



TOWN OF SMYRNA

TOWN COUNCIL MEETING

AGENDA



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

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

March 10, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer: Smyrna Police Department Chaplain, Tim York

Pledge of Allegiance: Ms. Mehaffey's 1st grade class (Thurman Francis Arts Academy)

2. Roll Call

3. Approval or Correction of Minutes

February 10, 2026, regular meeting, the February 24, 2026 special-called meeting, and the February 26, 2026, workshop meeting of the Town Council.

4. Awards and Recognitions

Proclamation in support of First Responder Wellness Week, March 23–27.
Proclamation recognizing Smyrna Housing Authority Chairperson, Tommy Francis.

5. Consent Agenda

Note: Consent Agenda items will be those items determined by the Town Manager to be routine matters not necessitating discussion. All Consent Agenda items may be voted upon simultaneously pursuant to a single motion. There will be no separate discussion of these items unless a member of the Town Council requests that discussion be held, in which case the item will be removed from the Consent Agenda and considered separately. Following passage of the remaining Consent Agenda items, discussion of any items removed from the Consent Agenda shall be held and separate motions and votes shall be taken for each of the items removed.

- a. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Pyrotecnico for the Town's annual Independence Day

Celebration firework display.

- b. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Monitoring & Management Services relative to the Fats, Oils & Grease Program.
- c. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Barton Lawn Care for mowing of Non-Parks properties within the Town.
- d. Approval of the terms of, and authorization for the Mayor to execute, a contract extension with TDOT for the Enon Springs Sidewalk Replacement Project.
- e. Approval of the terms of, and authorization for the Mayor to execute, a contract amendment with Gresham Smith for Roadway and Signal Design services for the Rock Springs Road at Old Nashville Highway intersection improvements.
- f. Approval of the terms of, and authorization for the Mayor to execute, an amendment to the Lease with Rutherford County, Tennessee for property located at 440 Enon Springs Road East.
- g. Approval of the terms of, and authorization for the Mayor to execute, an agreement with the Tennessee Rehab Center allowing the Parks Department to use the recreation field area.
- h. Approval of the terms of, and authorization for the Mayor to execute, an agreement for the Smyrna Outdoor Adventure Center Fall Exhibit, "Sonic Sensation."
- i. Consideration and approval of the Smyrna Parks and Recreation 5-Year Master Plan.

6. **Old Business**

- a. **PUBLIC HEARING**: Consideration of an Ordinance relative to the amendment of the existing PRD to PUD for property located on Tax Map 28, Parcels 44.07, 44.26, and 44.32 owned by Vintage Harbor Brook, LLC, Vintage Smyrna Block 1 Owner, LLC, and Vester Waldron Family Limited Partnership, LLC containing 91.66 acres. The properties requested are located on Needham Drive, White Birch Avenue, and Old Nashville Highway.
- b. **PUBLIC HEARING**: Consideration of an Ordinance relative to the rezoning of Tax Map 51, Parcel 8.26, from PRD to R-3 requested by Hollingshead Land, LLC. The property requested to be rezoned contains approximately 12.94 acres and is located south of Lee Road.
- c. **PUBLIC HEARING**: Consideration of an Ordinance amending the Smyrna Municipal Code Title 12 relative to adoption of 2024 Uniform Building Codes.

7. **New Business**

- a. Planning Commission Report

1. Consideration of an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 54, Parcels 20.00, 20.01, and 3.04 requested by Catalyst Design Group on behalf of the property owners containing 102 acres. The properties are located at 7025 Del Thomas Road.
 2. Consideration of an Ordinance relative to the rezoning of Tax Map 27, Parcel 11.00 and part of Parcel 14.00, from R-1, C-2, and P&O-1 to PID, owned by Gilsville Family Center, Inc. and requested by Thomas and Hutton on behalf of KBC Advisors. The properties requested to be rezoned contain approximately 28.3 acres and are located on Nissan Drive and Jefferson Pike.
 3. Consideration of an Ordinance relative to the rezoning of property located on Tax Map 34I, Group F, Parcel 18.00 owned by Armia Saber and Meriana Messiha Saber containing .54 acre from R-2 to C-2. The property is located at 11264 Old Nashville Highway.
 4. Consideration of a Resolution authorizing the acquisition of right-of-way and easements by negotiation or condemnation for the purpose of a sewer line project along Morton Lane.
 5. Consideration of an Ordinance amending the text of the Smyrna Sign Ordinance Chapter 3 General Provisions, Sections D and E, and Chapter 7 Temporary Sign Provisions, Sections A, B, and C.
 6. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article V Zoning Districts, Section 5.051.4.C regarding accessory apartments in the R-4 Medium Density Residential District.
 7. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Definitions, Sections 2.020 and 2.036.12 and Article V Zoning Districts, Sections 5.052.1, 5.052.2, 5.052.4, and 5.052.6 regarding bail bond agency requirements.
 8. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II Definitions, Sections 2.020, 2.036.14, and 2.036.23, Article IV Supplementary Provisions Applying to Specific Districts adding Section 4.210, and Article V Zoning Districts, Sections 5.052.7, 5.053.1, and 5.053.2 regarding tobacco, vape, and cannabinoid retailers.
- b. Consideration of an Ordinance amending the Smyrna Municipal Code Title 7 relative to the adoption of the 2024 International Fire Code.
 - c. Consideration of a Resolution in support of Parks and Recreation's FY2026 \$3,000,000 application to the Local Parks and Recreation Fund by the Tennessee Department of Environment and Conservation.
 - d. Consideration of a Resolution to request unclaimed balance of accounts remitted to State Treasurer under Unclaimed Property Act.

8. Board & Committee Appointments

- a. Consideration of the appointment of one (1) member to the Stormwater Advisory Board to serve an unexpired term ending in 2027.
- b. Consideration of the appointment of two (2) members to the Project Assistance Board; one (1) to serve an unexpired term ending in 2028 and one (1) to serve a term ending in 2029.
- c. Consideration of the appointment of one (1) member to the Smyrna Housing Authority to serve a term ending in 2031.
- d. Consideration of the appointment of two (2) members to the Planning Commission to serve terms ending in 2028.
- e. Consideration of the appointment of two (2) members to the Historic Zoning Commission; one (1) to serve an unexpired term ending in 2029 and one (1) to serve a term ending in 2031.
- f. Consideration of the appointment of two (2) members to the Board of Zoning Appeals to serve terms ending in 2029.
- g. Consideration of the appointment of three (3) members to the Sister City Relations Committee to serve terms ending in 2029.
- h. Consideration of the appointment of one (1) member to the Beer Board to serve a term ending in 2029.
- i. Consideration of the appointment of three (3) members to the Industrial Development Board; one (1) to serve an unexpired term ending in 2027, one (1) to serve an unexpired term ending in 2030, and one (1) to serve an unexpired term ending in 2031.
- j. Consideration of the appointment of one (1) member to the Packaged Liquor Board to serve a term ending in 2029.
- k. Consideration of the appointment of two (2) members to the Board of Adjustment & Appeals; one (1) to serve an unexpired term ending in 2028 and one (1) to serve a term ending in 2029.
- l. Consideration of the appointment of one (1) Council Representative to serve a term on the Smyrna Charity Assistance Board ending in 2027.
- m. Consideration of the appointment of one (1) Council Representative to serve a term on the Kuss Memorial Funding Sub-Committee ending in 2030.
- n. Consideration of the appointment of one (1) Council Representative to serve a term on the Sister City Funding Sub-Committee ending in 2028.

9. Public Comment

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

10. Other

11. Status Reports

January 2026 State Shared and Local Sales tax.

12. Correspondence & Announcements

13. Adjournment