



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

Parcel: 88.00

Bldg. Sq. Ft.:

25,933

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

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

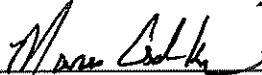
9. Adjournment

Attest:



Kevin Rigsby, Secretary

Town of Smyrna, Tennessee



Tim Morrell, Chairperson
Marc Adkins, Vice-Mayor