



**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**

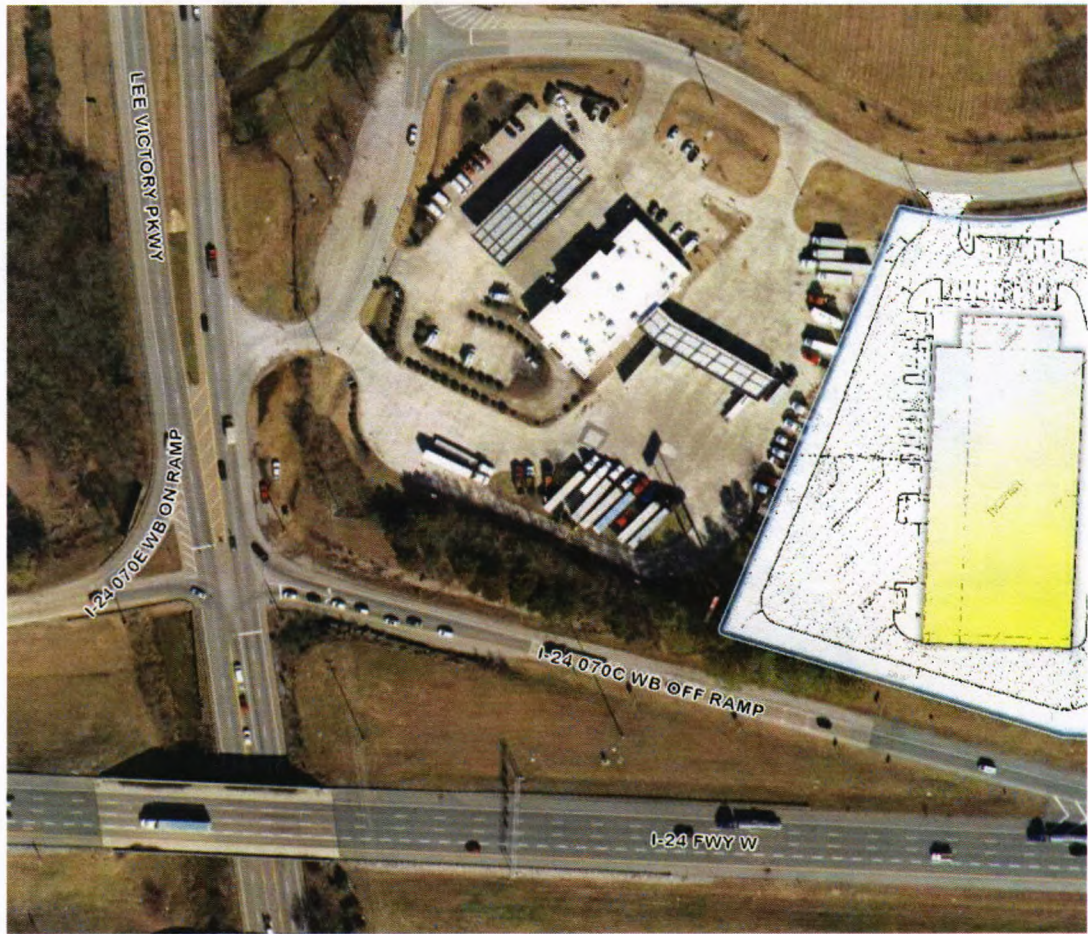
Site Plan

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
<b>Square Footage of Vehicular Use Area</b>	N/A	1.25 Ac
<b>Square Footage of Open Space/Landscaping</b>	4,350 SF	10,500 SF
<b>Total Parking</b>	30 Spaces	37 Spaces
<b>Handicapped Parking Space(s)</b>	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](mailto: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

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.58 Ac
<b>Square Footage of Open Space/Landscaping</b>	2,545 SF	11,924 SF
<b>Total Parking</b>	52 Spaces	37 Spaces
<b>Handicapped Parking Space(s)</b>	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](mailto: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**

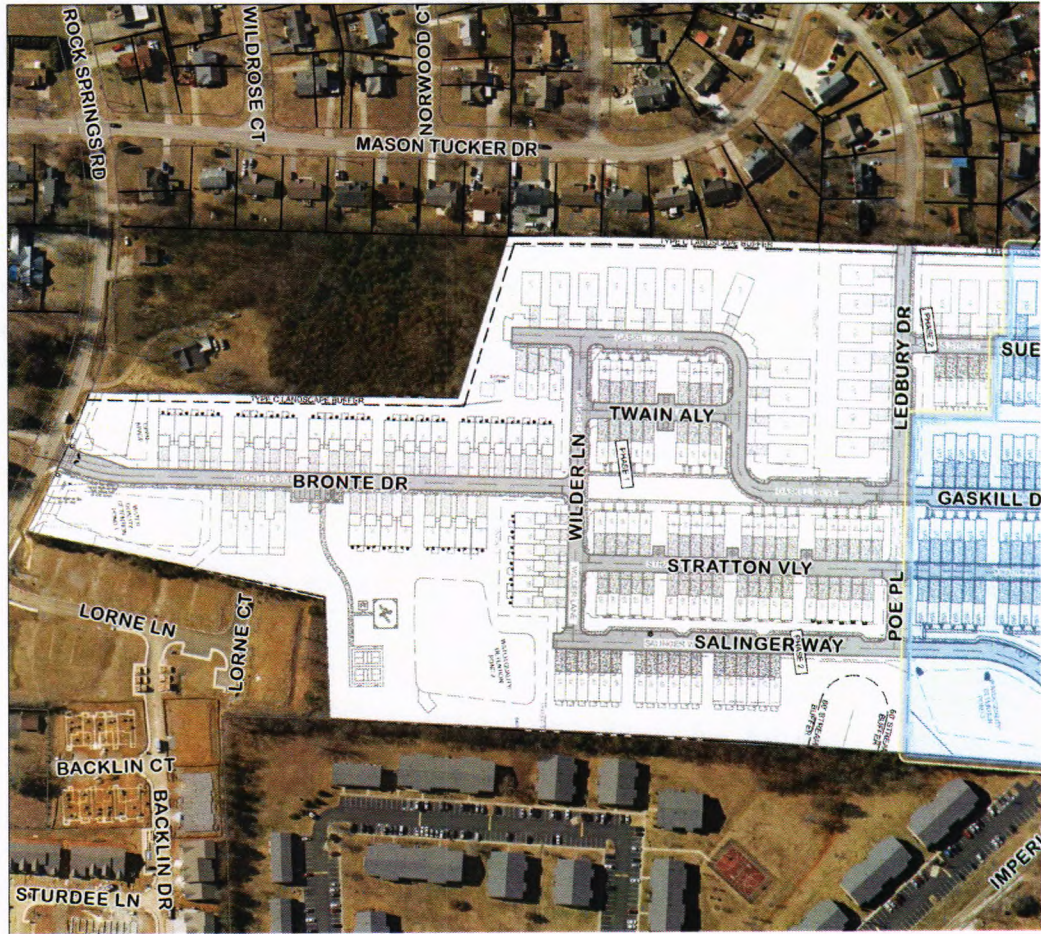
Site Plan

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

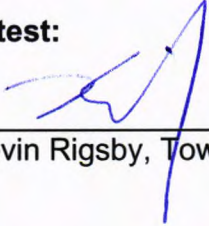
Following discussion, Board Member Charles Scurr made a motion to approve the February Bond Review Report with staff recommendations. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0.

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

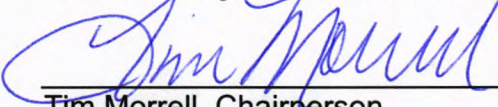
At this time, Kevin Rigsby, Town Planner informed everyone of the Town of Smyrna Road Show being held on February 12, 2026.

**10. Adjournment**

**Attest:**

  
\_\_\_\_\_  
Kevin Rigsby, Town Planner

**Town of Smyrna, Tennessee**

  
\_\_\_\_\_  
Tim Morrell, Chairperson