



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



May 7, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:01 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
Scott Demonbreun

Staff:

Kevin Rigsby, Town Planner
Ben Groce, Staff Attorney
Kathryn Smith, Office Coordinator
Mitchell Wensman, Principal Planner
David Santucci, Town Manager
Mark Parker, Asst. Director of Utilities
Scott Byers, Fire Captain
Kristi Worrell, Building Official
Jason Taylor, Engineer

Prayer

The invocation was given by Ken Hill.

Pledge of Allegiance

The Pledge of Allegiance was led by Charles Scurr.

2. Public Hearing

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

No one spoke at the public hearing.

3. Citizen Comments

4. Approval or Correction of Minutes

Following a review of the Minutes of the April 7, 2026 meeting and April 30, 2026 quarterly joint meeting, Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Council Member Steve Sullivan. The motion was approved 7-0.

- 4.a. April 7, 2026 regular meeting
- 4.b. April 30, 2026 quarterly joint meeting
- 5. Old Business
- 5.a. Annexation, Zoning, and Plan of Service Request:
- 5.a.1. Smyrna River of Life Assembly of God
8200 Safari Drive
Annexation & I-2 Zoning Request

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

Location: 8200 Safari Drive

Tax Map: 50

Parcel: 13.02

Acres: 54.50

Current Zoning: Institutional

Requested Zoning: I-2

1. The surrounding zoning is C-2 and I-2 in Town and RM in Rutherford County.
2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area.
3. No streets on the Major Thoroughfare Plan are affected with this development.
4. A large portion of this property lies within the floodway, 100 year floodplain, or 500 year floodplain. Any development would require submittal of a floodplain development permit application.
5. A traffic study will be required prior to approval of a site plan for the development. Any improvements recommended by the traffic study will be required to be installed by the developer.
6. The existing 6" water line on Safari Drive would need to be upsized to a 12" to meet fireflow requirements.
7. The minimum fire flow is 2,000 GPM @ 20 PSI with a sprinkler system.
8. Town staff has concerns regarding the existing tent and temporary buildings used for a church and school. It is our understanding that the purchase agreement includes a provision that the church and school will be vacated by June 1, 2026. It is staff's recommendation that the property not be annexed into the Town until such time as the existing buildings are vacated and removed from the site. As the Council meeting where this request would be heard on second reading is scheduled for June 9, we will be able to confirm that prior to the vote on second reading.

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council the Annexation and I-2 Zoning for 8200 Safari Drive with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

- 5.b. Site Plans:

**5.b.1. Stonetrace Commons - Requesting to be deferred indefinitely
Corner of Genie Lane & Old Nashville Highway
Owner / Developer: Waldron Vester Family Limited Partnership**

Following discussion, Vice-Mayor Marc Adkins made a motion to defer indefinitely the Site Plan for Stonetrace Commons. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

6. New Business

6.a. Final Plats:

**6.a.1. Beyer Subdivision, Lot 5
Redbird Farm Lane
Owner / Developer: Philip & Susan Beyer**

Final Plat - Beyer Subdivision, Lot 5

Location: Redbird Farm Lane

Tax Map: 27

p/o Parcel: 34.02

Current Zoning: R-2

Acres: .67

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. Signs will require a separate permit and must be within setbacks where applicable.
3. No roads shown on the Major Thoroughfare Plan are affected with this development.
4. The owner has requested that the plat be approved utilizing the private access drive for a third lot. The Subdivision Regulations limit the use of private access easements within subdivisions to no more than 1 lot unless it is a part of a planned unit development. A variance was granted by the Planning Commission to allow a second lot to utilize the private easement in October 2023. The owner has now requested a variance to have a third lot utilize the same private easement.

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

Philip Beyer, of 1202 Sam Davis Road

Laverne Barton, of 230 Spirit Hill Circle

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Beyer Subdivision, Lot 5 with the above listed staff comments and bringing the road up to public standards if necessary and adding a cul-de-sac. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 6-1 with Vice-Mayor Marc Adkins voting "no".

**6.a.2. Spring Branch, Phases 2 & 3
Rock Springs Road & Bronte Drive**

Owner / Developer: Green Trails

Final Plat: Spring Branch, Phases 2 & 3

Location: Rock Springs Road & Bronte Drive

Tax Map: 28

Parcel: 31.01

Acres: 31.49

Current Zoning: PRD

Lots: 1

1. Signs will require a separate permit and must be within setbacks where applicable.
2. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way is shown to be dedicated for this street.
4. Provide a 20' public utility easement from the dead end of Gaskill Drive south to the property line. Label easement as shown.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Spring Branch, Phases 2 & 3 with the above listed staff comments. Board Member Vanessa Haley seconded the motion. Following further discussion, the motion was approved 7-0.

6.a.3. Stonetrace, Lot 6 Resubdivision

Old Nashville Highway at Genie Lane

Owner / Developer: Waldron Vester Family Limited Partnership

Final Plat: Stonetrace, Lot 6 Resubdivision

Location: Old Nashville Highway at Genie Lane

Tax Map: 28

Parcel: 44.21

Acres: 7.30

Current Zoning: C-2

Lots: 2

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. 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.
5. Signs will require a separate permit and must be within setbacks where applicable.
6. 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.

7. Provide a signature of the surveyor.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Final Plat for Stonetrace, Lot 6 Resubdivision with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

6.a.4. Veterans Landing HPR Plat
10259 Old Nashville Highway
Owner / Developer: Clayton Properties Group, Inc.

Final Plat: Veterans Landing HPR Plat

Location: 10259 Old Nashville Highway

Tax Map: 49

Parcel: 107.00

Acres: 4.38

Current Zoning: PRD

Lots: 1

Units: 42

1. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial. Adequate right-of-way is shown for this street.
2. Signs will require a separate permit and must be within setbacks where applicable.
3. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
4. Amend the signature block for the Director of Utilities to only state sewer system on Page FP-01.

Following discussion, Board Member Vanessa Haley made a motion to approve the Final Plat for Veterans Landing HPR Plat with the above listed staff comments. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 4-3 with Ken Hill, Vice-Mayor Marc Adkins, and Council Member Steve Sullivan voting "no".

6.b. Site Plans:

6.b.1 Lot 8C Smyrna Commons

940 Sgt. Asbury Hawn Way

Owner / Developer: Veritas Federal Credit Union / Skyview Plaza, LLC

Smyrna Commons, Lot 8C

Site Plan

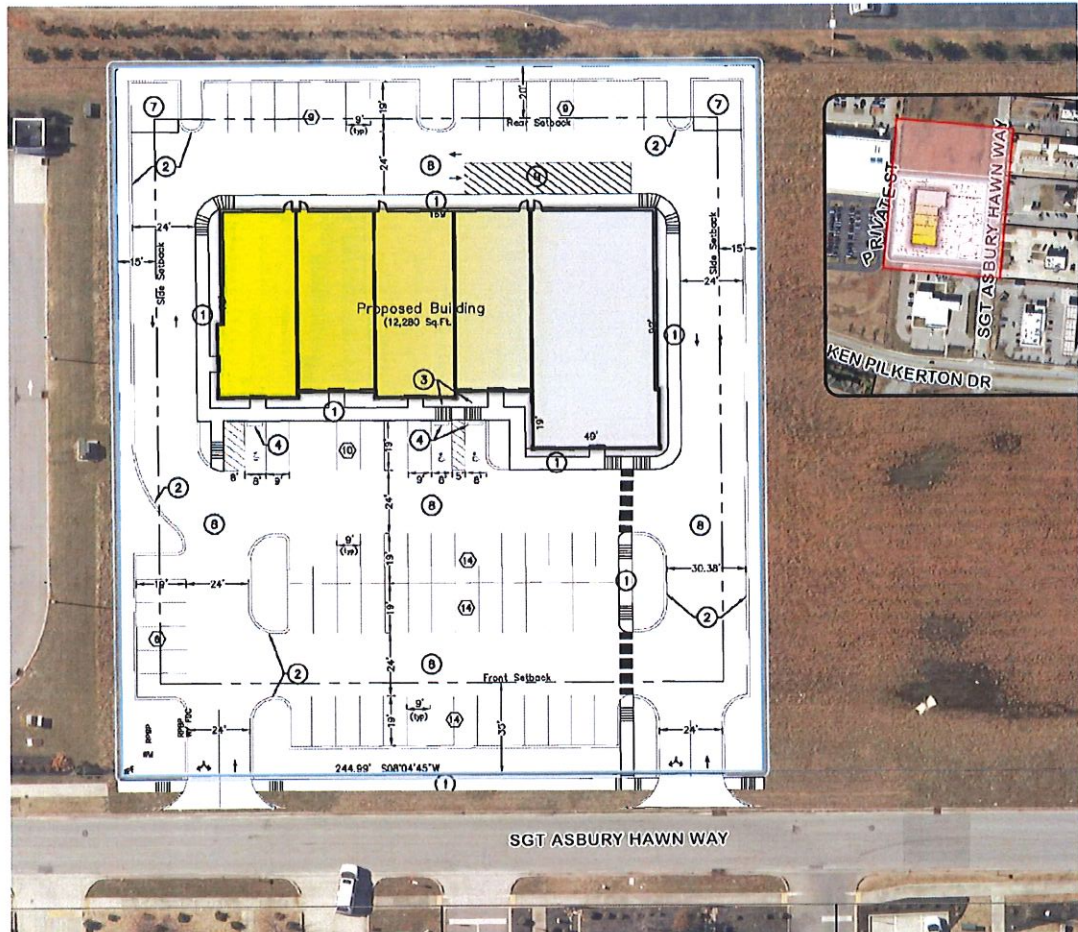
Location: 940 Sgt. Asbury Hawn Way	Applicant: Skyview Plaza, LLC
Tax Map/Group/Parcel: 34G/C/9.04	Property Owner(s): Veritas Federal Credit Union
Zoning: C-2	Use Classification: Retail/Restaurant/Medical/Office

Proposal

A. Location Analysis

Lot 8C within Smyrna Commons is located on Sgt. Asbury Hawn Way, north of Ken

Pilkerton Drive. As part of this development, a 12,280 general commercial building would be constructed with the possibility for 5 tenants. Two points of access would be provided off of Sgt. Asbury Hawn Way, utilized for both ingress and egress.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.89 Ac
Square Footage of Open Space/Landscaping	3,875 SF	3,900 SF
Total Parking	73 Spaces	76 Spaces
Handicapped Parking Space(s)	4 Spaces	4 Spaces

B. Landscaping

Landscape plan shows maple trees planted along the frontage of Sgt. Asbury Hawn Way with shrubbery planted between the trees. Additional trees are shown within

landscaped islands throughout the development. Shrubbery is proposed at the base of the building on the front and both sides as well as around the dumpster enclosures at the rear of the site.

C. Architectural Character

Architectural elevations show the building to be finished with a variety of materials including brick, stone, glass, and stucco. The front elevation contains a combination of all the aforementioned materials. Both side elevations and the rear elevation appear to meet Design Review with an entire mix of brick, stone and glass/glazing. Material percentages provided show all wall faces at least 75% primary materials. As presented, the elevations meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
5. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
6. The Major Thoroughfare Plan designates Sgt. Asbury Hawn Way as a collector. Adequate right-of-way is shown for this street..
7. The required minimum fire flow is 1,000 GPM at 20 PSI.

Staff Comments:

1. A 1,500 gallon grease trap will be required for each food service tenant.
2. Based on the parking provided, a maximum of 4,000 square feet of building space may be occupied by restaurants.
3. Where will the HVAC units be located? If on the rear of the building, please ensure adequate sidewalk width is provided. If the unit is rooftop mounted, please ensure adequate screening is provided.

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

Following discussion, Board Member Ken Hill made a motion to approve the Site Plan for Lot 8C Smyrna Commons with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

6.b.2 Mable Farms Amenity Center

Triana Lane

Owner / Developer: Century Communities of Tennessee, LLC

Mable Farms Amenity Center

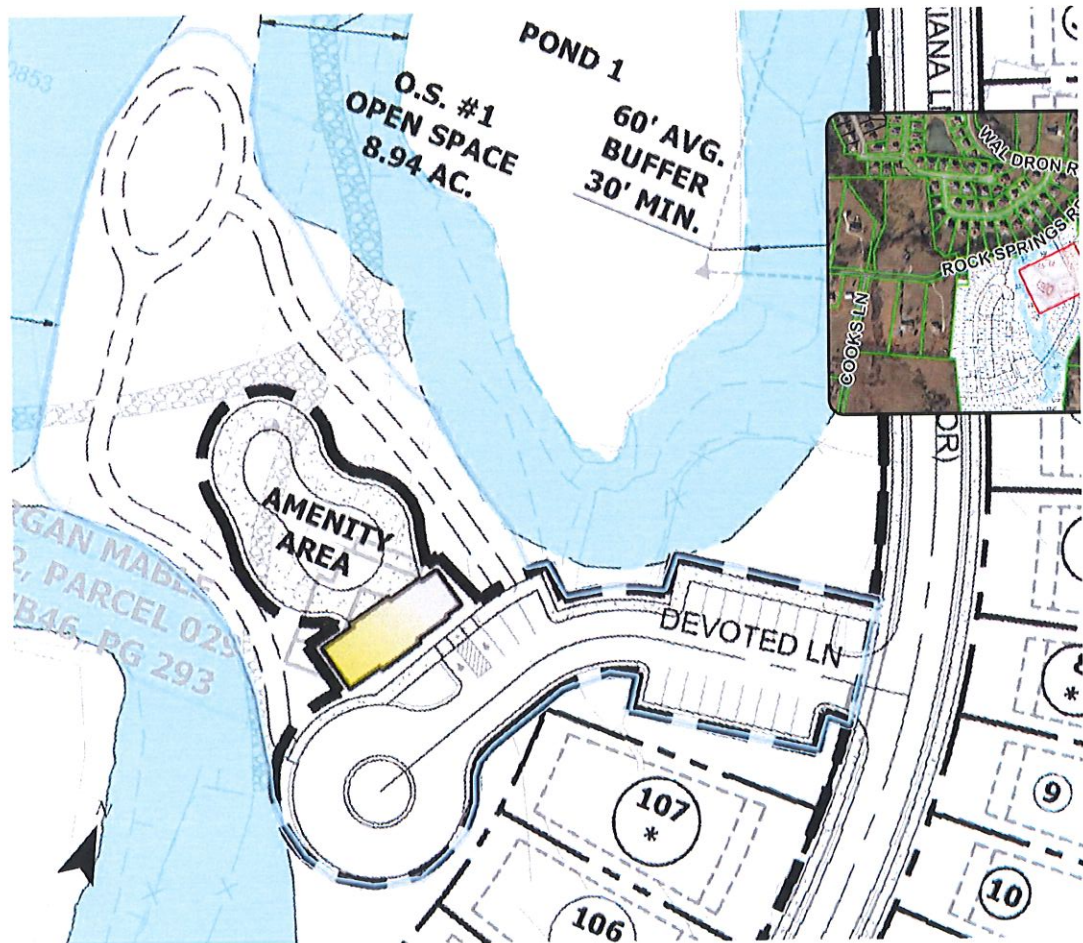
Site Plan

Location: Mable Farms	Applicant: CSDG
Tax Map/Part of Parcel: 32/29.00	Property Owner(s): Century Communities of Tennessee, LLC
Zoning: PRD	Use Classification: Amenity Center

Proposal

A. Location Analysis

The Mable Farms residential community is proposing to develop the amenity center, located within the first phase of the subdivision. Proposed with this development would be a pool, pool house with restrooms and a mail kiosk as well as a paved walking trail. Access to the site would be provided with one access point off of the main road entering the subdivision off of Rock Springs Road; which also provides connection through the Naron Hill subdivision to the southwest off of Cooks Lane.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.36 Ac
Square Footage of Open Space/Landscaping	1,578 SF	2,974 SF
Total Parking	N/A	22 Spaces
Handicapped Parking Space(s)	1 Space	2 Spaces

B. Landscaping

Landscape plan shows a variety of shade/canopy trees planted within the development with oaks trees shown for street trees. Additional varieties of shrubbery and trees are abundantly shown surrounding the parking lot, drive aisles and at the base of the amenity building. The vegetation along the parking areas and drive aisles act as a landscape buffer for the adjacent residential lots to the south of the site. Streetscaping will need to be added along the public right-of-ways in accordance with the Design Review Manual.

C. Architectural Character

Architectural elevations show the building to be finished with a mixture of brick and fiber cement board of varying designs. The brick will encompass the water table of the building, approximately the bottom 2' on all sides with exception of the south elevation; this elevation is where the mail kiosks are to be located under an attached roof to the main building. The remainder of the building is to be fiber cement board. The materials presented would be consistent with the homes to be built as part of the residential development.

Standard Comments:

1. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
2. No roads shown on the Major Thoroughfare Plan are affected with this development.
3. The required minimum fire flow is 1,000 GPM at 20 PSI.
4. Any retaining wall over 4' requires building permits.

Staff Comments:

1. A plat creating this lot and right-of-way will be required to be recorded prior to issuance of permits.
2. The system to dechlorinate the pool water should be in place before the drainage system. The pool cannot be drained into the stormwater system without dechlorination.
3. Provide an easement for the proposed sanitary sewer line. This easement should be shown as part of the plat.

4. Show the sewer service as a 6".
5. Add cleanouts at the edge of the easement at a maximum space of 75'.
6. Please provide streetscaping along the public right-of-ways in accordance with the Design Review Manual. Please show all landscaping outside of the right-of-way.
7. Please submit architectural elevations with the civil site plan set.

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 Mable Farms Amenity Center with the above listed staff comments. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

6.b.3 Rutherford County Weakley Lane EMS

267 Weakley Lane

Owner / Developer: Rutherford County

Rutherford County EMS

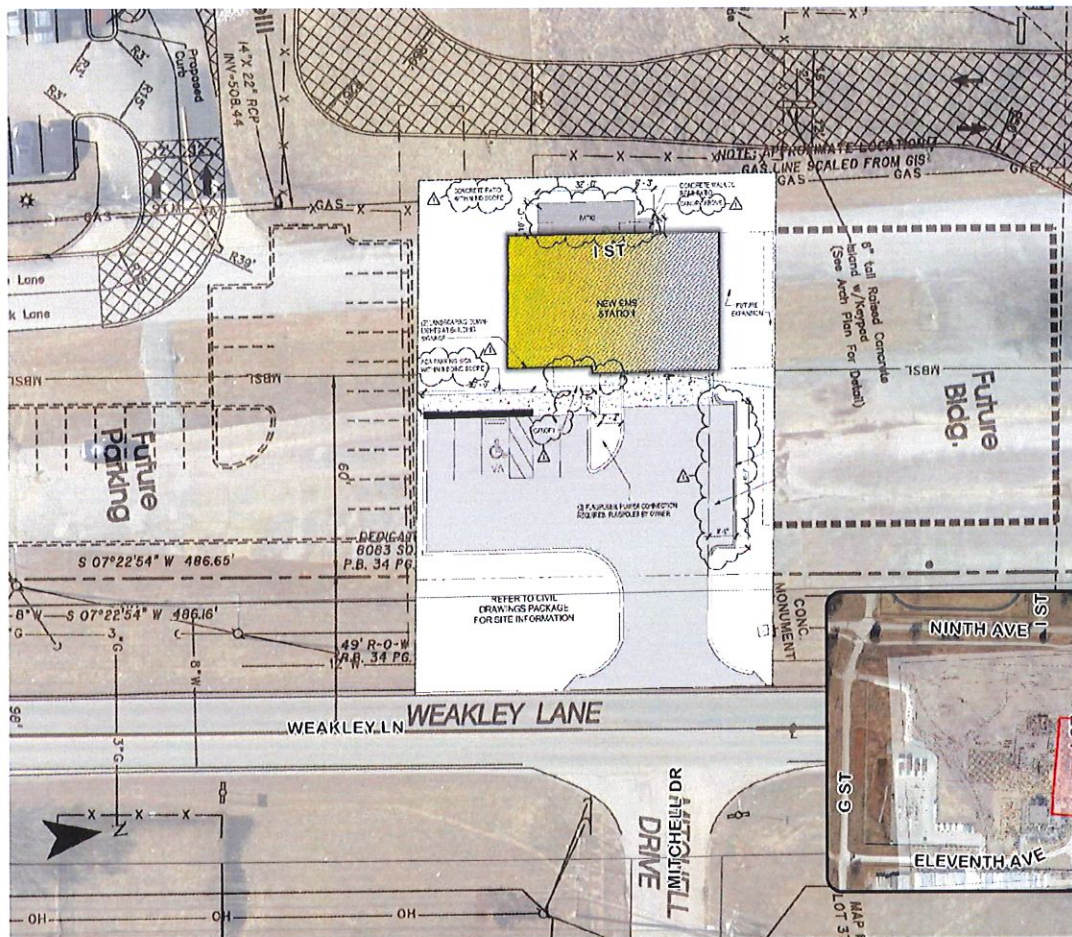
Site Plan

Location: 267 Weakley Lane	Applicant: Rutherford County
Tax Map/Part of Parcel: 19/29.00	Property Owner(s): Rutherford County
Zoning: I-2	Use Classification: EMS Services

Proposal

A. Location Analysis

Rutherford County is proposing to develop a 2,832 square foot EMS building. The building would be located on the same parcel as the Rutherford County Clerk Office, recycling center and under construction forensics lab on Weakley Lane. Inside, two ambulance bays would be provided with four bedrooms, communal area and a kitchen.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	4,680 SF
Square Footage of Open Space/Landscaping	468 SF	468 SF
Total Parking	98 Total Spaces	112 Total Spaces / 7 On Site
Handicapped Parking Space(s)	1 Space	1 Space

B. Landscaping

Landscape plan shows two trees planted within the parking area and additional shrubbery shown along a portion of the parking lot and near the entrance to the facility. As presented, the landscape plan does not meet Design Review pertaining to streetscaping requirements.

C. Architectural Character

Architectural elevations show building to be finished with a variety of materials including two variations of brick, glass/glazing and two styles of metal panels. Metal may be used as a primary material in industrial zones where the building is not visible from an arterial street, however Weakley Lane is a minor arterial roadway. Material percentages submitted show the front elevation, facing Weakley Lane, having 48% brick and 52% metal, south (side) elevation having 64% brick and 36% metal, north (side) elevation having 7% brick and 93% metal and the west (rear) elevation having 49% brick and 51% metal. Overall elevations show the entire building to have 42% brick and 58% metal. The building facade is similar to the previously approved forensics building, which is currently under construction, located on the same property, but does not meet Design Review.

Standard Comments:

1. 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.
2. Signs will require a separate permit and may not be located within any easements and meet setbacks where applicable.
3. The Major Thoroughfare Plan designates Weakley Lane as a minor arterial. Adequate right-of-way exists for this street.
4. The required minimum fire flow is 1,500 GPM at 20 PSI.

Staff Comments:

1. Please revise the landscape plan to meet the Design Review Manual.
2. The architectural elevations are required to meet Design Review. Please revise.
3. A minimum 1,500 gallon oil/water separator is required. Add capacity of oil/water separator on sheet P1.00.
4. Correct the address from 206 I Street to 267 Weakley Lane on the cover sheet of the civil plans.

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

Following discussion, Board Member Scott Demonbreun made a motion to approve the Site Plan for Rutherford County Weakley Lane EMS with the above listed staff comments. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

7. Zoning Ordinance Amendment

7.a. Article III, Section 3.180 - Fences

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the Zoning Ordinance Amendment for Article III, Section

3.180 - Fences. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

8. Bond Review Report

8.a. May Bond Review Report

Following discussion, Vice-Mayor Marc Adkins made a motion to recommend approval to the Town Council to call the bond for Rooker's Bend. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the May Bond Review Report with staff recommendations. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

9. Staff Comments and/or Other Business

Board Member Charles Scurr provided the Commission some research on "Unusual trends in zoning that cities need to be aware of."

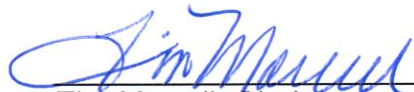
Kevin Rigsby let everyone know about the Roadshow being held at Motlow on May 14, 2026 from 6-8pm.

Kevin Rigsby informed everyone that the Comprehensive Plan is being updated, and to please take the survey available on the Town website or via the QR code to receive public input.

Vice-Mayor Marc Adkins wished everyone a Happy Mother's Day.

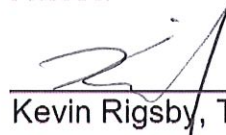
10. Adjournment

Town of Smyrna, Tennessee



Tim Morrell, Chairperson

Attest:



Kevin Rigsby, Town Planner