to be acquired as a part of this project.

The Planning Commission is required to review the obtaining of these 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.

THIS INSTRUMENT PREPARED BY:

JEFFREY L. PEACH
Staff Attorney
Town Of Smyrna, Tennessee
315 S. Lowry St.
Smyrna, TN 37167

PUBLIC UTILITY EASEMENT

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers(s)
TOWN OF SMYRNA 315 S. Lowry St. Smyrna, TN 37167	NEW OWNER—EXEMPT	Part of Tax Map 055 Parcel 001.04

FOR AND IN CONSIDERATION of the sum of **ONE DOLLAR (\$1.00)** receipt of which is hereby acknowledged, the undersigned, on behalf of **Rutherford County** (hereinafter referred to as “Grantor”) has this day bargained and sold and does hereby transfer and convey unto the **TOWN OF SMYRNA**, a municipal corporation existing in the State of Tennessee, (hereinafter referred to as “Grantee”) its successors and assigns forever, the following permanent public utility easement in, upon, along, under, through and across the hereinafter described parcel of real estate for the purpose of making improvements to the existing sewer infrastructure in accordance with the plans and specifications for the project prepared by Wilson and Associates, P.C., as the same may be revised from time to time, together with all necessary rights of ingress and egress to and from said parcel of land for the purpose of accomplishing the aforementioned project. Said parcel of land is more particularly described as follows:

LAND LYING IN THE 4TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE. BEING A PORTION OF RUTHERFORD COUNTY PROPERTY TO BE DEDICATED AS A 30-FOOT-WIDE SANITARY SEWER EASEMENT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A POINT IN THE RIGHT OF WAY OF MORTON LANE ROAD, HAVING A STATE PLANE COORDINATE OF NORTH: 578,985.27 FEET EAST: 1,802,249.65 FEET (NAD 83) 2011 US SURVEY FEET
THENCE, LEAVING SAID POINT OF COMMENCEMENT, N 89° 53’ 00” W, FOR A DISTANCE OF 35.23 FEET THE POINT OF BEGINNING;
THENCE, LEAVING SAID POINT OF BEGINNING, THE FOLLOWING CALLS;
N 89° 53’ 00” W, FOR A DISTANCE OF 8.53 FEET TO A POINT ALONG A CURVE;
THENCE, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 679.00 FEET, AN ARC LENGTH OF 21.55 FEET, A DELTA ANGLE OF 00° 49’ 05”, AND WHOSE LONG CHORD BEARS S 85° 56’ 23” W, FOR A DISTANCE OF 21.55 FEET TO A POINT;

THENCE, LEAVING SAID POINT ALONG A CURVE, THE FOLLOWING CALLS;
N 06° 26’ 16” W, FOR A DISTANCE OF 5.63 FEET TO A POINT;
N 81° 22’ 59” W, FOR A DISTANCE OF 56.85 FEET TO A POINT;

S 76° 32' 21" W, FOR A DISTANCE OF 85.29 FEET TO A POINT;
S 39° 37' 23" W, FOR A DISTANCE OF 4.97 FEET TO A POINT;
S 12° 03' 49" E, FOR A DISTANCE OF 9.03 FEET TO A POINT ALONG A CURVE;

THENCE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,524.99 FEET, AN ARC LENGTH OF 30.05 FEET, A DELTA ANGLE OF 00° 40' 54", AND WHOSE LONG CHORD BEARS S 81° 04' 10" W, FOR A DISTANCE OF 30.04 FEET TO A POINT;

THENCE, LEAVING SAID POINT ALONG A CURVE, THE FOLLOWING CALLS;
N 12° 03' 49" W, FOR A DISTANCE OF 21.92 FEET TO A POINT;
N 39° 37' 23" E, FOR A DISTANCE OF 29.51 FEET TO A POINT;
N 76° 32' 21" E, FOR A DISTANCE OF 101.15 FEET TO A POINT;
S 81° 22' 59" E, FOR A DISTANCE OF 49.68 FEET TO A POINT;
N 83° 33' 44" E, FOR A DISTANCE OF 34.79 FEET TO A POINT;
S 06° 26' 16" E, FOR A DISTANCE OF 39.85 FEET TO THE POINT OF BEGINNING
CONTAINING 0.151 ACRES OR 6,611 SQ FEET MORE OR LESS.

TEMPORARY 35' CONSTRUCTION EASEMENT:

IN ADDITION, A TEMPORARY CONSTRUCTION EASEMENT EXTENDING 35 FEET ON THE NORTH SIDE AND RUNNING PARALLEL WITH SAID SANITARY SEWER EASEMENT.

BEGINNING AT A POINT IN THE RIGHT OF WAY OF MORTON LANE ROAD, HAVING A STATE PLANE COORDINATE OF NORTH: 578,985.27 FEET EAST: 1,802,249.65 FEET (NAD 83) 2011 US SURVEY FEET:

THENCE, THE FOLLOWING CALLS;
N 89° 53' 00" W, FOR A DISTANCE OF 35.23 FEET TO A POINT;
N 06° 26' 16" W, FOR A DISTANCE OF 39.85 FEET TO A POINT;
S 83° 33' 44" W, FOR A DISTANCE OF 34.79 FEET TO A POINT;
N 81° 22' 59" W, FOR A DISTANCE OF 49.68 FEET TO A POINT;
S 76° 32' 21" W, FOR A DISTANCE OF 101.15 FEET TO A POINT;
S 39° 37' 23" W, FOR A DISTANCE OF 29.51 FEET TO A POINT;
S 12° 12' 49" E, FOR A DISTANCE OF 21.92 FEET TO A POINT ALONG A CURVE;

THENCE, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,524.99 FEE, A DELTA ANGLE OF 00° 47' 42", AND WHOSE LONG CHORD BEARS S 80° 19' 52" W, FOR A DISTANCE OF 35.03 FEET TO A POINT;

THENCE, LEAVING SAID POINT ALONG CURVE, THE FOLLOWING CALLS;
N 12° 03' 49" W, FOR A DISTANCE OF 37.41 FEET TO A POINT;
N 39° 37' 23" E, FOR A DISTANCE OF 58.14 FEET TO A POINT;
N 76° 32' 21" E, FOR A DISTANCE OF 119.67 FEET TO A POINT;
S 81° 22' 59" E, FOR A DISTANCE OF 51.88 FEET TO A POINT;
N 83° 33' 44" E, FOR A DISTANCE OF 65.16 FEET TO A POINT;
S 06° 26' 16" E, FOR A DISTANCE OF 78.87 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.276 ACRES OR 12,038 SQ FT, MORE OR LESS.

TO HAVE AND HOLD said real estate, together with all appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said real estate, has a good right to convey the same, and that it is unencumbered.

The Grantor further covenants and binds itself, its heirs, successors, and assigns, forever, to warrant and defend the title to Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

The Grantor acknowledges that the compensation received for this conveyance includes compensation in full for any incidental damages to the remainder of the property under the law of eminent domain.

Grantor covenants and binds itself, its heirs and assigns, and any other successors in title or interest in and to said land or any part or portion thereof, not to do or cause or permit to be done upon the easement, any thing or act of any kind whatsoever that (i) will cause or be likely to cause damage or injury to the above referenced to public utilities, including fittings, appliances and appurtenances, or (ii) will interfere with the use of the easement for utility purposes. The portion or parcel of land upon which said easement is located is to remain the property of Grantor, subject to the easement, and may be used by Grantor for any purpose; provided however, in the opinion of Grantee, said use does not in any way destroy, weaken or damage the public utility or the operation or maintenance of same, or interfere with the use of the easement for utility purposes.

After making any necessary excavations and improvements to the land upon which the easement is located, which necessary excavations and improvements are conducted by Grantee or its agents or servants, Grantee shall, within a reasonable time, restore the surface of the such areas to substantially the same condition as before such excavations and improvements; however, at no time shall Grantee have the obligation to plant trees, shrubbery, sod or the like or to restore any improvements or fences, but rather Grantee's sole obligation shall be to seed and/or straw such excavated or improved areas.

Wherever used in this instrument, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this the _____ day of _____, 2026.

Rutherford County

BY: _____

ITS: _____

STATE OF TENNESSEE)
 : ss
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, that he has executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 2026.

Notary Public

My Commission Expires: _____ (SEAL)

STATE OF TENNESSEE)
 : ss
COUNTY OF RUTHERFORD)

This transfer is exempt from recordation tax pursuant to Tenn. Code Ann. § 67-4-409, the Grantee being a tax-exempt governmental agency, and the actual consideration for the transaction is _____.

Jeffrey L. Peach
Staff Attorney

Sworn to and subscribed before me this ____ day of _____, 2026.

Notary Public

My Commission Expires: _____ (SEAL)

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	8.53'	S89°53'00"E	L7	9.03'	N12°03'49"W	L13	34.79'	S83°33'44"W
L3	5.63'	S6°26'16"E	L9	21.92'	S12°03'49"E	L14	39.85'	N6°26'16"W
L4	56.85'	S81°22'59"E	L10	29.51'	S39°37'23"W			
L5	85.29'	N76°32'21"E	L11	101.15'	S76°32'21"W			
L6	4.97'	N39°37'23"E	L12	49.68'	N81°22'59"W			

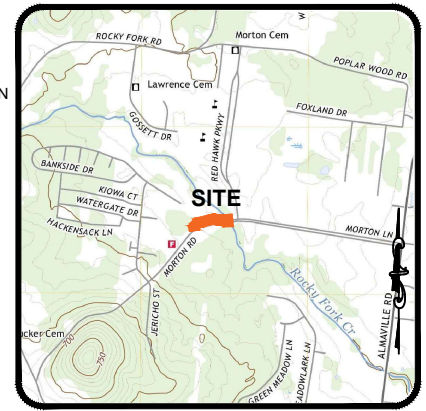
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.55'	679.00'	1° 49' 05"	N85° 56' 23"E	21.55'
C2	30.05'	2524.99'	0° 40' 54"	N81° 04' 10"E	30.04'

LEGEND

- SEWER EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- EASEMENT CORNER

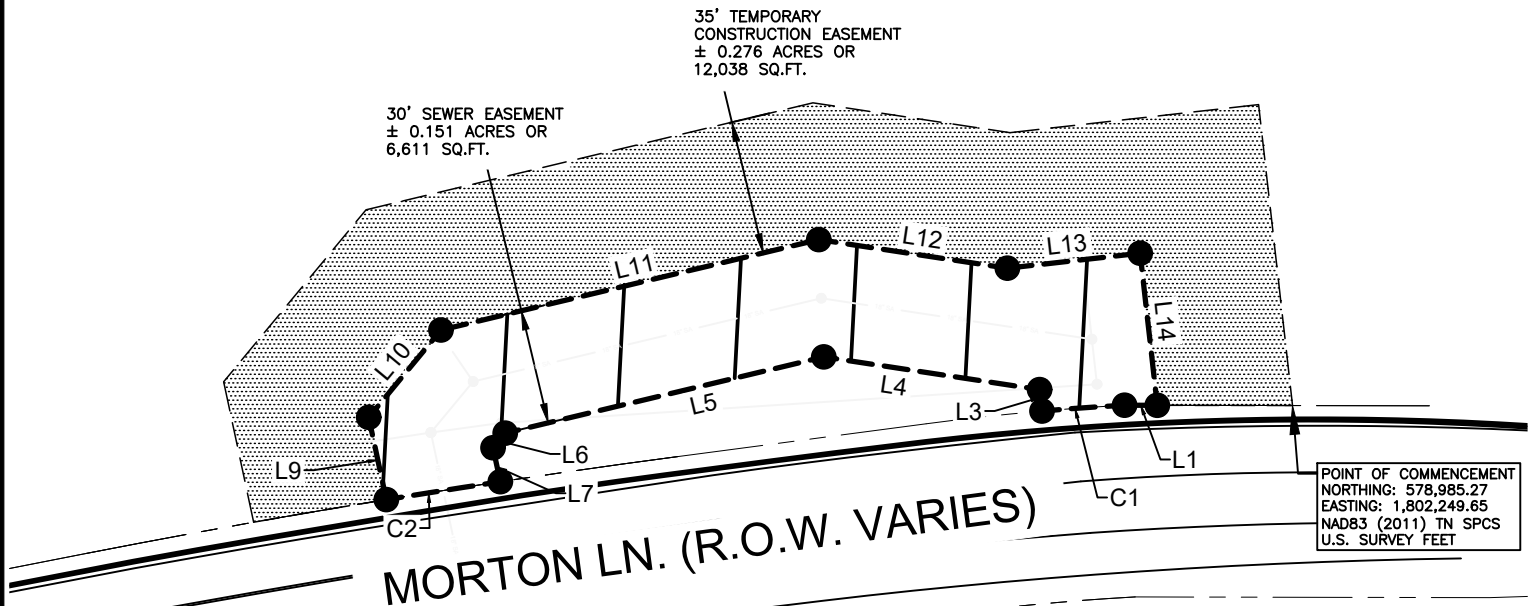
HATCH LEGEND

- SEWER EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



VICINITY MAP
NOT TO SCALE

RUTHERFORD COUNTY
DB 437, PG 913
MAP 055, PARCEL 001.94



WHO'S YOUR MAMA? LLC.
DB 1595, PG 3255
MAP 055, PARCEL 001.06

TOWN OF SMYRNA
DB 759, PG 3444
MAP 055, PARCEL 001.07



GRAPHIC SCALE: 1" = 50'

RUTHERFORD COUNTY SEWER AND TEMPORARY CONSTRUCTION EASEMENTS

PROPERTY LOCATION:
200 RED HAWK PKWY,
CITY OF SMYRNA,
RUTHERFORD COUNTY, TENNESSEE

DATE 12/01/2025
SCALE: 1" = 50'
DRAWN BY: CSS
JOB NO: 25-2498



108 Beasley Drive
Franklin, TN
37064
615.794.2275

Temporary Signage

Temporary signage is regulated by the Sign Ordinance. The following proposed amendments update the regulations for banners, streamers and inflatable signage.

- Banners
 - Duration: Removal of the current 90 days per calendar year limit permitted in 30 day increments.
 - New Businesses: Banners may be displayed for up to 7 days within 3 months of obtaining a business license from the Town.
 - Transition Period: Businesses may display a banner while awaiting the fabrication and installation of a permanent sign, provided the permanent sign has a permit issued by the Town.
- Streamers & Pennants
 - No longer allowed as a form of temporary signage.
- Inflatable Signs
 - Allowance for any type of inflatable signage has been removed.

Proposed modifications are outlined below; items to be removed are struck through in red and items to be added are highlighted.

Chapter 3 - General Provisions

Section D: Signs Permitted in All Districts

~~11. Inflatable signs that are no more than 2 feet in diameter and extend no more than 10 feet from ground level.~~

Section E: Signs Prohibited in All Districts

10. Flashing, swinging, or rotating signs, pennants, **streamers**, or other decorations;
11. ...
12. ...
- 13. Inflatable signs.**

Chapter 7 - Temporary Sign Provisions

Section A: General Requirements

8. The use of a banner as a temporary sign shall be prohibited unless such banner is properly permitted by the Town of Smyrna. Once properly permitted, the use of banners as temporary signs shall be subject to the following provisions:
 - i. For the purpose of this part, "banner" shall be defined as a sign having the copy applied to cloth, paper, fabric, vinyl, or polyvinyl chloride (PVC) of any kind with only such material for backing. "Banner" shall also include animated and/or fluttering devices designed to attract attention.
 - ii. Any person or business wishing to utilize a banner as a temporary sign shall obtain a permit from the Smyrna Codes Department. ~~No permit issued in accordance with the provisions of this part, including any extensions to such~~

~~permit, shall be valid for longer than thirty (30) days. Permits may be extended for two (2) additional thirty (30) day periods; however, in no event may a banner be displayed on any parcel for longer than ninety (90) days.~~ The permit applicant shall pay a fee for any permit issued under this part ~~and each subsequent extension thereto~~ in the amount of \$30.00 each.

- iii. Properties located in Commercial or Industrial Zones may display no more than two (2) banners at any time and such banners shall not exceed thirty-two (32) square feet with each sixteen (16) square feet of banner being considered one (1) banner.
- iv. Properties located within Residential Zones may display no more than one (1) banner at any time and such banner shall not exceed six (6) square feet.
- ~~v. No parcel, regardless of its zone, may utilize banners as temporary signs on such parcels for more than ninety (90) days per calendar year.~~
- v. Businesses which have applied for, and have been issued, a sign permit from the Town of Smyrna may apply for a banner permit, which may be displayed from the time of sign permit issuance until a permanent sign is erected at the location of which the sign permit was issued. All size regulations as noted in Chapter 7, Section A (8.iii) shall apply.
- vi. A business may display a banner for a period not to exceed seven (7) days within 3 months of obtaining a business license.
- vii. The permit fee referenced in Part (ii) of this Section shall be waived for tax exempt organizations in accordance with the following provisions:
 - a. In order to qualify for a waiver, the organization must submit evidence to the Town Planner, or his designee, that it is an organization which is fully exempt from all applicable property, income, and sales taxes;
 - b. The organization seeking a waiver must either be principally located or have an office within the corporate limits of the Town of Smyrna. The Planner may waive this location requirement if the organization is temporarily utilizing a location within the Town limits for a particular event or other activity;
 - c. Any permit issued pursuant to this Part shall be valid for no more than ten (10) days;
 - d. An organization may be granted a waiver under this Part on no more than four (4) separate occasions per calendar year, the number of days or banners actually utilized under any prior waiver notwithstanding;
 - e. The organization must comply with all applicable banner size and number restrictions contained in Parts (iii) and (iv) of this Section;
 - f. Subject to the restrictions contained in Parts (iii) and (iv) of this Section, a waiver granted in accordance with this Part will be applicable for up to the maximum number of banners allowed within the particular zone in which the banner(s) is/are to be erected;
 - g. Any organization granted a waiver under this Part shall not be eligible for a future waiver if it fails to remove its banner(s) by the permit expiration

date or places such banner(s) within a public right-of-way or other unlawful location.

Section B: Temporary Sign Size Requirements.

1. Maximum Display Surface Area
 - a. Maximum display surface area shall be six (6) square feet in all residential districts.
 - b. Maximum display surface area shall be sixteen (16) square feet in all non-residential districts.
 - c. Maximum display surface area for street banners as allowed in Chapter 7, Section A, ~~(5)~~ (4) of this ordinance shall not be limited.
 - ~~d. Streamers shall be allowed up to a maximum of 3 feet of streamer length for every one foot of road frontage in the C-2 and C-3 districts only. Each continuous streamer cord shall constitute one temporary sign as regulated in Chapter 7, Section A.~~
2. Maximum height shall be twelve (12) feet, except that banners displayed over a public street shall have a minimum clearance of fifteen (15) feet. ~~Streamers shall not exceed the height of the building.~~

~~Section C: Inflatable Signs.~~

- ~~1. Inflatable signs as defined in Chapter 2 except as allowed in Chapter 3, Section D, are required to obtain a permit from the Town.~~
- ~~2. No more than one such sign is allowed per lot of record.~~
- ~~3. An inflatable sign permitted under this section can extend no more than 20 feet from ground level and cannot exceed 100 square feet.~~
- ~~4. Such signs may be permitted for no more than 30 days in a calendar year.~~
- ~~5. Such sign shall constitute one temporary sign as regulated in Chapter 7, Section A.~~

Accessory Apartments in R-4 Zoning District

This amendment seeks to expand flexibility within the R-4 zoning district by creating consideration of accessory apartments by special exception, which is already established in the R-1, R-2 and R-3 districts.

The intent of this amendment is to provide the residents who live on a property zoned R-4 in a detached single-family dwelling the ability to request an accessory apartment, similar to other single family detached residential use districts. Staff would recommend eligibility being limited to parcels where the principal use is one detached single-family dwelling. This would prevent the possibility of a lot with duplexes, zero-lot line dwellings, or any other multi-family or non-residential primary use from making a request. There are approximately 171 lots in Town zoned R-4 that would be eligible for consideration of an accessory apartment, if approved. The proposed modification is highlighted.

5.051.4 R-4, Medium-Density Residential District.

C. Uses Permitted as Special Exceptions:

1. Community Assembly.
2. Religious Facilities.
3. Educational Facilities.
4. Cultural and Recreation Services.
5. Associations for Physically or Mentally Handicapped Persons.
6. Family and Group Care Facilities.
7. Nursing Homes.
8. Orphanages.
9. Family Day Care Home.
10. Government Administrative Services.
11. Mobile home parks as regulated in ARTICLE IV, SECTION 4.090.
12. Radio and television towers, and transmission facilities, water storage facilities, and water and sewage treatment plants.
13. Family Day Care Home.
14. Bed and Breakfast.
15. Accessory apartment, eligible only on a parcel where the principal use is one detached single-family dwelling. The consideration of an accessory apartment shall not be for lots containing duplexes, zero-lot line dwellings, or any other residential or non-residential primary uses.

Bail Bond Agency

There are no current definitions of bail bond agencies within the Zoning Ordinance, nor a specified activity type. Outlined below are the proposed additions to the Municipal Zoning Ordinance establishing a definition and specifying zoning districts of activity use.

General business service is permitted by right within the C-1, C-2, C-4, C-5, P-O-2 and A-1 districts, and by special exception in the I-1 and I-2 districts. This proposed amendment would restrict bail bond agencies from operating by right within the C-1, C-2, C-4 and P-O-2 zoning districts, but would remain by right in C-5 and A-1. The status as a special exception would remain unchanged within the I-1 and I-2 districts.

Article II - Definitions

BAIL BOND AGENCY: A business engaged in providing bail or surety bonds for persons accused of criminal offenses.

Section 2.036.12 Activity Type - General Business Service.

B. Use Listing

- **Bail Bond Agency**

Article V - Zoning Districts

Section 5.052.1 C-1, Central Business District.

B. Uses Permitted

9. General business services, **except bail bond agencies**

Section 5.052.2 C-2, General Commercial District.

B. Uses Permitted

13. General business services, **except bail bond agencies**

Section 5.052.4 C-4, Neighborhood Service Business District.

B. Uses Permitted

3. General business services, **except bail bond agencies**

Section 5.052.6 P-O-2, Professional and Office District.

B. Uses Permitted

5. General business services, **except bail bond agencies**

Tobacco, Vape and Cannabinoid Retailers

This amendment seeks to create a definition within the Zoning Ordinance regarding establishments conducting retail sales of tobacco, vape or cannabinoid derived products as the primary business operation. The various amendments would lead to the use being allowed by right within the C-5, I-1, I-2 and I-3 zoning districts with supplementary provisions applying to the locations of such operations within the aforementioned zoning districts.

Article II - Definitions

Section 2.020 Definitions

TOBACCO, VAPE AND CANNABINOID RETAIL ESTABLISHMENT: An establishment where twenty-five percent (25%) or more of the net floor or shelf area is dedicated to, or fifty-one percent (51%) or more of gross sales are derived from, the display, sale, distribution, or marketing of tobacco products, electronic smoking devices (vapes), and/or products derived from the *Cannabis sativa L.* plant (including but not limited to CBD, Delta-8, Delta-9, or other hemp-derived cannabinoids). This includes all associated paraphernalia, delivery devices, components, and liquids. This definition shall not include any establishment where such products are incidental to the primary retail use, such as a full-service grocery store or a licensed pharmacy.

2.036.14 Activity Type - General Retail Trade

B. Use Listing

- ~~Tobacco Shops~~

2.036.23 Activity Type - Retail Sales of Tobacco, Vape and Cannabinoid

A. Intent and Limitations

This grouping includes the storage and retail sales from the premise or on-site consumption, primarily for personal use, of tobacco products, electronic smoking devices and/or products derived from the *Cannabis sativa L.* plant as well as associated paraphernalia, delivery devices, components, and liquids.

B. Use Listing

- Cigar and Tobacco Shops
- Vape/E-Cigarette Lounges or Retailers
- Cannabinoid Retailers (Non-Medical)
- Hookah/Water Pipe Lounges or Retailers
- Head Shops/Paraphernalia Retail

5.052.7 C-5, Highway Service District.

B. Uses Permitted:

31. Tobacco, Vape and Cannabinoid Retail Establishment.

5.053.1 I-1, Light Industrial District.

B. Uses Permitted:

15. Tobacco, Vape and Cannabinoid Retail Establishment.

5.053.2 I-2, Light Industrial District.

B. Uses Permitted:

14. Tobacco, Vape and Cannabinoid Retail Establishment.

Article IV - Supplementary Provisions Applying to Specific Districts

Section 4.210 Supplementary Provisions for tobacco, vape and cannabinoid retail establishments

In the C-5, I-1, I-2 and I-3 zoning districts wherein tobacco, vape and cannabinoid retail establishments are allowed, the following special provisions shall apply:

- A. Shall not be located within the H-1, Historic Overlay District.
- B. Shall not be permitted as a home based business.
- C. Shall have a minimum of one thousand (1,000) feet separation from another tobacco, vape and cannabinoid retail establishment, public or private school, town park, daycare center or church. Such measurement shall be from the closest property line to the closest property line.
- D. Shall have a minimum two hundred and fifty (250) feet separation from properties zoned or used for residential purposes measured from the closest property line to the closest property line.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/18/2022	Gwynne Farms, 2A / Lennar Homes, LLC	3/18/2026	Regions Bank	\$48,600

Bond is for: Roads, Water/Sewer, Stormwater

Development is 90.7% built out. (49 out of 54 lots built)

Public Works Department Comments:

- 1. Place final topping and striping.
- 2. Sidewalks and crosswalks must be ADA compliant.
- 3. Some curb and gutter needs to be added all the way to phase line.
- 4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
- 5. All signage must meet MUTCD standards.
- 6. All debris must be cleaned out of catch basins and detention pond structures.
- 7. Some areas of detention pond are eroding and need to be stabilized.
- 8. Remove remaining EPSC (riser pipe, wattles, silt fence, etc.)
- 9. Ensure all bare soils are stabilized.

Utilities Department Comments:

- 1. No issues at this time.

DEVELOPER JEFFEREY TEMPLETON W/LENNAR'S COMMENTS:

I will review this with our contractor to ensure all items have been completed.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/21/2020	Bankside, Section V, Phase II / Dennis Butler Builders	3/21/2026	Escrow	\$15,000

Bond is for: Emergency Road Access

Development is 100% built out. (27 out of 27 lots built)

Planning Department Comments:

 This bond is in place to ensure construction of an emergency access road for the Bankside development. A second access is planned with a connection to Kedron

- 1. Church Road in the future.

Public Works and Utilities Departments' Comments:

- 1. No issues at this time.

DEVELOPER DENNIS BUTLER'S COMMENTS:

If this could be renewed, that would be great. The plan is to submit construction plans for Section 7 this year, which would include the connecting road to Kedron Church Road.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/24/2025	The Courtyards at Stewarts Creek, Phase 2 / Epcon Communities, LLC	3/24/2026	Escrow	\$88,900

Bond is for: Roads, Sewer, Stormwater

Development is 19% built out. (8 out of 42 lots built)

Public Works Department Comments:

1. Place final topping and striping.
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. Ensure all bare soils are stabilized to 70% uniform vegetative coverage.
9. Remove all construction remnants/EPSC (except those aiding other phases).
Ensure all swales/ponds are free of erosion and stabilized to 70% uniform vegetative
10. coverage.
11. Some areas of detention pond are eroding and need to be put on grade per plan.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER LONNIE LANNERS W/EPCON COMMUNITIES' COMMENTS:

I did not hear back from Mr. Lanners prior to the packets being delivered.

RECOMMENDATION:

Extend one year.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/4/2024	Gwynne Farms, Phase 3, Section 2 / Lennar Homes, LLC	4/1/2026	Regions Bank	\$109,400

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 and striping.
2. All signage must meet MUTCD specifications.
3. All P.U.D.E. and drainage ditches need to be put on grade per plan.
4. Remove remaining EPSC (riser pipe, wattles, silt fence, etc.)
5. Ensure all bare soils are stabilized.
6. Some areas of detention pond are eroding and need to be put on grade per plan.
7. Submit stormwater asbuilts verifying the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER JEFFEREY TEMPLETON W/LENNAR'S COMMENTS:

I will review this with our contractor to ensure all items have been completed.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
---------------	-------------------------	-----------	----------------	--------

8/30/2023	Helmsley Place / Regent Homes, LLC	4/9/2026	Regions Bank	\$20,000
Bond is for: Roads, Sewer, Stormwater				
Development is 100% built out. (57 out of 57 lots built)				
Public Works Department Comments: 1. Ensure detention pond is draining within 72 hours. 2. Clear vegetation in the detention pond. 3. Stabilize the floor of the detention pond. 4. Remove any construction trash/debris.				
Utilities Department Comments: 1. No issues at this time.				
DEVELOPER CASEY KEISTER W/MERITAGE'S COMMENTS:				
We're just waiting on a good dry weather window to get the pond fixed up.				
RECOMMENDATION:				
End of the maintenance period. Release if all remaining items are completed by 4/9. Otherwise, extend 3 months.				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
7/13/2022	Derby Run, Phase 1A & 1B / Charter Commercial, LLC	4/13/2026	Escrow	\$10,000
Bond is for: Roads, Sewer, Stormwater				
Development is 92.7% built out. (51 out of 55 lots built)				
Public Works Department Comments: 1. Striping not complete. Crosswalks also still need striping. All signage must meet MUTCD requirements. Need arrows on top of pedestrian 2. signs. 3. Remove silt fabric from catch basins before final inspection. 4. All P.U.D.E. and drainage ditches need to be put on grade per plan. 5. Some areas of detention pond are eroding and need to be stabilized. 6. Ensure all swales are free of erosion and stabilized. 7. Stabilize all bare/patchy soils to 70% uniform vegetative coverage.				
Utilities Department Comments: 1. No issues at this time.				
DEVELOPER PAT MANGER W/CHARTER COMMERICAL'S COMMENTS:				
I did not hear back from Mr. Manger prior to the packets being delivered.				
RECOMMENDATION:				
End of the maintenance period. Release if all remaining items are completed by 4/13. Otherwise, extend 3 months.				
DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
10/17/2023	Hunters Point Section 3, Phase 2 / Craig & Trudi Gibbs	4/17/2026	Escrow	\$26,800

Bond is for: Roads, Water/Sewer, Stormwater

Development is 62.5% built out. (5 out of 8 lots built)

Public Works Department Comments:

1. Place final topping and striping.

2. Some manholes and water valve boxes need adjusting.

3. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
All sidewalks and crosswalks must be ADA compliant. Sidewalks must go to end of

4. phase line.

5. Some areas of sidewalk are damaged and must be replaced or repaired.

6. Some areas of curb and gutter are damaged and need to be replaced.

7. Remove silt fabric from catch basins before final inspection.

8. All signage must meet MUTCD regulations.
Some areas of detention ponds are eroding and need to be stabilized and put on

9. grade per plan.

10. Stabilize any bare soils.

11. Clean street/drain bags.

12. Submit stormwater as-builts verifying the elevations of the detention pond.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER TRUDI GIBBS' COMMENTS:

Ms. Gibbs' husband Craig recently passed away. He was the developer on this project, but she was also involved. She is working with Town inspectors to finish the remaining items.

RECOMMENDATION:

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/3/2023	Marlowe / Greystar	4/17/2026	PNC Bank	\$1,131,611

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

Public Works Department Comments:

- Replace curb and sidewalk along Genie Lane near where the construction entrance

1. was located.

2. Stabilize all bare/patchy soils.

3. Ensure EPSC in unstarted phase is not damaged.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER JACK ENGEL W/GREYSTAR'S COMMENTS:

We completed the punch list last year.

RECOMMENDATION:

End of the maintenance period. Release if the punchlist is completed by 4/17. Otherwise, extend three months.