



TOWN OF SMYRNA
MUNICIPAL PLANNING COMMISSION
MEETING
MINUTES



July 9, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Tim Morrell, Chairperson at 05:02 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Planning Commission members and staff were present:

Members:

Staff:

Tim Morrell, Chairperson

Kevin Rigsby, Town Planner

Marc Adkins, Vice-Mayor

Kyle Evans, Town Attorney

Steve Sullivan, Council Member

Kathryn Smith, Office Coordinator

Ken Hill

Mitchell Wensman, Principal Planner

Charles Scurr, PhD

Josh Dawsey, Planner

Vanessa Haley

James Hardison, Utilities Project Engineer

Scott Demonbreun

Jason Taylor, Engineer

Kristi Worrell, Building Official

Todd Spearman, Asst. Town Manager

David Santucci, Town Manager

Scott Byers, Fire Captain

Prayer

The invocation was given by Councilman, Steve Sullivan.

Pledge of Allegiance

The Pledge of Allegiance was led by Vice-Mayor, Marc Adkins.

2. **Citizen Comments**
3. **Approval or Correction of Minutes**
- 3.a. **June 4, 2026 regular meeting**

Following a review of the Minutes of the June 4, 2026 meeting, Vice-Mayor Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Board Member Vanessa Haley. The motion was approved 7-0.

4. **Old Business**

- 4.a. **Site Plans:**

- 4.a.1. **Stonetrace Commons**

Corner of Genie Lane & Old Nashville Highway

Owner / Developer: Waldron Vester Family Limited Partnership

Stonetrace Commons

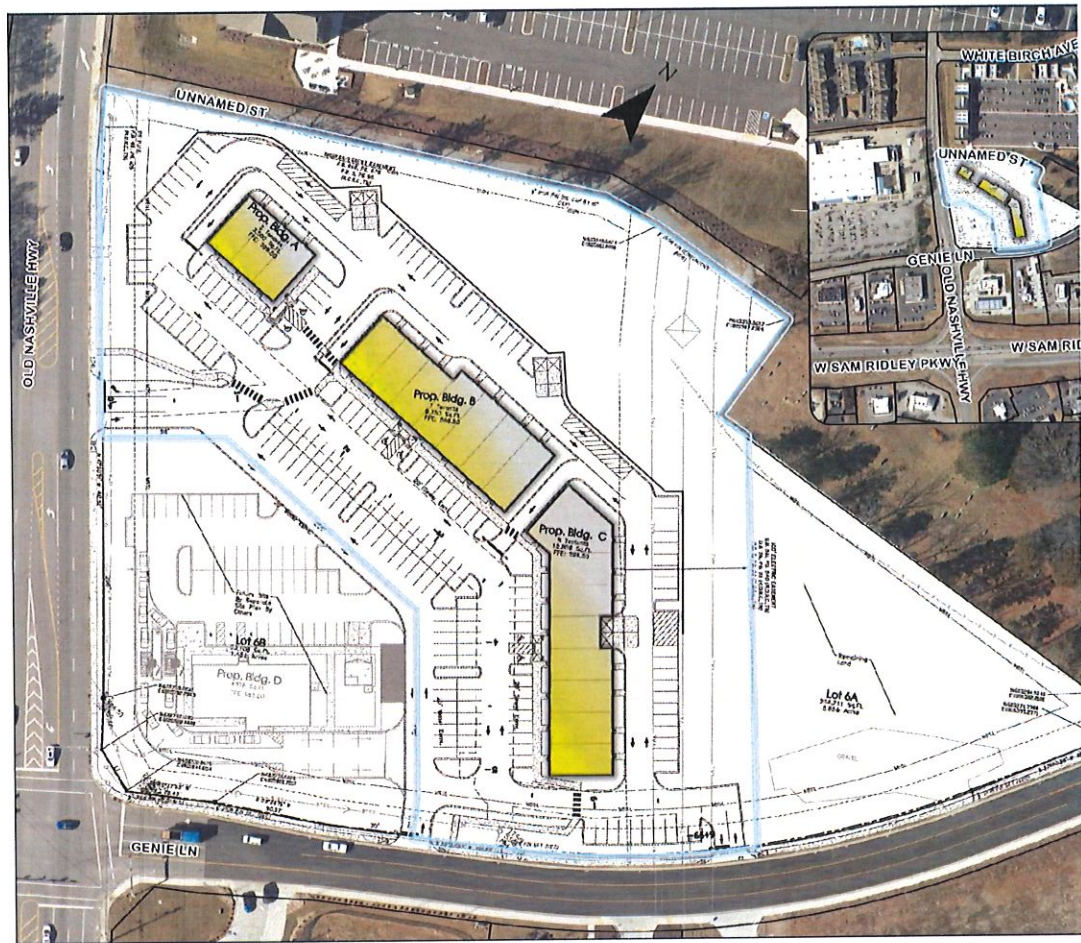
Site Plan

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

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.02 Acre
Square Footage of Open Space/Landscaping	8,816 Sq. Ft.	15,360 Sq. Ft.
Total Parking	121 Spaces	175 Spaces
Handicapped Parking Space(s)	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 to the north-east 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 deferral to allow adequate time for staff to review the submitted traffic study and consider the potential for alternative traffic

operations on site and in this area to be support the development and future developments.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Wendal Miller of 2520 River Road Murfreesboro, TN 37129, and Jason Taylor, Town Engineer.

Following discussion, Council Member Steve Sullivan made a motion to defer the Site Plan for Stonetrace Commons to the August Planning Commission meeting. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

5. New Business

5.a. Rezoning Requests:

**5.a.1. Woods Properties
10510 Old Nashville Highway
Rezoning R-1 to C-2**

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 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.

Following discussion, Council Member Steve Sullivan made a motion to recommend approval to the Town Council the R-1 to C-2 rezoning request for 10510 Old Nashville Highway with staff recommendations. Vice-Mayor Marc Adkins seconded the motion. Following further discussion, the motion was approved 7-0.

5.a.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

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

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Angela Hoover of 8717 Paw Paw Springs Road.

Following discussion, Council Member Steve Sullivan made a motion to recommend denial to the Town Council the C-4 to C-2 & R-2 to C-2 Rezoning Request for Tax Map: 28M, Group: G, Parcels: 26.01, 30.00, 33.00, 31.00, 29.00, 28.00, 27.01 due to three of the lots being too small. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

5.b. Final Plats:

5.b.1. Hollingshead Industrial

West Jefferson Pike & Hickory Grove Road

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

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.

At this time, Chairperson, Tim Morrell acknowledged the following people to speak regarding the request: Jason Taylor, Town Engineer, and Jeff Konieczny with Hamilton Development.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Hollingshead Industrial with at least access or signalization at Hickory Grove Road and the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was denied 7-0.

Following discussion, Council Member Steve Sullivan made a motion to approve the Final Plat for Hollingshead Industrial with staff comments to include all construction traffic using the western most new roadway. If Hickory Grove Road is used, it must be signalized. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

5.b.2. Resubdivision of Newberry, Lot 2

3545 Almaville Road

Owner / Developer: Blue Circle Ventures, LLC

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 for review and specific comments.

Following discussion, Board Member Ken Hill made a motion to approve the Final Plat for the Resubdivision of Newberry, Lot 2 with the above listed staff comments. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion was approved 7-0.

5.b.3. Newberry, Phase 2

Almaville Road and Malbec Drive

Owner / Developer: Millrose Properties, LLC / Lennar Homes

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. The main water construction must be complete prior to final approval and signature of final plat.
5. Submit plat directly to CUDengineering@cudrc.com for review and specific comments.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Final Plat for Newberry, Phase 2 with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

5.c. Site Plans:

5.c.1 Reverie at Music City Amenity Center

Yellowstone Street

Owner/Developer: MRP HDFB LLC / Dream Finders Homes

Reverie at Music City Amenity Center

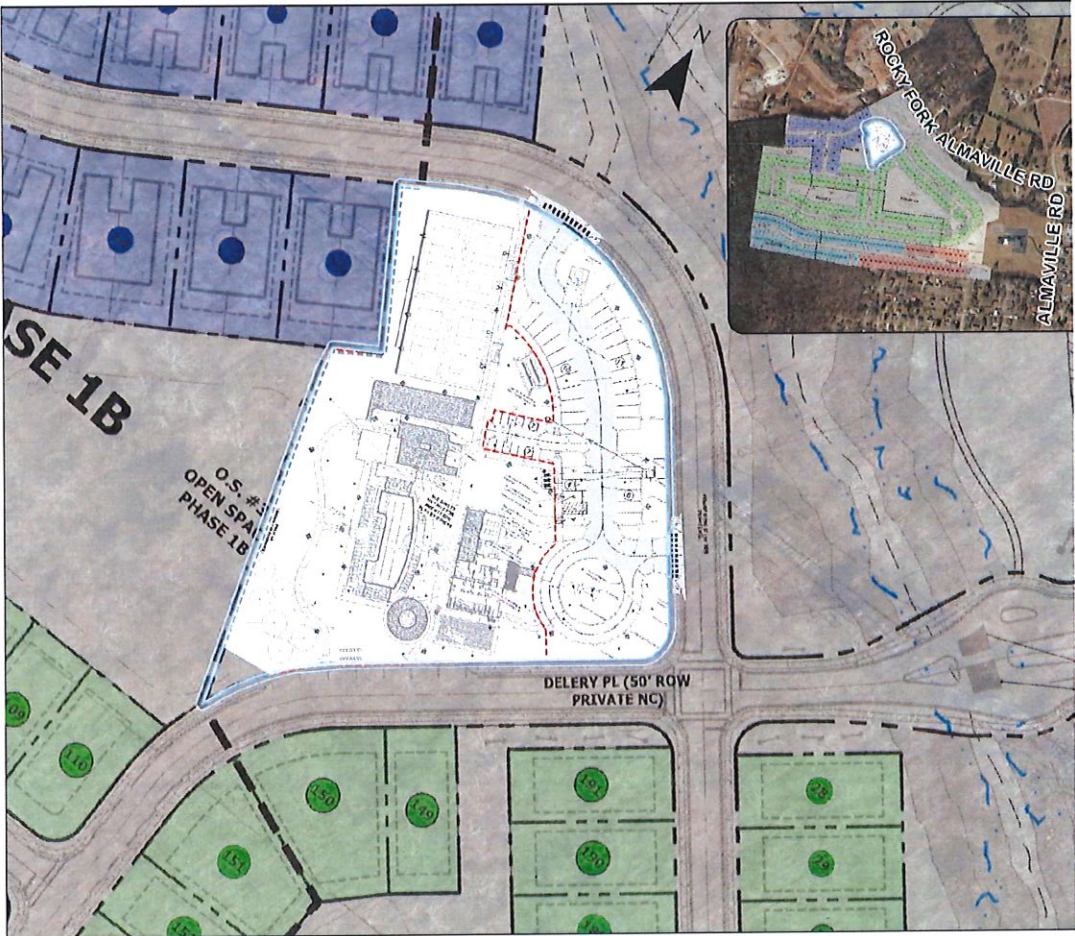
Site Plan

Location: Rocky Fork Almaville Rd & Almaville 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 Almaville 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

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

Following discussion, Board Member Vanessa Haley made a motion to defer the Site Plan for Reverie at Music City Amenity Center indefinitely. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 6-0-1 with Vice-Mayor Marc Adkins abstaining from the vote.

5.c.2. Rock Springs Business Park, Phase II

230-260 Imperial Boulevard

Owner/Developer: H&R Development Partners LLC / BGS America LLC

Rock Springs Business Park, Phase II

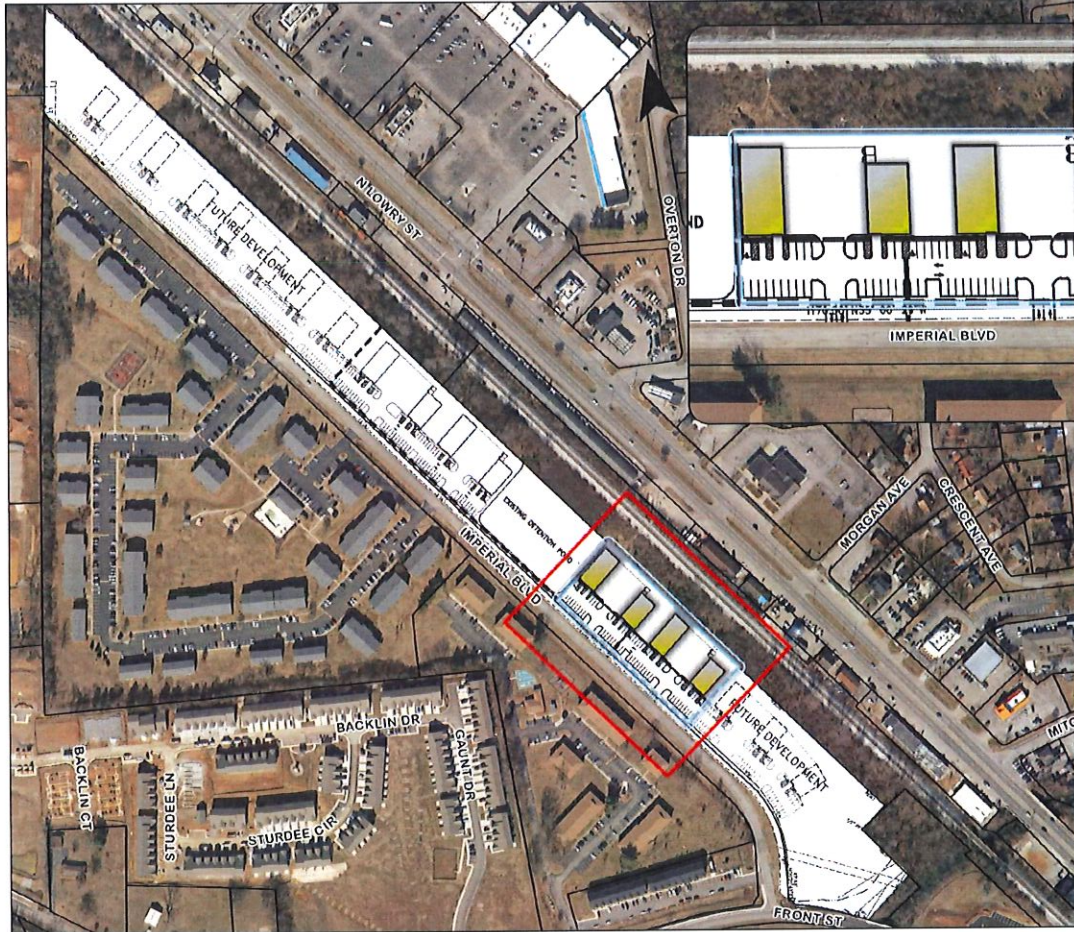
Site Plan

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

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.15 Acre
Square Footage of Open Space/Landscaping	5,008 Sq. Ft.	5,750 Sq. Ft.
Total Parking	16 Spaces	57 Spaces

Handicapped Parking Space(s)	3 Spaces	4 Spaces
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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. 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.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the Site Plan for Rock Springs Business Park, Phase II with the back of the buildings' material being the same as Phase I and with the above listed staff comments. Board Member Scott Demonbreun seconded the motion. Following further discussion, the motion was approved 7-0.

5.c.3. Stonetrace, Lot 5

Genie Lane & Needham Drive

Owner/Developer: Grow and Learn XI, LLC / Cornerstone Development

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.

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. Building material percentages for all wall faces and the entire building must meet Design Review. As submitted, the building does not meet Design Review. The north elevation has 72% primary material, south elevation has 68%, east elevation has 73% and west elevation has 87%.
2. Please relocate all trees and shrubs at least 10' away from underground public utility lines and shrubs at least 5' away or outside the utility easements.

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 Stonetrace, Lot 5 with the above listed staff comments. Board Member Ken Hill seconded the motion. Following further discussion, the motion was approved 7-0.

6. Bond Review Report

6.a. July Bond Review Report

Following discussion, Vice-Mayor Marc Adkins made a motion to approve the July Bond Review Report amending projects Pointe and Pointe 2 to be extended to three months

instead of six months. Board Member Charles Scurr seconded the motion. Following further discussion, the motion was approved 7-0.

7. Staff Comments and/or Other Business

At this time, Kevin Rigsby reminded the commission of the joint meeting with Town Council to be held on July 30, 2026 at 3:00pm.

At this time, Board Member Charles Scurr discussed an article from the Census Bureau.

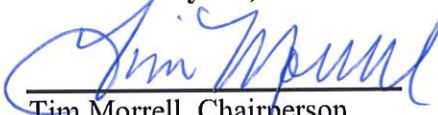
8. Adjournment

Attest:



Kevin Rigsby, Secretary

Town of Smyrna, Tennessee



Tim Morrell, Chairperson