



## TOWN OF SMYRNA

### MUNICIPAL PLANNING COMMISSION MEETING

#### AGENDA



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The Citizen Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least 24 hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

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July 9, 2026

5:00 PM

Smyrna Town Hall

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Citizen Comments**

**3. Approval or Correction of Minutes**

- a. June 4, 2026 regular meeting

**4. Old Business**

- a. Site Plans:

1. Stonetrace Commons  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**5. New Business**

- a. Rezoning Requests:

1. Woods Properties  
10510 Old Nashville Highway  
Rezoning R-1 to C-2
2. Mitesh Patel, Paw Paw Enterprises, LLC, J & M Equity, LLC, Khairy Abdelmasih, Ebram Shalaby, Alaa Mankarious & Eyd Toss, Shams Amraei & Rezvan Moosavi, and Navarro Properties, LLC  
Old Nashville Highway northwest of Enon Springs Road, West  
Rezoning: C-4 to C-2 & R-2 to C-2

- b. Final Plats:

1. Hollingshead Industrial  
West Jefferson Pike & Hickory Grove Road

Owner / Developer: HDCAL Jefferson Pike, LLC / Hamilton Development

2. Resubdivision of Newberry, Lot 2  
3545 Almaville Road  
Owner / Developer: Blue Circle Ventures, LLC
3. Newberry, Phase 2  
Almaville Road and Melbec Drive  
Owner / Developer: Millrose Properties, IIC / Lennar Homes

c. Site Plans:

1. Reverie at Music City Amenity Center  
Yellowstone Street  
Owner/Developer: MRP HDFB LLC / Dream Finders Homes
2. Rock Springs Business Park, Phase II  
230-260 Imperial Boulevard  
Owner/Developer: H&R Development Partners LLC / BGS America LLC
3. Stonetrace, Lot 5  
Genie Lane & Needham Drive  
Owner/Developer: Grow and Learn XI, LLC / Cornerstone Development

**6. Bond Review Report**

- a. July Bond Review Report

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

**8. Adjournment**



**TOWN OF SMYRNA**  
**MUNICIPAL PLANNING COMMISSION**  
**MEETING**  
**MINUTES**



**June 4, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

The meeting was called to order by Marc Adkins, Vice-Mayor at 05:00 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Planning Commission members and staff were present:

**Members:**

Marc Adkins, Vice-Mayor  
Charles Scurr, PhD  
Vanessa Haley  
Scott Demonbreun

**Staff:**

Kevin Rigsby, Town Planner  
Ben Groce, Staff Attorney  
Mitchell Wensman, Principal Planner  
Todd Spearman, Asst. Town Manager  
Scott Byers, Fire Captain  
Mark Parker, Asst. Director of Utilities  
Jason Taylor, Engineer  
Kristi Worrell, Building Official  
Kyle Evans, Town Attorney

**Prayer**

The invocation was given by Vanessa Haley.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Scott Demonbreun.

**2. Public Hearing**

**2.a. Plan of Services for Hollingshead Land, LLC 4657 & 4665 W. Jefferson Pike**

At this time, Vice-Mayor Marc Adkins closed the Planning Commission meeting and opened the Public Hearing. Nobody spoke at the Public Hearing. Vice-Mayor, Marc Adkins closed the Public Hearing and resumed the Planning Commission meeting.

**3. Citizen Comments**

**3.a. Trent Hughes  
524 Almaville Road  
Project: 526 Almaville Road  
In Opposition**

**3.b. Walter Cook  
7294 Florence Road  
Not within Town Limits  
Project: 115 Rebel Road  
In Opposition**

**4. Approval or Correction of Minutes**

**4.a. May 7, 2026 regular meeting**

Following a review of the Minutes of the May 7, 2026 meeting, Board Member Scott Demonbreun made a motion to approve the minutes; the motion was duly seconded by Board Member Charles Scurr. The motion was approved 4-0.

**5. New Business**

**5.a. Annexation, Zoning, and Plan of Service Request:**

**5.a.1. Hollingshead Land, LLC  
4657 & 4665 W. Jefferson Pike  
Annexation and C-2 & I-1 Zoning**

Hollingshead Land, LLC: Annexation and C-2 & I-1 Zoning

Location: 4657 & 4665 W. Jefferson Pike

Tax Map: 26

Parcel: 31.00 & 32.00

Current Zoning: RM

Requested Zoning: C-2 & I-1

Acres: 70.08

1. The surrounding zoning is RM, CN, and LI in Rutherford County. The nearest Town property is zoned PUD.
2. The Land Use Plan for this area is the 840 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, high density residential, and industrial/warehousing uses are particularly appropriate for these areas.
3. The Major Thoroughfare Plan designates W. Jefferson Pike as a principal arterial. Adequate right-of-way exists for this street.
4. Annexation of these tracts would require the annexation of approximately 2,298 linear feet of the existing right-of-way of W. Jefferson Pike/SR 266 from the existing Town limits to the intersection with McCormick Court. Annexation of the existing right-of-way of McCormick Court should also be considered as it is proposed for access to this property, and it is approximately 475 linear feet including the cul-de-sac at the end. Annexation of the W. Jefferson Pike/SR 266 right-of-way would include the annexation of the existing traffic signals at the two interstate entrance/exit ramps. The Town has an agreement with Rutherford County for the maintenance of these signals currently in place.
5. A sewer lift station on the east side of 840 north of W. Jefferson Pike would be required.

6. This development would require 2 entrances. Staff would recommend the existing driveway at the easternmost edge of the property away from the interstate exit be utilized. The 2nd entrance will need to meet D104.3 Remoteness. The two shown on the plans are too close to each other.
7. It appears from the recorded plat for McCormick Commercial Subdivision that there is a 50' wide access easement from the eastern side of these tracts to McCormick Court across Lot 2 of that development. As this access would not be located within the Town unless the property owner requested it be done, coordinate construction of the access easement with Rutherford County Planning & Engineering.
8. A traffic study would be required. Any improvements recommended by the traffic study must be completed by the developer.
9. Submit water service availability request to CUDengineering@ cudrc.com to determine the level of service that can be provided to the site.
10. CUD has an existing 16-inch water main along the south side of W. Jefferson Pike to serve the property. The approximate maximum fire flow available is 1,000 GPM.

At this time, Vice-Mayor Marc Adkins acknowledged the following people to speak regarding the request: Chris Maguire of Huddleston Steele Engineering, Inc.

Following discussion, Board Member Charles Scurr made a motion to recommend approval to the Town Council the Annexation and C-2 to I-1 Zoning located at 4657 & 4665 W. Jefferson Pike, with truck traffic only on McCormick, right in right out at the secondary access off Jefferson Pike, and the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 4-0.

**5.b. Rezoning Requests:**

**5.b.1. SEC, Inc. on behalf of Amba Builders, Inc.**

**115 Rebel Road**

**Rezoning Request: R-1 to PCD**

SEC, Inc. on behalf of Amba Builders, Inc.: R-1 to PCD Request

Location: 115 Rebel Road

Tax Map: 35  
25,933

Parcel: 88.00

Bldg. Sq. Ft.:

Current Zoning: R-1

Requested Zoning: PCD

Acres: 4.04

1. The surrounding zoning is R-1, R-3, and I-3 in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Residential development in this area.
3. The Major Thoroughfare Plan designates Florence Road as a minor

arterial. Adequate right-of-way exists for this street. Rebel Road is designated a local street requiring a total of 50' of right-of-way, and right-of-way is shown to be dedicated for this street at 25' from the centerline as required.

4. The requested PCD is to allow most of the uses allowed by right in C-4 as well as the additional uses of some construction sales and service uses and food service takeout. Package liquor sales, beer stores, and vape and tobacco shops would be expressly prohibited. Two buildings totaling 25,933 square feet are proposed.
5. The required minimum fire flow is 2,250 GPM at 20 PSI for Building A and 1,000 GPM at 20 PSI for Building B with a sprinkler system.
6. Auto-turn as submitted will not be approved. Contact James Lawrence with the Town of Smyrna Fire Department.
7. Staff has a concern about the convenience market without gasoline use next to residential homes.
8. Please show proposed and existing water, sewer, and gas utilities on the plans.

Following discussion, Board Member Charles Scurr made a motion to recommend denial to the Town Council the R-1 to PCD Rezoning Request for 115 Rebel Road due to it being inconsistent with the surrounding zoning. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 4-0.

**5.b.2. Reda Boshra**  
**526 Almaville Road**  
**Rezoning Request: R-1 to C-2**

Reda Boshra: R-1 to C-2 Request

Location: 526 Almaville Road

Tax Map: 50E

Group: E

Parcel: 9.00

Current Zoning: R-1

Requested Zoning: C-2

Acres: .95

1. The surrounding zoning is R-1 and C-2.
2. The Land Use Plan would support Medium Density Residential development in this immediate area and the 24 Gateway character area across the street, which would support a mix of uses and services such as hospitality, retail, restaurant, and multifamily uses.
3. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street.
4. There is a cemetery located on this property called Marable Cemetery, according to information from the Rutherford County Archives office. This cemetery is required to be protected if the property is developed.

Following discussion, Board Member Vanessa Haley made a motion to recommend denial to the Town Council the R-1 to C-2 Rezoning Request for 526 Almaville Road due to it being inconsistent with the surrounding zoning. Board Member Scott

Demonbreun seconded the motion. Following further discussion, the motion was approved 4-0.

**5.c. Site Plan:**

**5.c.1 St. Luke's Catholic Church**

**10682 Old Nashville Highway**

**Owner / Developer: Saint Luke's Catholic Church**

**St. Luke's Catholic Church**

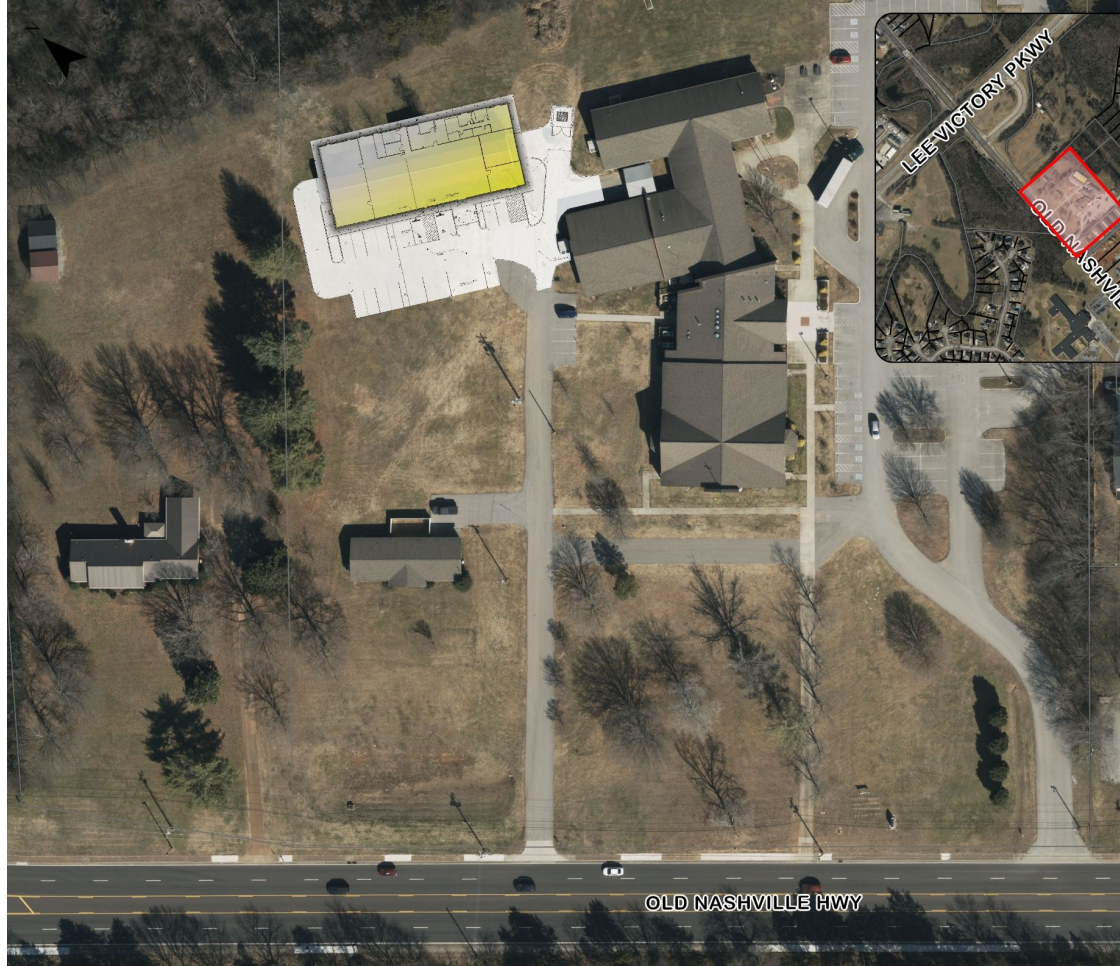
Site Plan

Location: 10692 Old Nashville Highway	Applicant: Nicholas Slay
Tax Map/Parcel: 49/3.01	Property Owner(s): St. Luke Catholic Church
Zoning: C-2	Use Classification: Religious Facility

**Proposal**

A. Location Analysis

St. Luke's Catholic Church is proposing to renovate an existing building adjacent to the main church building. The existing building is approximately 3,600 square feet and the proposed structure is to be approximately 8,580 square feet. The intended use for the structure would be for an auxiliary building, storage and a meeting space (as needed).



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	9,401 SF
<b>Square Footage of Open Space/Landscaping</b>	940 SF	976 SF
<b>Total Parking</b>	N/A - No Fixed Seating	22 Additional Spaces
<b>Handicapped Parking Space(s)</b>	1 Space	2 Spaces

B. Landscaping

Landscape plan shows oak trees planted within the landscape islands. Additional shrubbery is shown in front of the parking area and near the main entrance to the building from the parking lot.

C. Architectural Character

Architectural elevations show a mixture of brick, glass/glazing and metal. The front (southwest) elevation, which is the prominent elevation as seen from Old Nashville Highway, contains 91% primary materials of brick and glass/glazing. The side (southeast) elevation would have 50% metal and the remainder divided between brick and glass/glazing. The opposing side (northwest) elevation would similarly mirror the southeast elevation with 51% metal and the remaining is comprised of brick and glass/glazing. The rear (northeast) elevation shows 60% metal with 31% brick and 9% glass/glazing. As presented, the architectural elevations do not meet Design Review as both sides and the front elevation would be visible from Old Nashville Highway and would be required to have a minimum of 75% primary materials. Overall, the building is shown to have 39% metal; Design Review allows a maximum of 10% accent materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
7. The required minimum fire flow is 2,000 GPM at 20 PSI.

**Staff Comments:**

1. The proposed architectural elevations do not meet Design Review. As proposed, the elevation facing Old Nashville Highway meets Design Review, but the other three do not and the overall percentage of metal shown is greater than allowed. The owner has requested approval of the plans as submitted.
2. Provide dumpster enclosure elevations showing all faces of the enclosure.
3. The private fire hydrant from the fire loop of the church cannot be used to satisfy the requirements of the Fire Code. A public fire hydrant within 400' of the building is required.
4. A 2024 International Fire Code compliant turn around is required for the proposed parking area at the northwestern end of the parking lot. The Fire Department must be able to reach within 150' of all sides of the building.
5. Water service must have a backflow preventer at the road.
6. Utility plans are under review.

**Staff Recommendation:** Staff recommends deferral or denial due to concerns from the Fire Department for adequate fire protection based on the nearest fire hydrant pressure and the building not meeting Design Review requirements for building architectural elevations.

Following discussion, Board Member Scott Demonbreun made a motion to indefinitely defer the Site Plan for St. Luke's Catholic Church due to staff concerns. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 4-0.

## **6. Zoning Ordinance Amendments**

### **6.a. Article IV regarding removal of performance standards regulating noise**

At this time, Kyle Evans, Town Attorney, withdrew this item from consideration at staff's request.

### **6.b. Article III, Section 3.100 regarding accessory use regulations**

Staff introduced the Zoning Ordinance amendment. Following introduction and discussion, a request was made by the Planning Commission to amend the maximum detached accessory structure square footage for lot sizes between 15,000 square feet - 0.49 acre from the proposed 1,000 square feet to 1,200 square feet.

Following discussion, Board Member Scott Demonbreun made a motion to recommend approval to the Town Council the Zoning Ordinance amendment with the request amendment. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 4-0.

### **6.c. Article IV, Section 4.030.G regarding mobile food vendors**

Following discussion, Board Member Vanessa Haley made a motion to recommend approval to the Town Council the Zoning Ordinance amendment for Mobile Food Vendors. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 4-0.

## **7. Bond Review Report**

### **7.a. June Bond Review Report**

Following discussion, Board Member Charles Scurr made a motion to approve the June Bond Review Report. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 4-0.

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

At this time, Kevin Rigsby gave a Comprehensive Plan Survey update stating it has been extended to July 5, 2026.

At this time, Kevin Rigsby introduced our newest employee, Josh Dawsey, Planner.

At this time, Josh Dawsey introduced himself to the Planning Commission members.

At this time, Vice-Mayor Marc Adkins wished his wife a Happy Birthday.

At this time, Charles Scurr congratulated Public Works for improving roads and

sidewalks in Town.

**9. Adjournment**

**Attest:**

**Town of Smyrna, Tennessee**

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Kevin Rigsby, Secretary

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Tim Morrell, Chairperson



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

**Agenda Item Number 4.a.1.  
Department: Planning  
Date: July 9, 2026**

**Subject:**

Stonetrace Commons  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**Background:**

**Summary:**

**Stonetrace Commons**

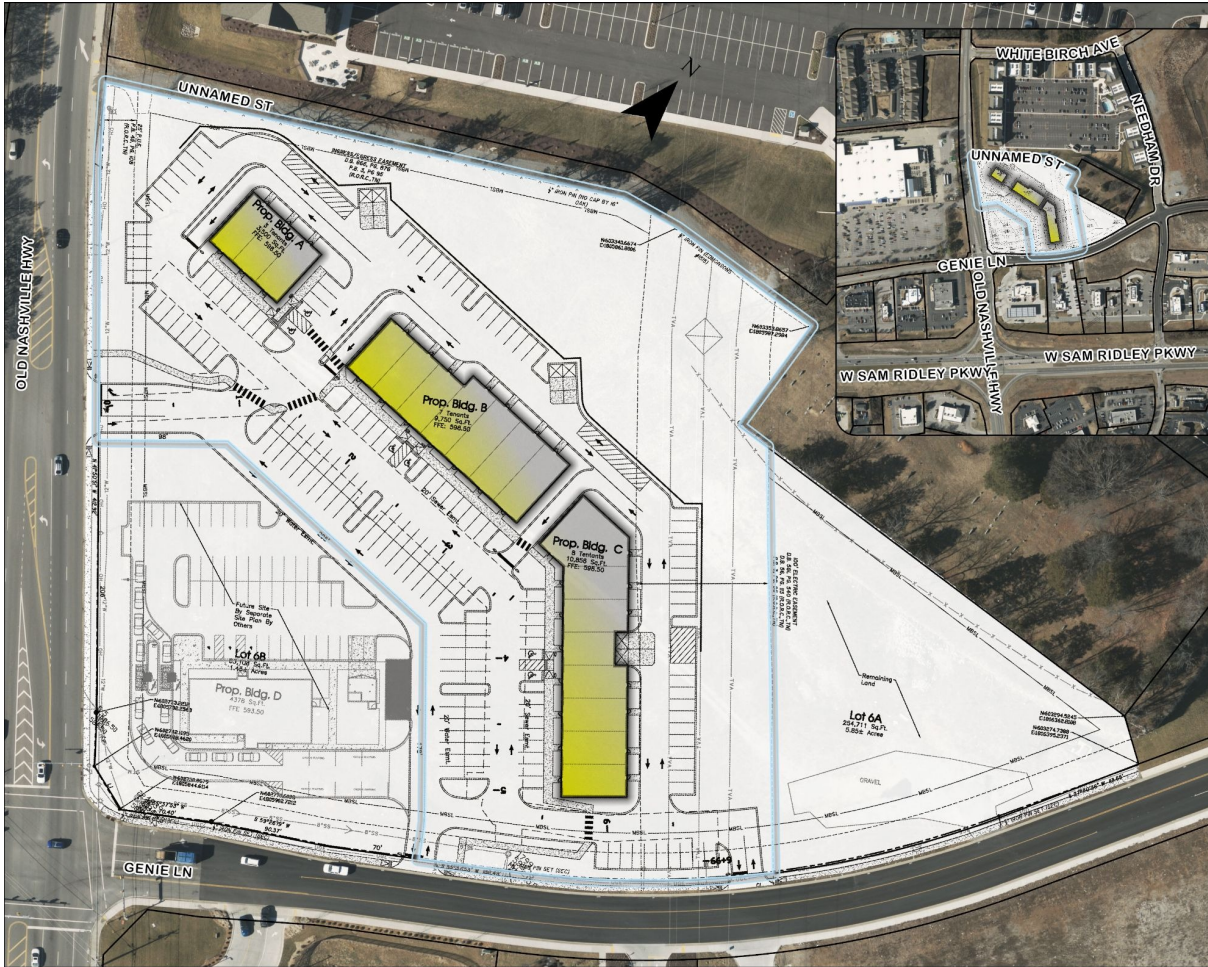
Site Plan

Location: North of the Genie Lane and Old Nashville Highway intersection	Applicant: SEC, Inc.
Tax Map/Parcel: 34/45.04	Property Owner(s): Waldron Vester Family Limited Partnership
Zoning: C-2	Use Classification: Retail/Restaurant/Medical/Office

**Proposal**

A. Location Analysis

Stonetrace Commons is proposing to develop the vacant tract north of the Genie Lane and Old Nashville Highway intersection. Included with the development would be three commercial use multi-tenant buildings. All three buildings are shown to have a drive-thru. Access points are shown on Old Nashville Highway aligning across the street from the entrance to Lowe’s and two locations on Genie Lane. The first entrance on Genie Lane is shown halfway between the access points to Racetrac and Raising Cane’s with the second access across from Chicken Salad Chick. There is an approximately 1.18 acres remaining on this parcel located northeast of the proposed developed area, on the opposite side of the TVA easement, that is reserved for future development.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	2.02 Acre
<b>Square Footage of Open Space/Landscaping</b>	8,816 Sq. Ft.	15,643 Sq. Ft.
<b>Total Parking</b>	121 Spaces	175 Spaces
<b>Handicapped Parking Space(s)</b>	6 Spaces	6 Spaces

B. Landscaping

Landscape plan shows a variety of street trees planted along Old Nashville Highway and Genie Lane with shrubbery shown along a majority of the right-of-way boundaries. Trees are shown within the site in landscape islands throughout the parking lot with shrubs at the base of all buildings. Additional landscaping is shown in the future development area as streetscaping with trees and shrubbery.

C. Architectural Character

Architectural elevations show buildings A, B and C utilizing two variations of brick color to be used as the primary material on all wall elevations. Materials shown to be used are brick, glass/glazing and a metal building cap. As submitted, buildings A, B and C 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial and Genie Lane as a collector. Adequate right-of-way exists for these streets.
7. The required minimum fire flow is 2,520 GPM at 20 PSI.
8. Any retaining wall over 4' requires building permits.

**Staff Comments:**

1. If a building is used for serving food to the public, then a minimum of a 1,500 gallon grease trap will be required. Each individual food service business will be required to have its own minimum 1,500 gallon grease trap.
2. The water easement shown on the Utility Plan sheet does not exist at this time and will need to be dedicated with an updated final plat.
3. Please provide a complete set of the parking and auto-turn information that shows consistency all the way through.
4. The existing communal basin does not treat for water quality. Water quality must be treated on-site. A WQU alone is not sufficient.
5. The new access to Old Nashville Highway should be evaluated for traffic impacts. A left turn lane within Old Nashville Highway should be considered as a part of this evaluation. The submitted TIS is under review.

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

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**Attachments:**

None



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

**Agenda Item Number 5.a.1.  
Department: Planning  
Date: July 9, 2026**

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**Subject:**

Woods Properties  
10510 Old Nashville Highway  
Rezoning R-1 to C-2

**Background:**

**Summary:**

Woods Properties: R-1 to C-2 Request  
Location: 10510 Old Nashville Highway  
Tax Map: 49                      Parcel: 2.01                      Acres: 2.00  
Current Zoning: R-1              Proposed Zoning: C-2

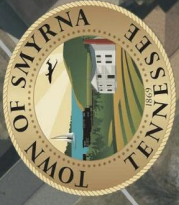
1. The surrounding zoning is R-1, C-2 and PRD (Villas at Stewartsboro).
2. The Land Use Plan would support Medium Density Residential development in this immediate area, with nearby areas being located within the Old Nashville Corridor character area which would support a mix of neighborhood scale retail uses and personal services that provide markets for local customers.  
Townhomes, attached residential development, and other multifamily uses are also appropriate.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
4. Submit water service availability request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) to determine the level of service that can be provided to the site.
5. CUD has an existing 8-inch main stub on the NW side of property at Villas at Stewartsboro to serve the property. The approximate maximum fire flow available is 1,000 GPM.
6. CUD will require the developer to abandon the existing 2-inch water main along frontage of Old Nashville Hwy. once the site develops.

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**Attachments:**

1. WoodsRezoningApp
2. 10510 ONH Map With Parcels
3. 10510 ONH Map With Zoning



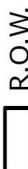
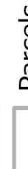
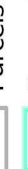


INDIAN CT

PIONEER DR

Subject Property



-  R.O.W.
-  Parcels
-  Requested Location

OLD NASHVILLE HWY

# R-1 to C-2 Rezoning Request - 10510 Old Nashville Highway

Tax Map: 49 | Parcel: 2.01 | Acres: +/- 2.01

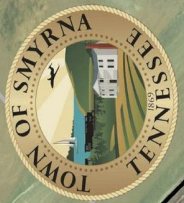
Owner: Woods Properties



Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet  
 Author/Date: TN, Esri, TomTom, Garmin, StateGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri



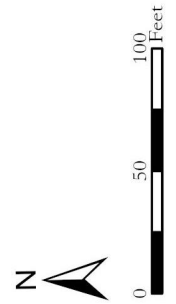
**Subject Property**



# R-1 to C-2 Rezoning Request - 10510 Old Nashville Highway

Tax Map: 49 | Parcel: 2.01 | Acres: +/- 2.01

Owner: Woods Properties





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

**Agenda Item Number 5.a.2.  
Department: Planning  
Date: July 9, 2026**

**Subject:**

Mitesh Patel, Paw Paw Enterprises, LLC, J &M Equity, LLC, Khairy Abdelmasih, Ebram Shalaby, Alaa Mankarious & Eyd Toss, Shams Amraei & Rezvan Moosavi, and Navarro Properties, LLC  
Old Nashville Highway northwest of Enon Springs Road, West  
Rezoning: C-4 to C-2 & R-2 to C-2

**Background:**

**Summary:**

Mitesh Patel, Paw Paw Enterprises, LLC, J &M Equity, LLC, Khairy Abdelmasih, Ebram Shalaby, Alaa Mankarious & Eyd Toss, Shams Amraei & Rezvan Moosavi, and Navarro Properties, LLC: C-4 to C-2 & R-2 to C-2 Rezoning Request

Location: Old Nashville Highway northwest of Enon Springs Road, West

Tax Map: 28M	Group: G	Parcel: 26.01	Acres: 0.50
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Tax Map: 28M	Group: G	Parcel: 30.00	Acres: 0.67
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Tax Map: 28M	Group: G	Parcel: 33.00	Acres: 1.03
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Tax Map: 28M	Group: G	Parcel: 31.00	Acres: 0.76
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Tax Map: 28M	Group: G	Parcel: 29.00	Acres: 0.26
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Tax Map: 28M	Group: G	Parcel: 28.00	Acres: 0.34
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Current Zoning: C-4      Proposed Zoning: C-2

Tax Map: 28M	Group: G	Parcel: 27.01	Acres: 0.43
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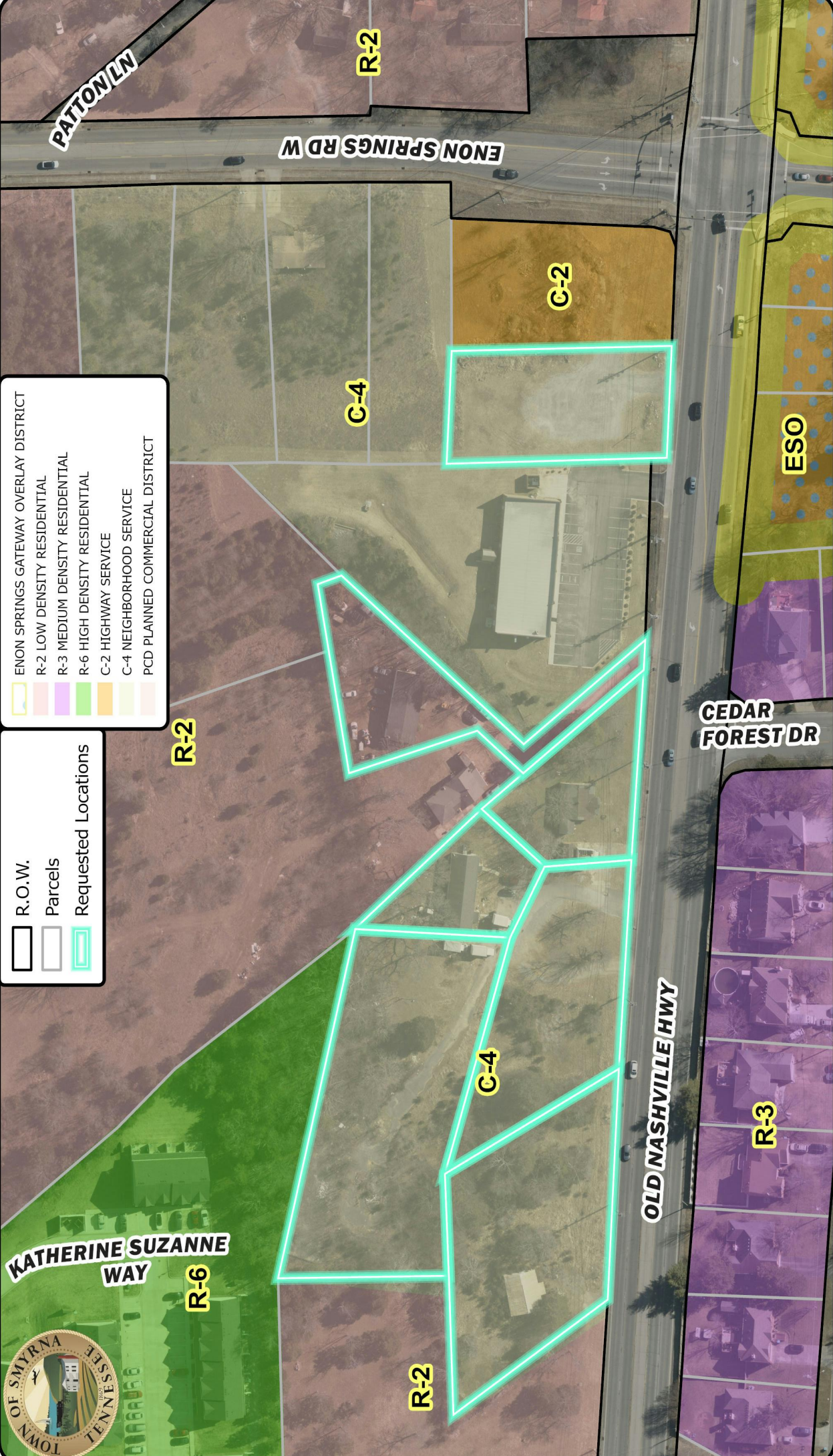
Current Zoning: R-2      Proposed Zoning: C-2

1. The surrounding zoning is R-2, R-3, R-6, C-2, and C-4.
2. The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood scale retail uses and personal services that provide markets for local customers. Townhomes, attached residential development, and other multifamily uses are also appropriate.
3. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.
4. Three of the seven requested parcels do not meet the minimum lot size requirement in C-2 of 20,000 square feet (Parcels 27.01, 28.00, and 29.00).

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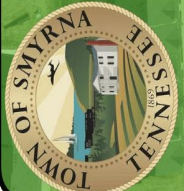
**Attachments:**

1. Applications
2. Rezoning Map With Zoning Zoom
3. Rezoning Map With Zoning
4. Rezoning Map Without Zoning



- ENON SPRINGS GATEWAY OVERLAY DISTRICT
- R-2 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-6 HIGH DENSITY RESIDENTIAL
- C-2 HIGHWAY SERVICE
- C-4 NEIGHBORHOOD SERVICE
- PCD PLANNED COMMERCIAL DISTRICT

- R.O.W.
- Parcels
- Requested Locations



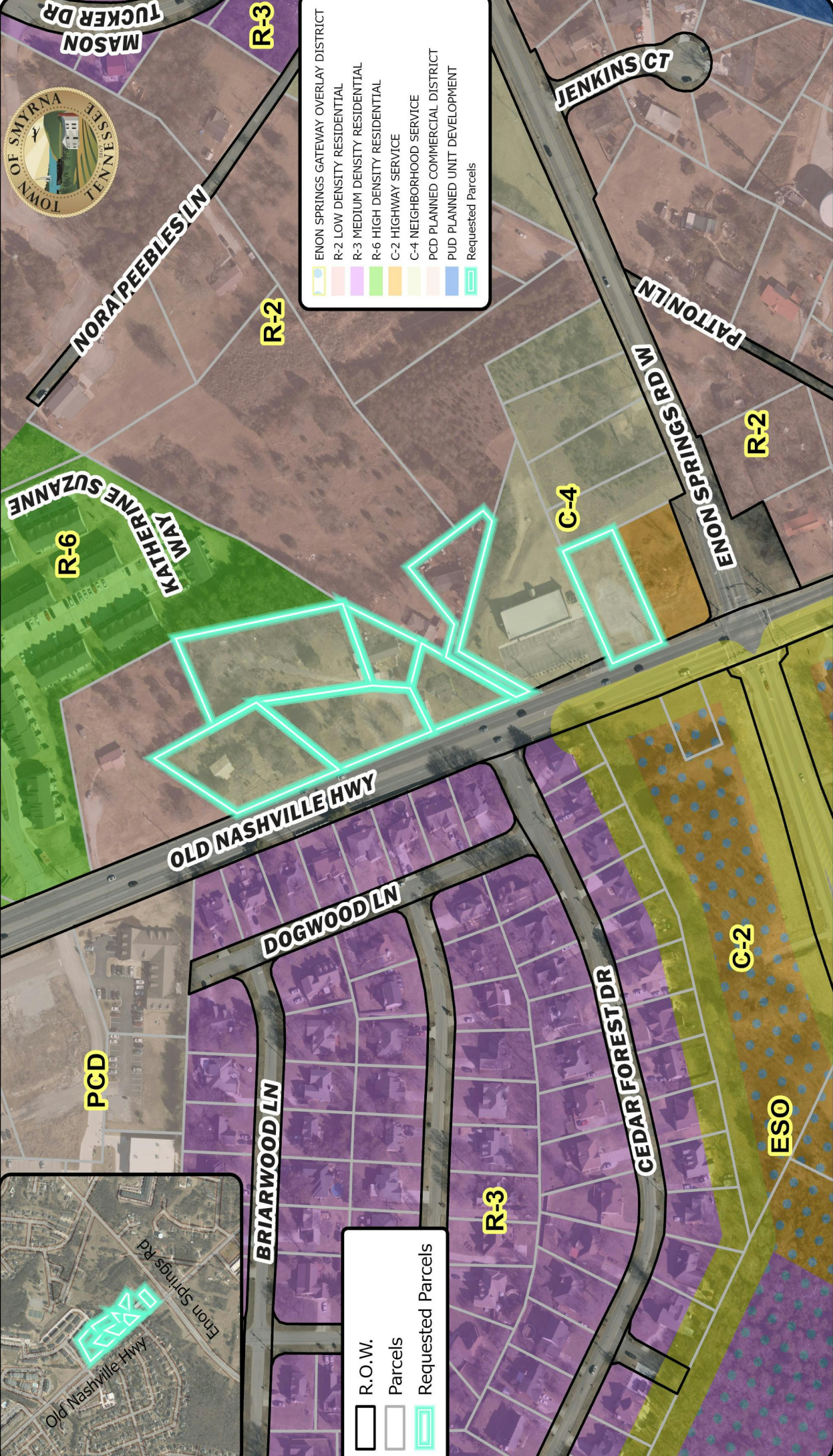
# R-2 & C-4 to C-2 Rezoning Request

13014, 13020, 13036, 13058, 13076 & 13103 Old Nashville Highway

Tax Map: 28M | Group: G | Parcels: 26.01, 27.01, 28.00, 29.00, 30.00, 31.00 & 33.00 | Total Acres: +/- 3.97

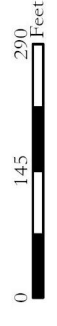
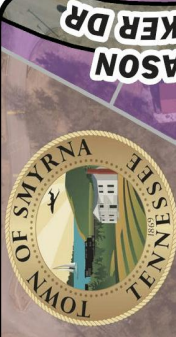
Owners: Mitesh Patel, Navarro Properties LLC, Shams Amraie, Rezvan Moosavi,  
 Khairy Abdelmasih, Ebram Shalaby, Paw Paw Enterprises LLC, J & M Equity LLC





R.O.W.  
 Parcels  
 Requested Parcels

ENON SPRINGS GATEWAY OVERLAY DISTRICT  
 R-2 LOW DENSITY RESIDENTIAL  
 R-3 MEDIUM DENSITY RESIDENTIAL  
 R-6 HIGH DENSITY RESIDENTIAL  
 C-2 HIGHWAY SERVICE  
 C-4 NEIGHBORHOOD SERVICE  
 PCD PLANNED COMMERCIAL DISTRICT  
 PUD PLANNED UNIT DEVELOPMENT  
 Requested Parcels

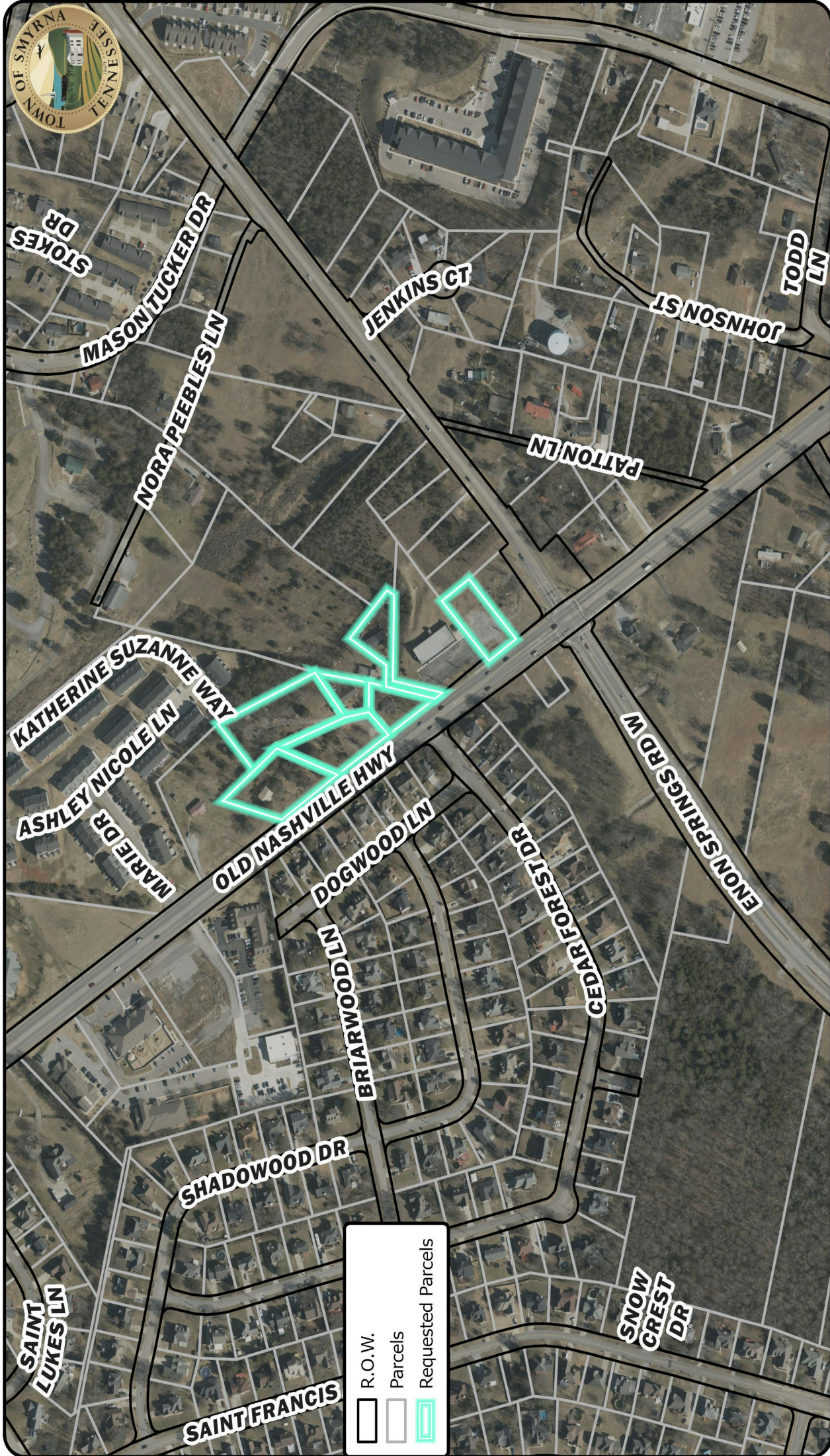
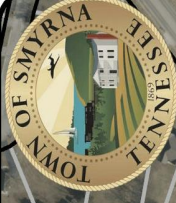


# R-2 & C-4 to C-2 Rezoning Request

13014, 13020, 13036, 13058, 13076 & 13103 Old Nashville Highway

Tax Map: 28M | Group: G | Parcels: 26.01, 27.01, 28.00, 29.00, 30.00, 31.00 & 33.00 | Total Acres: +/- 3.97

Owners: Mitesh Patel, Navarro Properties LLC, Shams Amraie, Rezvan Moosavi, Khairy Abdelmasih, Ebram Shalaby, Paw Paw Enterprises LLC, J & M Equity LLC



R.O.W.  
 Parcels  
 Requested Parcels

# R-2 & C-4 to C-2 Rezoning Request

13014, 13020, 13036, 13058, 13076 & 13103 Old Nashville Highway

Tax Map: 28M | Group: G | Parcels: 26.01, 27.01, 28.00, 29.00, 30.00, 31.00 & 33.00 | Total Acres: +/- 3.97

Owners: Mitesh Patel, Navarro Properties LLC, Shams Amraie, Rezvan Moosavi, Khairy Abdelmasih, Ebram Shalaby, Paw Paw Enterprises LLC, J & M Equity LLC



Consultant: System, NAD 1983 StatePlane, Tennessee, FIPS 4100 Feet  
 Merit Nashville, Geo\*, Redlandsoft Consult\*, TN, East, TomTom,  
 Citimap, SafeGraph, GeoTechnologies, Inc, METT/NA&A



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

**Agenda Item Number 5.b.1.  
Department: Planning  
Date: July 9, 2026**

---

**Subject:**

Hollingshead Industrial  
West Jefferson Pike & Hickory Grove Road  
Owner / Developer: HDCAL Jefferson Pike, LLC / Hamilton Development

**Background:**

**Summary:**

Final Plat: Hollingshead Industrial  
Location: West Jefferson Pike & Hickory Grove Road  
Tax Map: 26                      Parcels: 13.00 & 13.01                      Acres: 92.49  
Current Zoning: I-1                      Lots: 5

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. The Major Thoroughfare Plan designates S.R. 266/W. Jefferson Pike as a principal arterial and Hickory Grove Road as a collector. Adequate right-of-way exists or is shown to be dedicated for these streets.
4. Submit E911 approval for the new road name.
5. Remove the blanket 20' public utility and drainage easements outside of the right-of-way. They do not appear to be needed as there are no public utilities or meters to be placed in that area, and they will affect the placement of landscaping and signage as the lots develop.
6. A public fire hydrant is required within 100' of the FDC.

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**Attachments:**

None



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

**Agenda Item Number 5.b.2.  
Department: Planning  
Date: July 9, 2026**

---

**Subject:**

Resubdivision of Newberry, Lot 2  
3545 Almaville Road  
Owner / Developer: Blue Circle Ventures, LLC

**Background:**

**Summary:**

Final Plat: Resubdivision of Newberry, Lot 2  
Location: 3545 Almaville Road  
Tax Map: 55                      Parcel: 29.02                      Acres: 2.7  
Current Zoning: PUD              Lots: 3

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. The fire flow will be determined per building.
5. Staff would recommend that the access easement proposed across Lot 2 to access Malbec Drive be moved away from Almaville Road. The Fire Department is concerned about the ability to maneuver this site.
6. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.

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**Attachments:**

None



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

**Agenda Item Number 5.b.3.  
Department: Planning  
Date: July 9, 2026**

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**Subject:**

Newberry, Phase 2  
Almaville Road and Melbec Drive  
Owner / Developer: Millrose Properties, LLC / Lennar Homes

**Background:**

**Summary:**

Final Plat: Newberry, Phase 2  
Location: Almaville Road and Melbec Drive  
Tax Map: 55                      Parcel: 29.05 & 2.16                      Acres: 29.44  
Current Zoning: PUD              Lots: 64                      Units: 65

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. The Major Thoroughfare Plan designates Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. Provide the dimension from the easement on Lot 22 to the southern property line.
5. The main water construction must be complete prior to final approval and signature of final plat.
6. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for review and specific comments.

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**Attachments:**

None



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

**Agenda Item Number 5.c.1.  
Department: Planning  
Date: July 9, 2026**

---

**Subject:**

Reverie at Music City Amenity Center  
Yellowstone Street  
Owner/Developer: MRP HDFB LLC / Dream Finders Homes

**Background:**

**Summary:**

**Reverie at Music City Amenity Center**

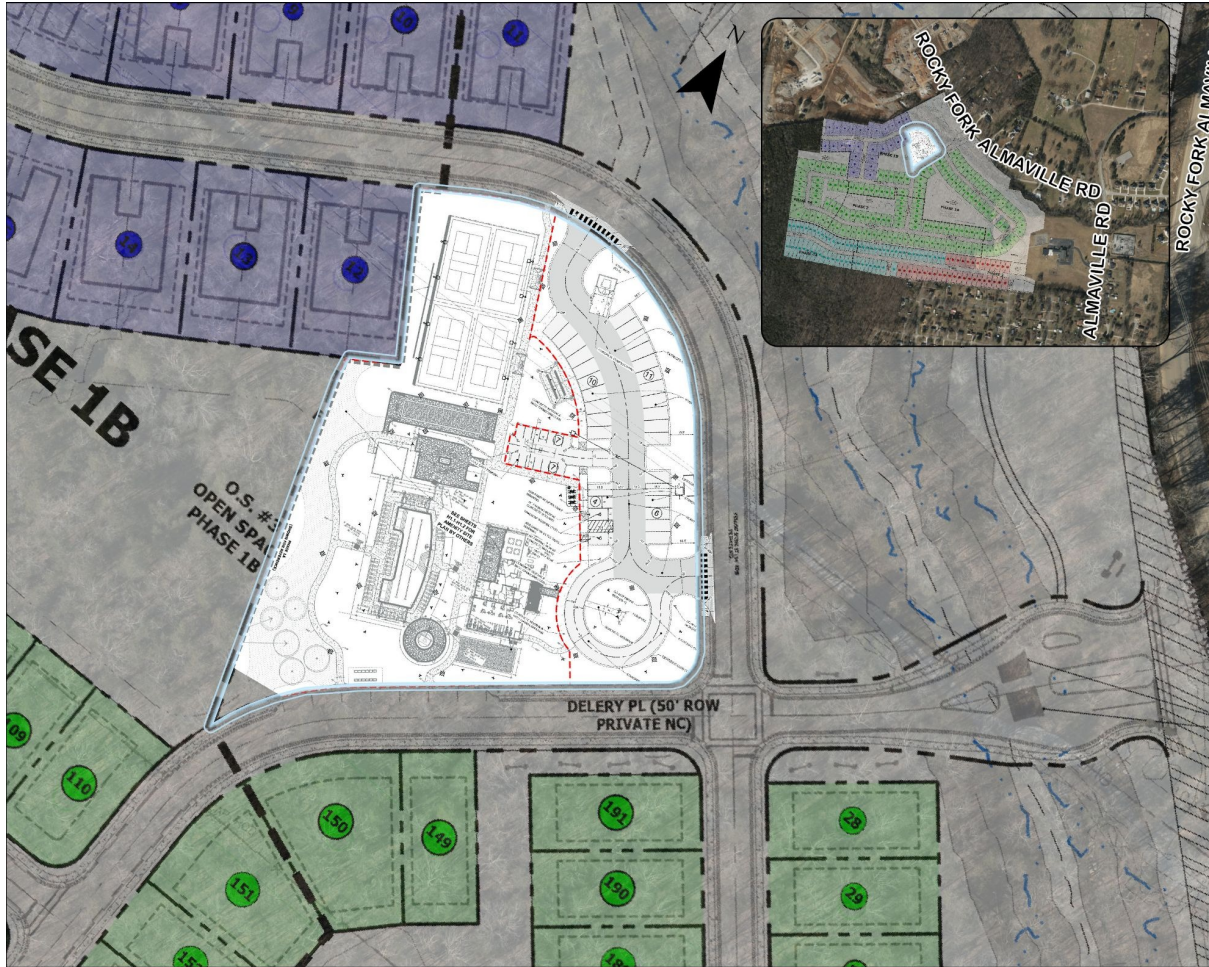
Site Plan

Location: Rocky Fork Almadillo Rd & Almadillo Rd	Applicant: CSDG
Tax Map/Part of Parcels: 73/16.01, 16.02 & 17.00	Property Owner(s): MRP HDFB LLC
Zoning: PRD	Use Classification: Amenity Center

**Proposal**

A. Location Analysis

Reverie at Music City residential subdivision is proposing to develop the primary amenity center for the development. The site would be located near the main entrance to the subdivision off of Rocky Fork Almadillo Road. Included as part of the amenity area is a clubhouse, pool, bocce ball court and four pickleball courts and a designated golf cart parking area.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	18,971 Sq. Ft.
<b>Square Footage of Open Space/Landscaping</b>	1,897 Sq. Ft.	6,788 Sq. Ft.
<b>Total Parking</b>	N/A	31 Standard Spaces 14 "Golf Cart" Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

B. Landscaping

Landscape plan shows a variety of street trees, supplemented with a variety of evergreen, understory trees and shrubbery, along both roadways. A plentiful variety of shrubs and trees are shown, in addition, throughout the site, within landscape islands and around all amenity activity areas.

### C. Architectural Character

Architectural elevations show the clubhouse building to be finished on all four sides with varying fiber cement board siding designs. Cast stone is shown at the base of pillars on the front and rear of the building and at the base of a window along the front elevation. Staff would recommend the incorporation of additional stone or brick, which would better align the design with home designs approved with the PRD.

#### **Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
3. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
4. No roads shown on the Major Thoroughfare Plan are affected by this request.
5. The required minimum fire flow is 1,000 GPM at 20 PSI with a fully sprinkled building.

#### **Staff Comments:**

1. The final plat for this section must be recorded prior to issuance of building permits.
2. Enhanced lighting is required at the pedestrian crossing.
3. Show the correct property owner's name and address.
4. The clubhouse and swimming pool are shown significantly smaller than what was shown on the approved PRD plans. A PRD amendment request will be required to be submitted for review by the Planning Commission and Town Council to reduce the proposed amenity package.
5. Staff would recommend incorporating at a minimum a water table of stone or brick on all sides of the amenity building for consistency with many of the home designs as approved within the PRD.
6. Sheet C2.00 contains a note referring to sheets H1.1 and H1.2 for additional details on the amenities. These sheets were not provided as part of the submitted plans.
7. Standard parking spaces must be at least 9' wide by 19' long.
8. Please include dumpster enclosure elevations with materials labeled.
9. Please relocate all landscaping outside of the right-of-way and show roadways as public or private on the plan sheets.
10. See CUD Will Serve Letter issued 8/1/2025 for more detailed information regarding the level of service that can be provided to the site. The approximate maximum fire flow available is 1,000 GPM.
11. Submit a completed meter application and plumbing plans to CUD for review, tap fee calculation, and meter sizing.
12. Call out the peak flow in gallons per minute of each proposed water service.
13. Revise drawing to show 1 stub within the roadway coming to the amenity lot. Then tee off that stub for domestic irrigation.
14. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
15. Reverie 1A must be fully constructed before any fire hydrant coverage for the amenity center would be available.

16. Reverie 1A water plans must be revised to show a stub for the amenity center to be fire sprinkled.

**Staff Recommendation:** Staff recommends deferral with the above listed comments pending approval of a PRD amendment by the Town Council resulting from a reduction of amenity space provided.

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**Attachments:**

None



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

**Agenda Item Number 5.c.2.  
Department: Planning  
Date: July 9, 2026**

---

**Subject:**

Rock Springs Business Park, Phase II  
230-260 Imperial Boulevard  
Owner/Developer: H&R Development Partners LLC / BGS America LLC

**Background:**

**Summary:**

**Rock Springs Business Park, Phase II**

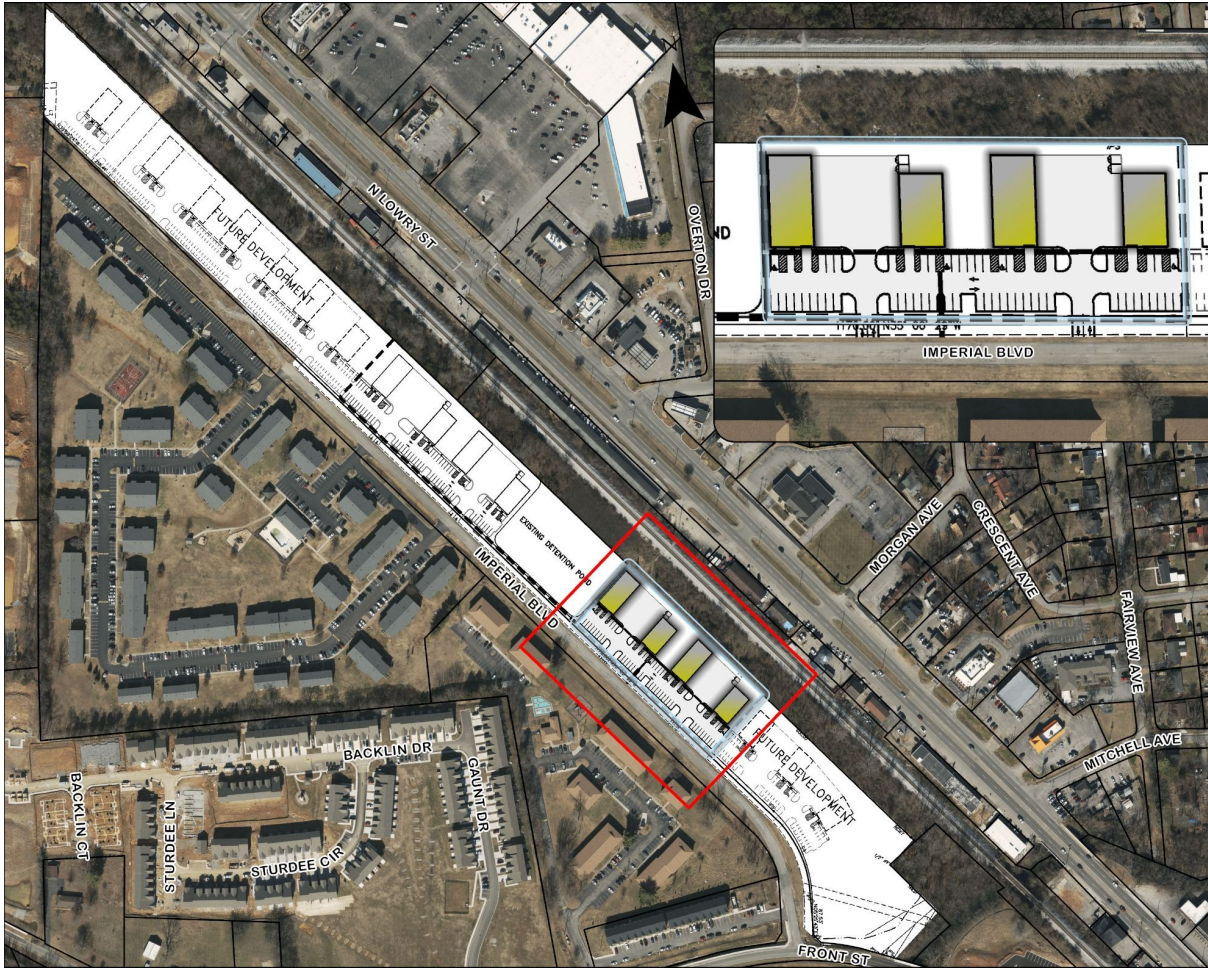
Site Plan

Location: Imperial Boulevard	Applicant: BGS America, LLC - David Hampton
Tax Map/Group/Part of Parcel: 28E/A/16.01	Property Owner(s): BGS America, LLC
Zoning: C-2	Use Classification: Office/Warehouse

**Proposal**

A. Location Analysis

Rock Springs Business Park is proposing to develop the second phase, which is to include four office warehouses. This site plan mirrors the project requested as part of Phase I with two 4,000 square foot buildings and two 5,000 square foot buildings with a similar site layout. Phase I is currently under construction with this phase located southeast closer to Rock Springs Road. As shown on the overall plan, an additional 10 buildings would be constructed if approved, following Phase II.



Development Standards

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	1.15 Acre
<b>Square Footage of Open Space/Landscaping</b>	5,008 Sq. Ft.	5,750 Sq. Ft.
<b>Total Parking</b>	19 Spaces	57 Spaces
<b>Handicapped Parking Space(s)</b>	3 Spaces	4 Spaces

B. Landscaping

Landscape plan shows street trees and a variety of shrubs lining the frontage of Imperial Boulevard. Trees are also shown to be planted in landscape islands around the parking lot with shrubbery at the foundation of the building fronts.

C. Design Review

Architectural elevations show four building designs with masonry products and glass/glazing as well as fiber cement board and metal. Per Design Review, any building facade visible from a public street shall have at least 75% primary materials. The front and side elevations on both the 5,000 and 4,000 square foot buildings meet the 75% primary material requirement. There is one rollup door on the front and right/left side of the building, to be finished in a faux wood composite cladding. The front of the building has a similar design to the side of the buildings, but with more hardie panels due to the roof design.

The rear of the buildings are shown to be entirely metal, which would exceed the 10% accent material allowance for buildings in a commercial district. Both buildings, excluding fascia areas, would have approximately 20.26% metal.

A sight distance study was performed by the applicant as part of Phase I, which showed no part of the rear of the buildings to be visible from North Lowry Street. Between the rear of the buildings and the traveled roadway are railroad tracks, which are elevated above the roadway, commercial buildings and existing vegetation. Phase I was approved as submitted with a similar design.

**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. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Imperial Boulevard as a minor arterial. Adequate right-of-way exists for this street.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

**Staff Comments:**

1. Submit a trip generation report for the buildout of the full development plan.
2. Please ensure all trees are at least 10' away from underground public utility lines.
3. The architectural elevations submitted to not meet Design Review in relation to the percentage of metal shown for the entire building in a commercial district. The entire rear of the buildings are shown to be finished in metal; this is consistent with the first phase of the development and was approved by the Planning Commission. A sight distance study was submitted as part of the first phase of the development which showed no portion of the building rears would be visible from North Lowry Street.

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

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**Attachments:**

None



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

**Agenda Item Number 5.c.3.  
Department: Planning  
Date: July 9, 2026**

---

**Subject:**

Stonetrace, Lot 5  
Genie Lane & Needham Drive  
Owner/Developer: Grow and Learn XI, LLC / Cornerstone Development

**Background:**

**Summary:**

**Stonetrace, Lot 5**

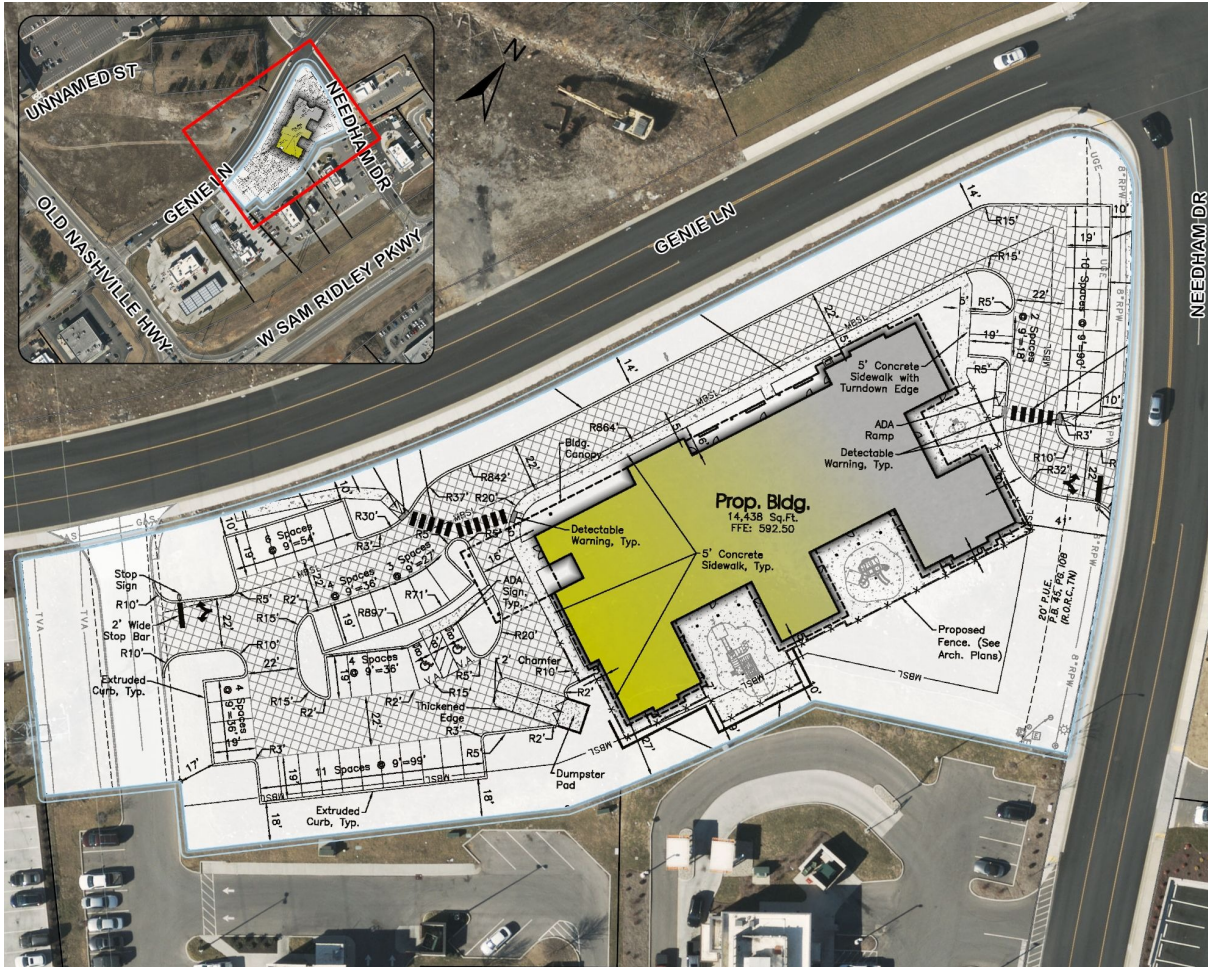
Site Plan

Location: Genie Lane & Needham Drive	Applicant: SEC, Inc.
Tax Map/Part of Parcel: 28/44.20	Property Owner(s): Grow & Learn XI LLC
Zoning: C-2	Use Classification: Educational Facility

**Proposal**

A. Location Analysis

Lot 5 in the Stonetrace commercial subdivision is proposing an educational facility for development, located on the corner of Genie Lane and Needham Drive. An existing access utilized by Chicken Salad Chick would serve as one point of access to the development with a secondary point shown off of Needham Drive. The building is shown to be 14,438 square feet with three exterior play areas around the building.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.61 Acre
<b>Square Footage of Open Space/Landscaping</b>	2,658 Sq. Ft.	3,359 Sq. Ft.
<b>Total Parking</b>	45 Spaces	46 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

**B. Landscaping**

Landscape plan shows a variety of street trees along Gene Land and Needham Drive with shrubbery shown between the trees. Additional trees are to be planted within landscape islands throughout the parking lot. Shrubberty is shown to be planted at the foundation of the building which fronts the public roadways.

### C. Architectural Character

Architectural elevations show the building to be finished with primary materials of brick, stone and glass/glazing. Fiber cement board siding is shown as a secondary material. Per Design Review, any facade visible from a public street is required to be clad in a minimum 75% primary materials; the west elevation is the only elevation meeting this requirement. 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 may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Genie Lane and Needham Drive as collectors. Adequate right-of-way exists for these streets.
7. The required minimum fire flow is 1,000 GPM at 20 PSI.
8. Any retaining wall over 4' requires building permits.

#### **Staff Comments:**

1. The auto-turn is under review at this time. Please reach out to James Lawrence with the Fire Department regarding areas of concern.
2. Building material percentages for all wall faces and the entire building must meet Design Review. As submitted, the building does not meet Design Review. Change the notes on the elevation pages referencing the City of Murfreesboro.
3. Include this project into the in-progress TIS for the Stonetrace Commons development.
4. Label the canopy height on the site plan.
5. Please correct the site data table. 46 parking spaces are shown, not 47.
6. Please relocate all trees at least 10' away from underground public utility lines.

**Staff Recommendation:** Staff recommends denial due to Fire Department concerns maneuvering the site and Design Review requirements not being met for wall elevations.

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#### **Attachments:**

None

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/31/2022	Pointe Subdivision / KKS General Partnership	7/24/2026	First Vision Bank	\$20,000

**Bond is for: Road, Water/Sewer, Stormwater**

Development is 8.33% built out. (1 out of 10 lots built)

Public Works Department Comments:

1. Remove silt fabric from catch basins before final inspection.
2. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
3. Need to finish striping.
4. Broken sidewalks and curb need to be replaced.
5. Need backfill around grass strip and sidewalks in several areas.
6. All signage must meet MUTCD standards.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER KEVIN WALDRON'S COMMENTS:**

We are having difficulty finding any contractor willing to finish the work. We would be okay paying the Town to do the work if that is allowed.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
11/9/2022	Pointe, Section 2 / KKS General Partnership	7/24/2026	First Vision Bank	\$28,800

**Bond is for: Roads, Water/Sewer, Stormwater**

Development is 0% built out. (0 out of 2 lots built)

Public Works Department Comments:

1. All P.U.D.E. and drainage ditches need to be stabilized and put on grade per plan.
2. Some sections of sidewalk and curb need to be repaired or replaced.
3. Several areas of grass strip and sidewalks need to be backfilled.
4. All signage must meet MUTCD standards.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER KEVIN WALDRON'S COMMENTS:**

We are having difficulty finding any contractor willing to finish the work. We would be okay paying the Town to do the work if that is allowed.

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
9/2/2022	Blakeney Subdivision, Section 3, Phase 1 / Land Solutions Company	8/2/2026	Wilson Bank & Trust	\$47,500

**Bond is for: Roads, Sewer, Stormwater**

Development is 78.48% built out. (62 out of 79 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Some manholes and water valve boxes need adjusting.
3. All signage must meet MUTCD regulations.
4. Sidewalks not complete. Sidewalks must go to end of phase line.
5. Some curb and gutter is damaged and needs to be replaced or repaired.
6. All sidewalks and crosswalks must be ADA compliant.
7. All P.U.D.E. and drainage ditches need to be put on grade per plan.
8. Remove silt fabric from catch basins before final inspection.
9. Clean bottom of all catch basins.
10. Connect sidewalk next to lot 83 to the sidewalk by the mail kiosk.
11. Ensure all storm structures are stabilized and free of erosion.
12. Ensure all bare soils are stabilized.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER ROBERT NOYES W/FREEHILL VENTURES' COMMENTS:**

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

**RECOMMENDATION:**

Extend six months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/6/2022	Cedar Hills, Section 3, Phase 2 / Cedar Hills Holding, LP	8/9/2026	Escrow	\$30,600

**Bond is for: Roads, Sewer, Stormwater, Offsite Road Improvements**

Development is 100% built out. (68 out of 68 lots built)

Public Works Department Comments:

- Correct erosion in the swale that runs through the open space behind Lots 206
1. through 210.
  2. All P.U.D.E. and drainage ditches need to be put on grade per plan.
  3. Stop sign at Caywood and Inez needs to be fixed.
  4. Areas of detention pond are eroding and need to be stabilized and put on grade per plan.
  5. Ensure all storm structures are stabilized and free of erosion.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER WILL PEAY W/TRULAND CONSULTING'S COMMENTS:**

We hope to have everything completed in the next two weeks.

**RECOMMENDATION:**

End of the maintenance period. Release if the final items are completed by 8/9/26. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
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5/6/2020	Blakeney Subdivision, Section 1, Phase 1 / Blakeney Partners, GP	8/13/2026	Wilson Bank & Trust	\$20,000
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**Bond is for: Roads, Sewer, Stormwater, Road Inspection Improvements for Morton Lane & Rocky Fork Almaville Road**

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

Public Works Department Comments:

1. Several areas of sidewalks are broken and needs to be replaced.
2. All signage must meet MUTCD specifications.
3. Need striping after final topping. Areas of topping need to be fixed.
4. Water is standing at Doster and Rocky Fork.
5. Some areas in the detention pond are eroding and need to be stabilized.
6. Need to ditch down the side of Rocky Fork.
7. All P.U.D.E. and drainage ditches needs to be put on grade and stabilized per plan.
8. All signage must meet MUTCD regulations.
9. Remove inlet protection bags near the entrance.

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER ROBERT NOYES W/FREEHILL VENTURES' COMMENTS:**

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

**RECOMMENDATION:**

End of the maintenance period. Release if the final items are completed by 8/13/26. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
6/5/2024	Mayfield Townhomes / Somerset, LLC	8/15/2026	First Vision Bank	\$12,000

**Bond is for: Water, Sewer, Stormwater**

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

Public Works Department Comments:

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

Utilities Department Comments:

1. No issues at this time.

**DEVELOPER STEVE WALDRON'S COMMENTS:**

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

**RECOMMENDATION:**

Extend six months.