



**TOWN OF SMYRNA
BOARD OF ZONING APPEALS**



AGENDA

The Town's Public 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.

September 17, 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. July 16, 2026 regular meeting

4. New Business

- a. Special Exception

- 1. Edwin E. Mendoza
1443 Rock Springs Road

- b. Setback Variance

- 1. Joel Womble
124 Young Drive

- c. Sign Variance

- 1. SEK Smyrna, LLC
216 Lee Victory Parkway

5. Staff Comments and/or Other Business

6. Adjournment



**TOWN OF SMYRNA
BOARD OF ZONING APPEALS**



MINUTES

July 16, 2026

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Jay Michaelson, Chairperson at 05:00 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Board of Zoning Appeals members and staff were present:

Members:

Jay Michaelson, Chairperson
Tyler Short
Jerome Dempsey, Council Member
Don Hyde

Staff:

Mitchell Wensman, Principal Planner
Kevin Rigsby, Town Planner
Kathryn Smith, Office Coordinator
Kyle Evans, Town Attorney
Josh Dawsey, Planner
Todd Spearman, Asst. Town Manager

Prayer

The invocation was given by Board Member Tyler Short.

Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Jerome Dempsey.

2. Citizen Comments

3. Approval or Correction of Minutes

3.a. June 18, 2026 regular meeting

Following a review of the Minutes of the June 18, 2026 meeting, Board Member Don Hyde made a motion to approve the minutes; the motion was duly seconded by Council Member Jerome Dempsey. The motion was approved 4-0.

4. New Business

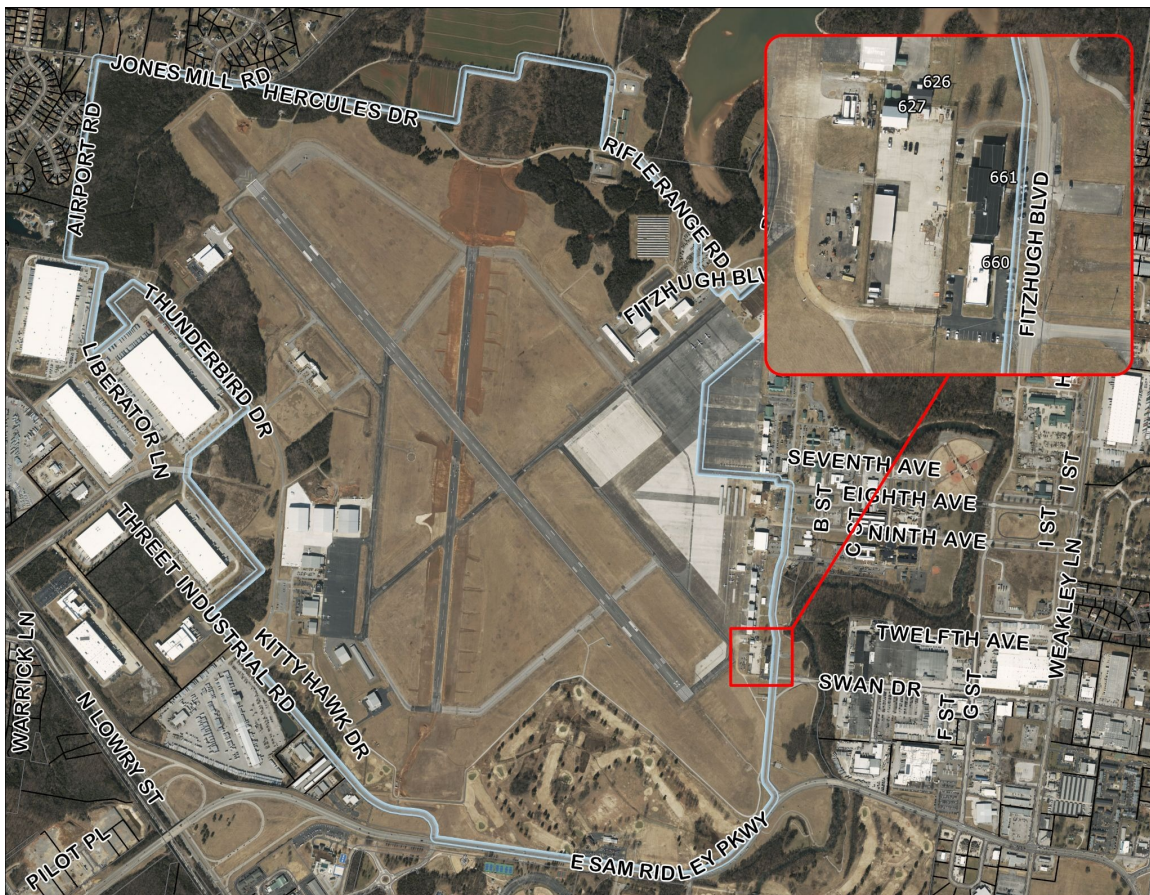
4.a. Special Exception

**4.a.1. Smyrna/Rutherford County Airport Authority
278 Doug Warpoole Road**

**Smyrna/Rutherford County Airport Authority
Special Exception**

Location: 278 Doug Warpoole Road	Property Owner: Smyrna/Rutherford County Airport Authority
Tax Map/Parcel: 19/31	
Zoning: A-1	

Request: For a special exception to allow administrative office spaces for the use of contract construction services within an A-1 zoning district.



Staff Analysis

The applicant has requested a special exception to allow administrative office spaces for the use of contract construction services within an A-1 zoning district. The property is zoned A-1, and currently has a number of tenants existing within the building including a photography studio, cleaning service, and contract construction service offices. A majority of the tenants on site have low, if any, customer visits. All prospective tenants are reviewed by the Smyrna/Rutherford County Airport Authority Board of Commissioners and

Airport staff prior to the signing of any lease agreement; this ensures all businesses operating on airport property are compatible with airport operations prior to obtaining a Smyrna Business License. This request resulted from an existing construction company requesting a business license for this location.

Section 7.060 B of the Zoning Ordinance details the requirements for authorizing special exceptions. These are detailed below.

Special Exception Requirements

Section 7.060 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.060 Procedure for authorizing special exceptions

The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206 of the Tennessee Code Annotated, by this ordinance, or whether a review is requested by the Building Official to determine whether a proposed use is potentially noxious, dangerous or offensive.

B. General Requirements:

A conditional use permit (a special exception) shall be provided the Board finds that it:

- a. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
 - Staff finds the requested uses should not negatively affect the health, safety and welfare of the public as there are a variety of other low impact businesses present on this property today.
- b. Will not adversely affect other property in the area in which it is located.
 - Staff finds that the proposed use should not adversely affect other properties in the surrounding area as the surrounding properties have a variety of commercial and industrial uses.
- c. Is within the provisions of "Special Exceptions" as set forth in this ordinance.
 - Section 5.055 C lists the use of contract construction service as a

special exception within the A-1 district.

- d. Conforms to all applicable provisions of this ordinance for the district in which it is to be located as well as the provisions cited in Sections 7.060 and 7.061, and is necessary for public convenience in the location planned.
 - Staff finds that this site may be able to conform to all provisions of the Municipal Zoning Ordinance as listed in Criteria Review Section 7.060 C.

C. Criteria for Review:

Prior to the issuance of a special exception, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions (Section 7.061), and that satisfactory provisions and arrangement has been made concerning all the following where applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - Access to the site would continue to utilize the existing driveway off of Fitzhugh Boulevard.
2. Off-street parking and loading areas where required, with particular attention to the items in item 1. above, and the economic, noise, vibrations, glare, or odor effects of the special exception on or by adjoining properties and properties generally in or near the district.
 - Staff finds that the lot could provide sufficient space for off-street parking. Due to the nature of the businesses on site, staff does not foresee high traffic volumes to impact this property as a result of the additional use of administrative office spaces for contract construction services uses.
3. Refuse and service areas, with particular reference to the items in 1. and 2. above.
 - Refuse collection would proceed in the same manner as currently exists.
4. Utilities, with reference to locations, availability, and compatibility.
 - This location has access to the necessary utilities including water, sewer and gas.

5. Screening and buffering with reference to type, dimensions and character.
 - Not applicable.
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
 - Staff finds that the proposed businesses could meet the signage and lighting requirements as stated above and would be required to submit a sign permit application if signage is desired.
7. Required yard and other open space.
 - Staff finds that this yard has the necessary yard and open space to meet setback requirements as the structures being used for operation currently exist on site and the proposed use would be located entirely within an existing building.
8. General compatibility with adjacent properties and other property in the district.
 - Staff finds that the use may be compatible with other properties in the vicinity and other property in the district. Properties in the area contain a variety of uses that are commercial and industrial in nature. Surrounding zoning in the vicinity of the subject property contains a combination of I-1, I-2, I-3, C-2 and A-1 in Town limits and residential in LaVergne located on the northwest side of the airport. In addition, the US Army Corp of Engineers owns property to the north of the airport.
9. The following additional rules apply for upper story residential development proposals:
 - a. All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.
 - b. All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Smyrna Municipal Code.
 - Not applicable.

Conclusion

Staff finds that this lot provides sufficient space to allow for the uses of administrative office spaces for the use of contract construction services in

addition to uses as allowed by right within the A-1 zoning district. Other properties in the area are zoned a combination of commercial and industrial with a variety of uses. The Airport Authority reviews potential tenants prior to businesses applying for a business license with the Town of Smyrna to ensure their operations are in harmony with guidelines set forth by the Airport.

At this time, Chairperson, Jay Michaelson closed the Board of Zoning Appeals meeting and opened the Public Hearing. Evan Lester of 278 Doug Warpoole Road spoke regarding the request. With no other speakers, Chairperson, Jay Michaelson closed the Public Hearing and resumed the Board of Zoning Appeals meeting.

Following discussion, Council Member Jerome Dempsey made a motion to approve the Special Exception for 278 Warpoole Road with the above listed staff recommendations. Board Member Tyler Short seconded the motion. Following further discussion, the motion was approved 4-0.

5. Staff Comments and/or Other Business

6. Adjournment

Attest:

Town of Smyrna, Tennessee

Kevin Rigsby, Secretary

Jay Michaelson, Chairperson



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.a.
Department: Planning
Date: September 17, 2026**

Subject:
Special Exception
Summary:

Attachments:
None



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.a.1.
Department: Planning
Date: September 17, 2026**

Subject:

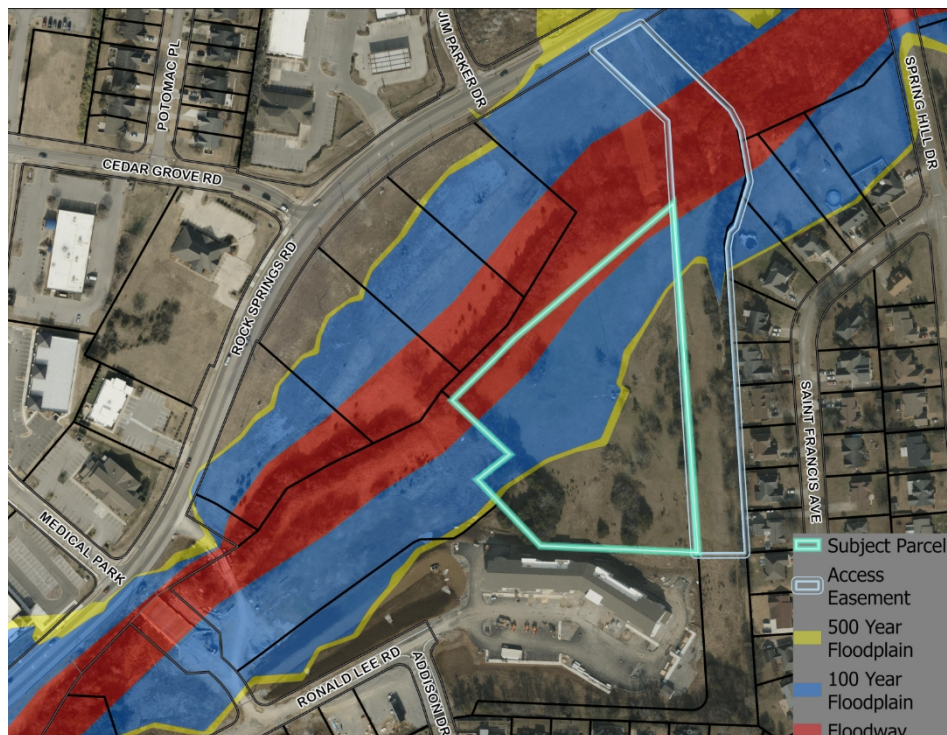
Edwin E. Mendoza
1443 Rock Springs Road

Summary:

**Iglesia Misionera Jesucristo Viene Pronto
Special Exception**

Location: 1443 Rock Springs Rd.	Property Owner: Iglesia Misionera Jesucristo Viene Pronto Inc.
Tax Map/Parcel #: Map 28, Parcel 112.06	
Zoning/Use Classification: R-1/Religious Facility	

Request: For a special exception to allow a religious facility in a R-1 zone.



Staff Analysis

Section 7.060 B of the Zoning Ordinance details the requirements for authorizing special exceptions. These are detailed below.

Special Exception Requirements

Section 7.060 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.060 Procedure for authorizing special exceptions

The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206 of the Tennessee Code Annotated, by this ordinance, or whether a review is requested by the Building Official to determine whether a proposed use is potentially noxious, dangerous or offensive.

B. General Requirements:

A conditional use permit (a special exception) shall be provided the Board finds that it:

- a. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
 - Staff finds the proposed use of a religious facility should not negatively affect the health, safety, and welfare of the public.
- b. Will not adversely affect other property in the area in which it is located.
 - Staff finds that the proposed use may negatively affect other property in the area in which it is to be located due to additional traffic and noise generated on the property than exists today.
- c. Is within the provisions of "Special Exceptions" as set forth in this ordinance.
 - Section 5.051.1 C lists "religious facilities" as a special exception in the R-1 district.
- d. Conforms to all applicable provisions of this ordinance for the district in which it is to be located as well as the provisions cited in Sections 7.060 and 7.061, and is necessary for public convenience in the location planned.
 - Staff finds that this site may be able to conform to all provisions of the Municipal Zoning Ordinance as listed in Criteria Review Section 7.060 C.

C. Criteria for Review:

Prior to the issuance of a special exception, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions (Section 7.061), and that satisfactory provisions and arrangement has been made concerning all the following where applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - A concept site plan has not been provided at this time. Due to the property being landlocked, access would be provided via an ingress/egress and utility easement located on the adjacent property. Rock Springs Branch flows through the adjacent property with the access easement. This will require a bridge to be constructed to Town specifications as well as FEMA.
2. Off-street parking and loading areas where required, with particular attention to the items in item 1. above, and the economic, noise, vibrations, glare, or odor effects of the special exception on or by adjoining properties and properties generally in or near the district.
 - Staff finds that the site should have adequate size to accommodate the required parking for this use based on the Zoning Ordinance requirements of one parking space per three seats.
3. Refuse and service areas, with particular reference to the items in 1. and 2. above.
 - Refuse collection would need to be coordinated with a local company for proper disposal and collection of waste. Staff would recommend restricting hours of waste removal from the site to minimize the effect of noise on the surrounding property owners.
4. Utilities, with reference to locations, availability, and compatibility.
 - This location does not have immediate access to water, gas or sewer. Utilities would be required to be extended to this property to provide service.
5. Screening and buffering with reference to type, dimensions and character.
 - As a nonresidential use within a residential district, staff would recommend a buffer be installed on the south and eastern property lines as both areas are in close proximity to residential developments. Staff would recommend at least a Type C landscape buffer per Zoning

Ordinance specifications. If existing established vegetation on the property remains following development, it may be credited towards the landscape buffer in those locations.

6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
 - Staff finds that the proposed use of a religious facility would fit the compatibility with properties in the same district in reference to the above effects. Lighting may not shine beyond the property lines.
7. Required yard and other open space.
 - Staff finds that there is adequate space on this lot to support the proposed use. Due to the presence of the floodplain on this property, appropriate cut-and-fill compensation would be required where necessary. No development may occur within the floodway.
8. General compatibility with adjacent properties and other property in the district.
 - Staff finds that the use may be compatible with other residentially zoned properties as there are other religious facilities in Town that operate on tracts zoned residential. There are no other religious facilities in the immediate vicinity, however.
9. The following additional rules apply for upper story residential development proposals:
 - a. All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.
 - b. All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Smyrna Municipal Code.
 - Not applicable.

D. Special Conditions for Religious Facilities:

1. No such facilities shall be permitted on a zone lot unless it contains twice the lot area requirements of the district except those facilities proposed in the R-1 and R-4 Districts where the minimum district lot size shall apply.
 - The proposed property is zoned R-1 and is over 5 acres in size. The minimum lot size in the R-1 district is 15,000 square feet.
2. The location, size, and design of such facilities shall be situated so that the proposed facility shall be compatible with the development within the

surrounding area, thus reducing the impact upon such area.

- Staff finds that the subject parcels adjoin residentially occupied properties to the south (age and income restricted high density) and east, approximately 100' from subject property parcel line to the nearest rear parcel line of the Hunter's Point subdivision. Other property surrounding the subject parcel is undeveloped at the time of writing this report.
3. Such facilities shall be located only on arterial or collector streets as shown on the official Major Thoroughfare Plan.
 - The Major Thoroughfare Plan designates Rock Springs Road as a collector as this is the roadway from which access would be provided. However, this property does not have any road frontage as it is landlocked.
 4. All bulk regulations of the district shall be met.
 - Staff finds that the applicant should be able to conform to all bulk regulations as set forth in the Zoning Ordinance due to the size of the lot.
 5. The off-street parking requirements of this ordinance in Article IV, Section 4.010, shall apply.
 - Staff finds that, aside from the existing radio tower, the parcel is undeveloped and contains sufficient area to meet all applicable off-street parking requirements, if approved.

Conclusion

Staff finds that the use of a religious facility on this property may be able to meet all requirements of the Zoning Ordinance pertaining to special exceptions. Staff would recommend several conditions be added to the request if approved due to the surrounding residential developments:

- Adequate access for emergency vehicles from Rock Springs Road is required to be installed prior to issuance of any building permits.
- A minimum of a Type C buffer to be installed along the southern and eastern property lines with credit provided for existing landscaping which is preserved.
- Restrict the hours of waste removal from the site to 8:00 AM - 8:00 PM.

If approved, this plan would still be required to be reviewed and approved by the Planning Commission with a site plan.

Attachments:

1. Mendoza App_Redacted
2. 1443 Rock Springs Rd-Boundary & Topo



Town of Smyrna

Board of Zoning Appeals Application

APPLICANT INFORMATION:		APPLICANT IS:	THE PROPOSAL PERTAINS TO:
Name: <u>Edwin E. Mendoza</u>		Owner ☒	New Structure ☒
Phone Number: [REDACTED]		Contractor ☐	Existing Structure ☐
Email: [REDACTED]		Other ☐	Signage ☐
THIS REQUEST IS FOR:			
Zoning Variance ☐		Sign Variance ☐	
Setback Variance ☐		Special Exception ☒	
Temporary Use Permit ☐		Administrative Review ☐	
PROPERTY INFORMATION			
Street Address: <u>1443 Rock springs Road, Smyrna TN 37167</u>			
Tax Map:	Group:	Parcel: <u>028-112.06-000</u>	
Zoning:		Lot Area:	
DESCRIPTION OF APPEAL			
Describe your request and why a variance is needed. Please submit a site plan and/or photographs if applicable to your request. <u>We are wanting to make church on this Address with park lot.</u> <u>At the moment we have 100 member but we are wanting to grow with the church</u>			
ALL APPLICANTS OR THEIR REPRESENTATIVES ARE REQUIRED TO ATTEND THE MEETING			
Approval by the Board of Zoning Appeals does not remove any requirements or prohibitions that may be in place because of any restrictive covenants affecting your property. Violation of restrictive covenants could result in legal action against you by a homeowner's association or individual homeowners within your neighborhood. The Town of Smyrna will not be liable if action is taken against you due to violation of such covenants.			
APPLICANT AUTHORIZATION			
I hereby certify that I am the authorized applicant, representing all property owners involved in this request and am aware that approval received from the Board of Zoning Appeals does not authorize any activities which are prohibited by any Town Ordinance, covenant restrictions, deed restrictions or HOA regulations.			
Applicant Signature: <u>[Signature]</u>		Date: <u>8.27.26</u>	
Office Use Only			
Staff Initials: <u>—</u>	Application Fee: <u>300</u>		Date: <u>8.27.26</u>



200ft
↔

↑ 100ft
↓

Diagram illustrating a Zoned Intersection. The intersection is labeled "ZONED" and "R-3". The diagram shows the layout of the intersection, including the "R/W" (Right of Way) line, the "Street" name, and the setbacks for the "Rear Setback" (20'), "Front Setback" (35'), and "Side Setback" (10').

Ø Power Pole
 ✕ Existing Fire Hydrant
 ◆ Proposed Fire Hydrant
 R Riser
 ⊕ Proposed Gate Valve & Box
 ▬ Concrete Thrust Block
 ---W--- Existing Water Line
 -W- Proposed Water Line
 -S- Existing Sanitary Sewer Line
 -SS- Proposed Sanitary Sewer Line
 ○ Existing Manhole
 ● Proposed Manhole
 □ Sewer Line Check Dam
 --- Existing Contours
 Ⓒ Existing Contours
 Ⓔ Existing Spot Elevations
 ⒺⒺ Proposed Spot Elevations
 Ø Existing Power Pole
 (--- Existing Anchor Wire

N.T.S.

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utilities. The notification must be made at least three (3) days prior to the excavation and must be made to all utilities known or more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the City Engineer's Office. The City Engineer must be notified and participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available data and/or a suitable electronic detection and location obtained from the respective utility companies. The existence or non-existence of the utilities shown and the location of the utilities shown are based on the files or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable drainage system for the lot which will convey surface water, without ponding in the scheme or under the structure, from his structure to the drainage system constructed.
4. Parcels may be subject to additional easements, and/or restrictions, by record may reveal.
5. The applicant will provide a site plan where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities including drainage, sewerage, water, gas, telephone, sanitary sewers, force mains, water lines, telephone signal conduits, electric conduits, drainage pipes, and natural gas lines. Easements may not have been previously constructed and may exist at some future time and there may be no notice or consultation with the property owner(s) of this construction.
6. Any sign will require a separate permit from the Town of Smyrna.
7. An NPDES permit will be required for land disturbance activities greater than one acre. Documentation of the NPDES permit will be required. The NPDES permit must be submitted to the Town of Smyrna prior to any grading or building permit being issued by the Town. Per the Town of Smyrna, a stormwater fee will be required, with grading permit, \$667.00 for total grading permit.

NO.	DATE	DESCRIPTION
0	03-25-24	Original Issue - For Owner

03/25/2024

BECERRA PROPERTY

3rd Civil District of Rutherford County, Tennessee

Sheet 1 of 1

THIS PARCEL IS PARTIALLY INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD AREA"
ON THE NATIONAL FLOOD INSURANCE PROGRAM
FLOOD MAP PANEL: 47149C0106J, ZONES: AE & X
DATED: 05/09/2023.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.b.
Department: Planning
Date: September 17, 2026**

Subject:
Setback Variance
Summary:

Attachments:
None



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.b.1.
Department: Planning
Date: September 17, 2026**

Subject:

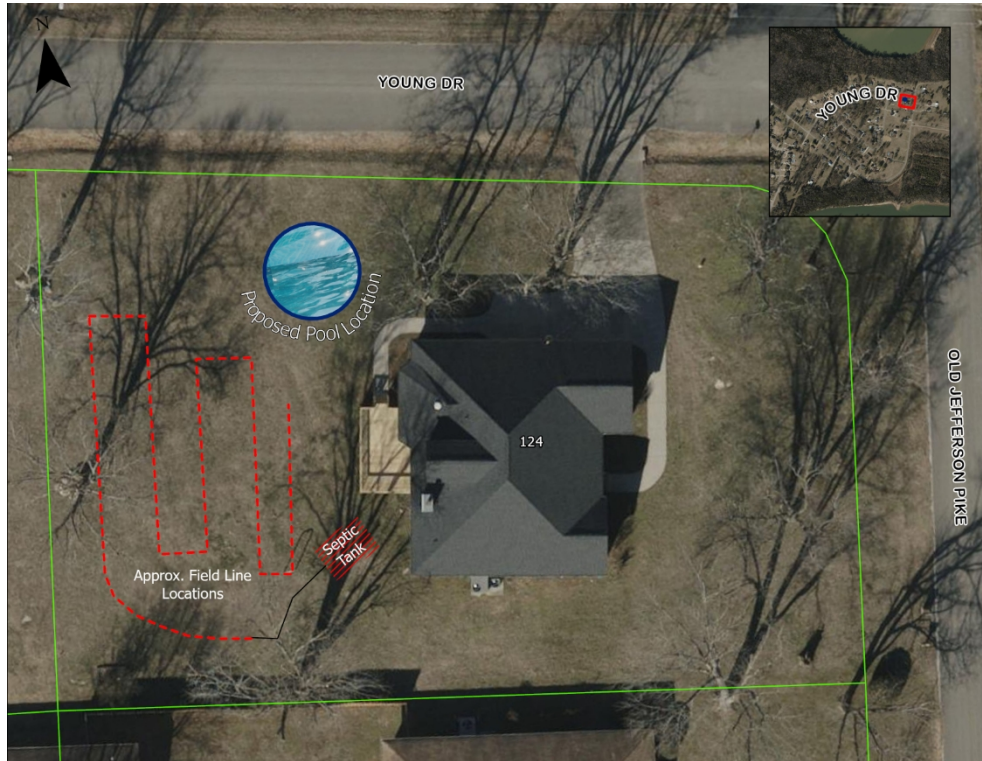
Joel Womble
124 Young Drive

Summary:

Joel Womble
Setback Variance

Location: 124 Young Drive	Property Owner: Amanda & Joel Womble
Tax Map/Group/Parcel: 26H/ A/ 21.00	
Zoning: R-1	

Request: A front setback variance of 30' to reduce the minimum front setback from 40' to 10' along Young Drive.



Staff Analysis

The applicant has requested a 30' front setback variance along Young Drive for an above ground pool approximately 24' in diameter. This property is located in the George E. Young Subdivision, specifically at the northeastern intersection of Young Drive and Old Jefferson Pike. Due to the property being a corner lot, two front setbacks are required. Because this plat was recorded in 1972 prior to annexation into the Town of Smyrna, the front setback along Old Jefferson Pike is 50' and is 40' along Young Drive. If recorded under today's Zoning Ordinance minimum requirements, a 35' front setback would be required. Though the address for this house is 124 Young Drive, it actually faces Old Jefferson Pike.

Homes in this subdivision are currently served by septic tanks. Septic tanks require field lines located within the yard to distribute liquid wastewater from the septic tank into the surrounding soil for natural filtration. A 10' utility and drainage easement is shown on the final plat along the rear property line. Structures may not be located within 10' of a septic tank or field lines according to TDEC regulations, nor in an easement.

The applicant applied for a building permit for the pool positioned outside of the easement and located away from the septic tank and field lines. This application was reviewed by our Codes Department and denied due to a potential setback violation. A fence has been installed around the rear yard, and the proposed location of the pool

would be contained within the fenced area.

Section 7.080 D of the Zoning Ordinance details the requirements for variances not involving special flood hazard areas. These are detailed below.

Zoning Variance Requirements

Section 7.080 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.080 Procedure for authorizing zoning variances

The purpose of a variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property under this ordinance.

B. Standards for Variances not Involving Special Flood Hazard Areas:

The board shall not grant a variance unless it makes finding based upon evidence presented to it as follows:

1. The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated.
 - Staff finds that the property does not have any unique circumstances in regards to the shape, surroundings or topographic conditions.
2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
 - The property is a corner lot and has two front setbacks to meet as a result. These two front setbacks create a constricted rear yard for the property owner to build within. In addition, this property utilizes a septic system rather than the traditional sewer line for solid waste disposal due to the age of the subdivision and sewer not being available. Septic systems use a tank and a network of field lines within the yard that must be avoided with any structures.
3. The variance will not authorize activities in a zone district other than those permitted by this ordinance.

- Above ground pools are allowed by right within the R-1 zoning district, but are not to encroach upon a front setback.
4. Financial returns only shall not be considered as a basis for granting a variance.
 - The applicant has not identified financial returns as a reason for requesting this variance.
 5. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance.
 - The applicant is the home owner, but was not involved with the creation of the lot nor the septic field location.
 6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts.
 - Staff finds that the variance requested may not provide the applicant with special privileges denied by the ordinance to other lands, structures, or buildings within the R-1 zoning district. Structures may not be built within setbacks unless a setback variance has been granted by the Board of Zoning Appeals.
 7. The variance is the minimum that will make possible the reasonable use of the land, building, or structure.
 - Staff finds that the requested setback variance may be the minimum to make reasonable use of this structure for the proposed use as the structure due to the location of the septic system.
 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.
 - Staff finds that the variance should not be detrimental to the public welfare or injurious to other property or improvements in the area as the pool would be constructed behind an enclosed fence.
 9. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.
 - Staff finds that the variance should not have any of the above effects.
 10. Variances may be issued for the reconstruction rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places upon a determination that the variance is the

minimum necessary so as not to destroy the historic character and design of the building, and provide the proposed reconstruction, rehabilitation or restoration will not result in the structure losing its historic designation.

- Not applicable.

Conclusion

Staff finds that the property at 124 Young Drive is a corner lot, thus requiring two front setbacks to be met for any structure. In addition, the property uses a septic system which further restricts locations of any structures to be built on the property. The applicant is requesting a 30' front setback variance along Young Drive to construct a pool approximately 10' off of the front property line.

Attachments:

1. Womble App._Redacted

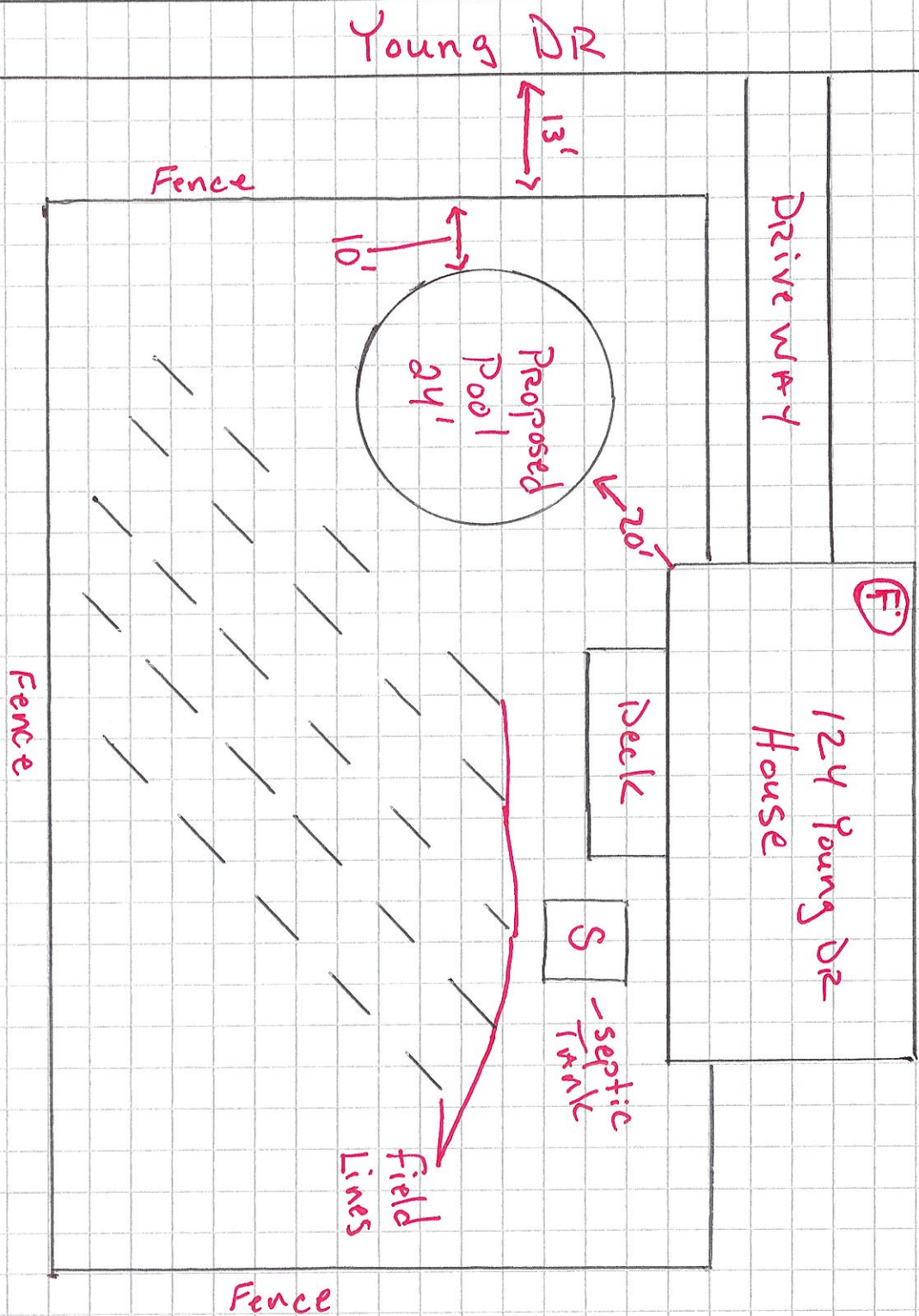


Town of Smyrna

Board of Zoning Appeals Application

APPLICANT INFORMATION:		APPLICANT IS:	THE PROPOSAL PERTAINS TO:
Name: Joel Womble	Phone Number: [REDACTED] Email: [REDACTED]	Owner ☒	New Structure ☐
		Contractor ☐	Existing Structure ☐
		Other ☐	Signage ☐
THIS REQUEST IS FOR:			
Zoning Variance ☐		Sign Variance ☐	
Setback Variance ☒		Special Exception ☐	
Temporary Use Permit ☐		Administrative Review ☐	
PROPERTY INFORMATION			
Street Address: 124 Young Dr Smyrna TN 37167			
Tax Map:	Group:	Parcel:	
Zoning:	Lot Area: Lot 18		
DESCRIPTION OF APPEAL			
Describe your request and why a variance is needed. Please submit a site plan and/or photographs if applicable to your request. Wanting to put an above ground Pool in my Backyard but due to the location of my field Lines (septic system) I have to move the pool to the Young Dr side of the yard, closer than the setback says is ok due to area available			
ALL APPLICANTS OR THEIR REPRESENTATIVES ARE REQUIRED TO ATTEND THE MEETING			
Approval by the Board of Zoning Appeals does not remove any requirements or prohibitions that may be in place because of any restrictive covenants affecting your property. Violation of restrictive covenants could result in legal action against you by a homeowner's association or individual homeowners within your neighborhood. The Town of Smyrna will not be liable if action is taken against you due to violation of such covenants.			
APPLICANT AUTHORIZATION			
I hereby certify that I am the authorized applicant, representing all property owners involved in this request and am aware that approval received from the Board of Zoning Appeals does not authorize any activities which are prohibited by any Town Ordinance, covenant restrictions, deed restrictions or HOA regulations.			
Applicant Signature: Joel Womble		Date: 8-31-2026	
Office Use Only			
Staff Initials: mw	Application Fee: \$300		Date: 8.31.26

01D Jefferson PK



Certificate of Completion of a Subsurface Sewage Disposal System



at: Gerald Wadleigh
 on: 124 Young Pr.
George Young, S/O
Lot 18

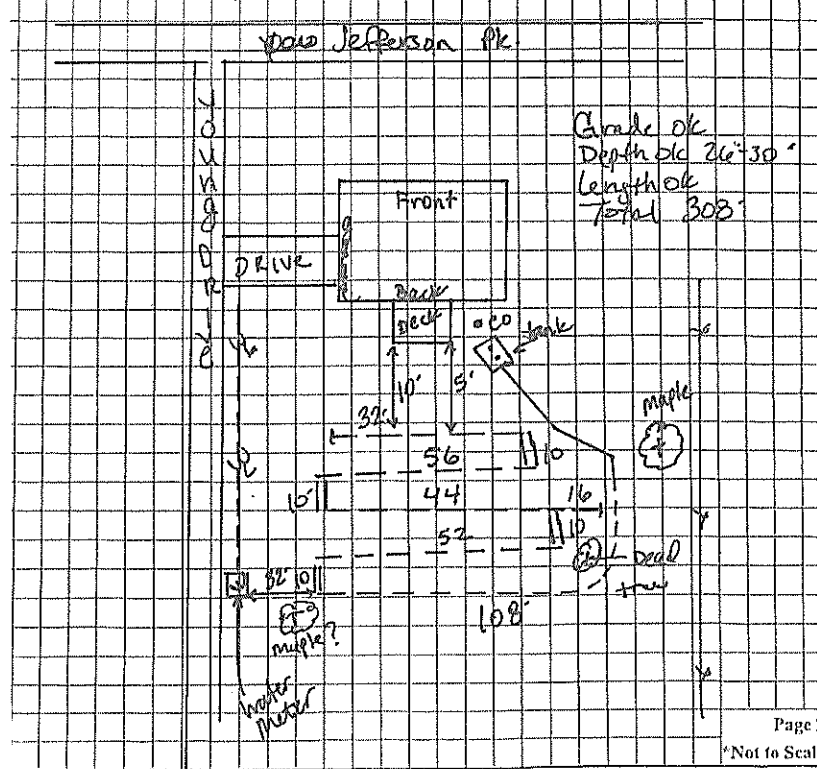
General Notes:
 - Please refer to the subsurface sewage disposal system details on the first page of the Certificate of Completion.
 - Questions regarding the Certificate of Completion should be directed to the local Division of Water Resources representative.

by: Nancy Bohman SSII
 on: 1/21/2011

The Subsurface Sewage Disposal System is Approved For:
 (X) Residential: # of Bedrooms:
 () Other:
 Gals/Day:

Maxwell Septic
2-chamber - Repair

Not to Scale



Page:

*Not to Scale



Town of Smyrna

Board of Zoning Appeals Meeting

Agenda Summary

Agenda Item Number 4.c.

Department: Planning

Date: September 17, 2026

Subject:

Sign Variance

Summary:

Attachments:

None



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.c.1.
Department: Planning
Date: September 17, 2026**

Subject:

SEK Smyrna, LLC
216 Lee Victory Parkway

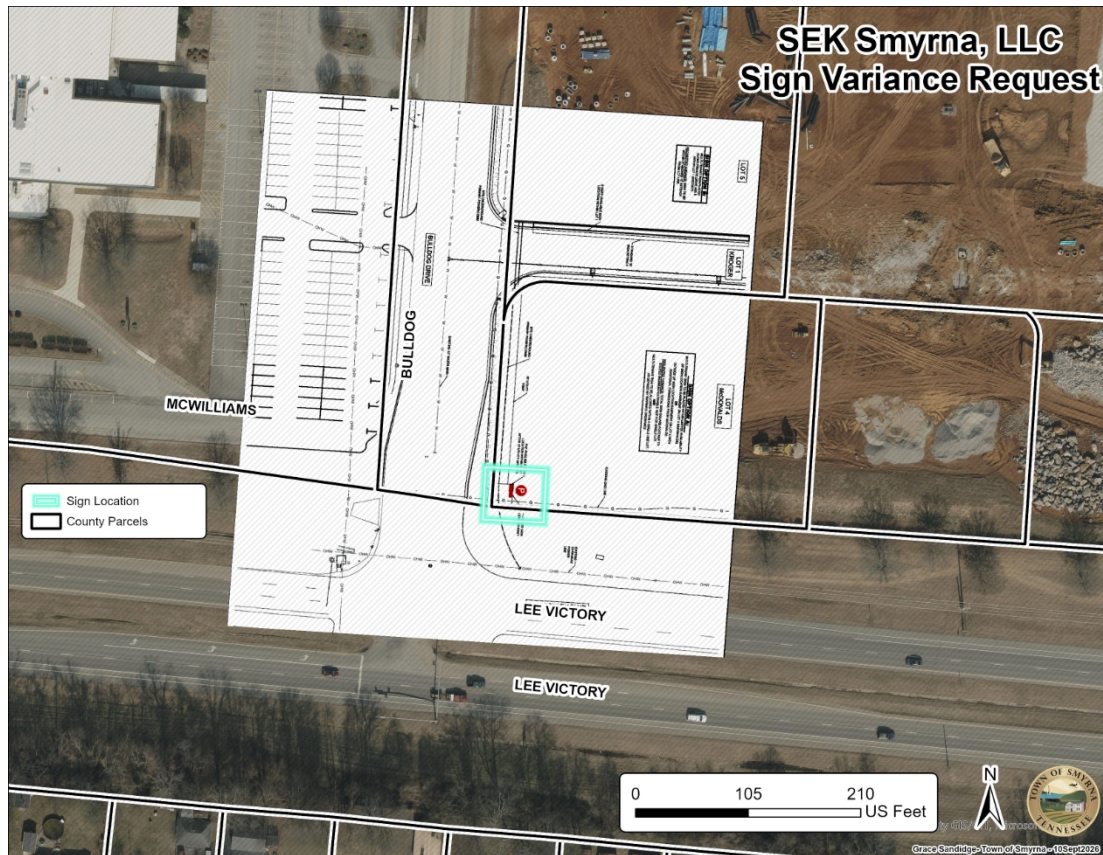
Summary:

SEK Smyrna, LLC
Sign Variance Request

Location: 216 Lee Victory Pkwy.	Property Owners: SEK Smyrna, LLC & McDonald's USA, LLC
Tax Map/Parcel #: Map 34/Parcel 45.07	
Zoning/Use Classification: C-2 / Retail	

Request:

For a variance to allow a second pole sign on a site to be utilized by four adjoining properties in lieu of pole signs on those properties, to allow a total of 274.18 square feet of signage where 200 square feet is allowed, and to allow a total of 33 square feet of changeable copy sign where 20 square feet is allowed.



Staff Analysis

Kroger is requesting to erect a pole sign that is fully compliant with the allowed height, size, and setback requirements of the Sign Ordinance. However, the proposed location is on an adjoining property where a McDonald's is under construction with permitted signage including a pole sign. The total permitted signage for McDonald's is 174.18 square feet, with 99.35 square feet of that as a pole sign with a 20 square feet digital changeable copy area. The proposed sign for Kroger is 20' tall and 100 square feet with 13 square feet of that being a digital changeable copy area. It is proposed that this sign would be the only pole sign for use by Kroger, the shops that will be located on the Kroger parcel, the Kroger fuel center, and the two outparcels that are currently addressed as 330 and 340 Bulldog Drive. Those parcels would be allowed to utilize wall signage, but there would be no pole or ground signs allowed on those parcels if the Board approves the requested variances.

Chapter 9, Section F. 2 of the Sign Ordinance lists criteria that must be considered by the Board when evaluating a variance request.

- (2) For an action granting a variance, the Board shall state the provisions being varied and shall grant the minimum variance to satisfy the relief of hardship, and shall

state the specific hardship which justifies the variance.

The Board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

- a. The particular surroundings, shape, or topographic conditions of the specific property involved would result in an exceptional hardship upon the owner as distinguished from an inconvenience.
 - Staff finds that there are no unique circumstances in regards to the surroundings, shape, or topographic conditions of the specific property.
- b. The conditions upon which the petition for a variance is based would not be applicable to other similarly situated properties.
 - Staff finds the conditions upon which the petition for a variance is based could be applicable to other similarly situated properties, but it would be rare.
- c. The hardship has not been created by any person having an interest in the property.
 - The subdivision plat and construction of the commercial buildings was completed by the applicant.
- d. Financial returns only shall not be considered as a basis for granting a variance.
 - The applicant has not identified financial returns as a reason for requesting the variance. However, the reason for signage fronting Lee Victory Parkway is to promote visibility of the businesses located off of Bulldog Drive.
- e. The variance will not be detrimental to the public welfare, injurious to other property, or to the intent and spirit of the ordinance.
 - Staff finds the variance may not be detrimental to or injurious to other property or to the public welfare. Staff believes this request would promote a reduction of overall signage and enhance traffic safety, sightlines, and functional unity of the development.
- f. The variance does not confer a special privilege to the applicant that is denied to others.
 - Staff finds that the variance does not confer a special privilege as the approval of this variance would result in a reduction of the overall number of signs within the development.

Conclusion

Staff finds that the requested variances are for a somewhat unique circumstance. If approved, while increasing the allowed signage on this specific parcel the variances

would reduce the overall number of signs and amount of signage within the development. Though each request has to stand on its' own merits, similar requests have been approved for similar situations in the past.

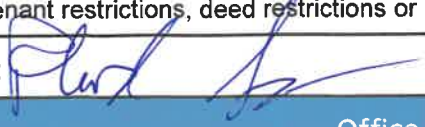
Attachments:

1. SEKSmyrna_Redacted
2. 1616519598.04G Kroger 555 Smyrna TN
3. KrogerSignPackage
4. McDonalds - Bulldog - sign app&renderings_Redacted



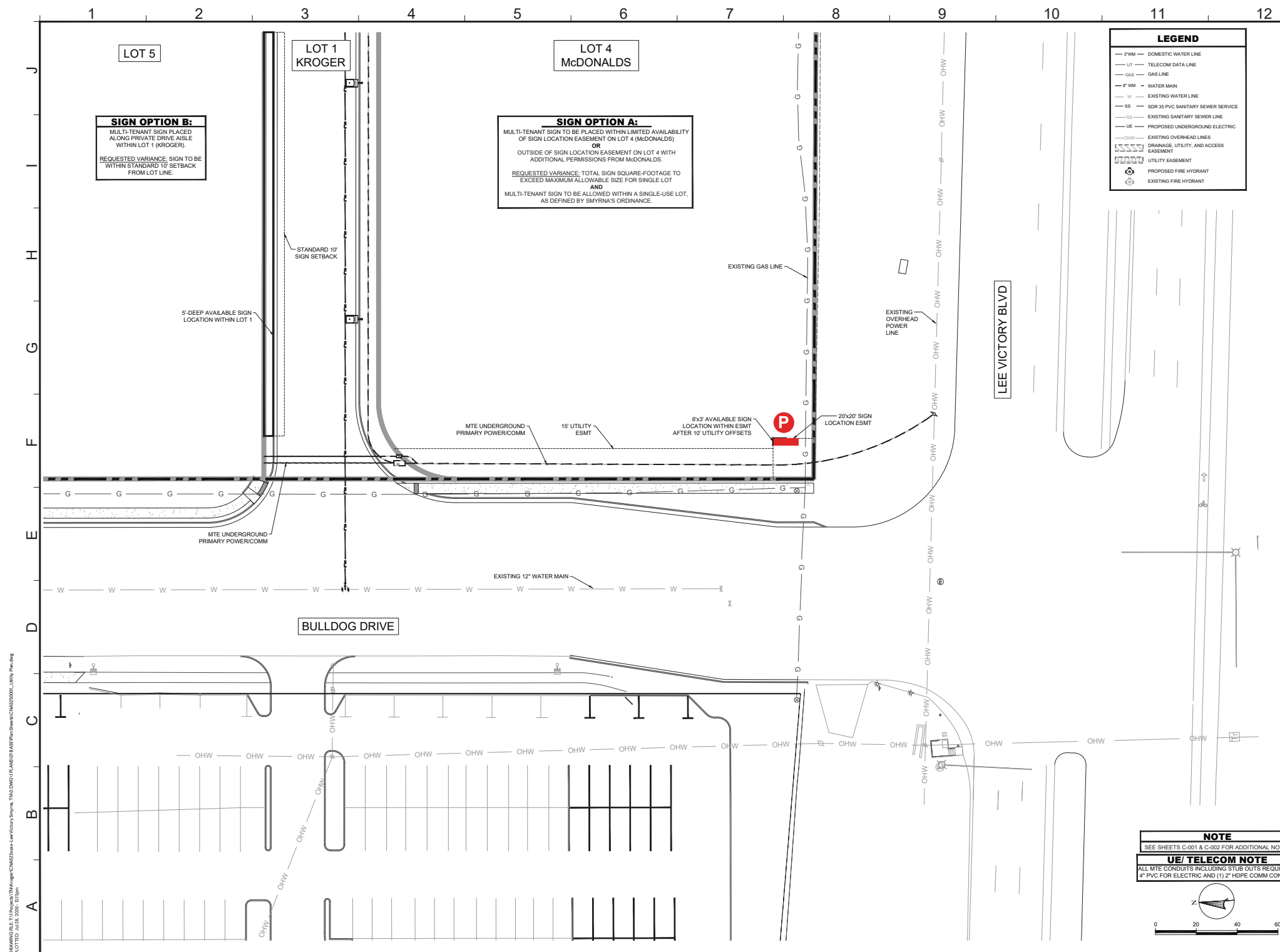
Town of Smyrna

Board of Zoning Appeals Application

APPLICANT INFORMATION:		APPLICANT IS:	THE PROPOSAL PERTAINS TO:
Name: SEK Smyrna, LLC	Owner ☒ Contractor ☐ Other ☐	New Structure ☐	
Phone Number: [REDACTED]		Existing Structure ☐	
Email: [REDACTED]		Signage ☒	
THIS REQUEST IS FOR:			
Zoning Variance ☐		Sign Variance ☒	
Setback Variance ☐		Special Exception ☐	
Temporary Use Permit ☐		Administrative Review ☐	
PROPERTY INFORMATION			
Street Address: 216 Lee Victory Parkway			
Tax Map: 034-045.07-000	Group:	Parcel:	
Zoning:	Lot Area:		
DESCRIPTION OF APPEAL			
<i>Describe your request and why a variance is needed. Please submit a site plan and/or photographs if applicable to your request.</i> We are requesting a sign variance to allow a master sign at the entrance to the shopping center off Lee Victory @ Bulldog Drive. This sign would serve as signage for the Kroger Grocery Store, Kroger Fuel Center, 10,000 SF of retail shops located within the Kroger parking lot and the two outparcels located at 330 Bulldog Drive and 340 Bulldog Drive.			
ALL APPLICANTS OR THEIR REPRESENTATIVES ARE REQUIRED TO ATTEND THE MEETING			
Approval by the Board of Zoning Appeals does not remove any requirements or prohibitions that may be in place because of any restrictive covenants affecting your property. Violation of restrictive covenants could result in legal action against you by a homeowner's association or individual homeowners within your neighborhood. The Town of Smyrna will not be liable if action is taken against you due to violation of such covenants.			
APPLICANT AUTHORIZATION			
I hereby certify that I am the authorized applicant, representing all property owners involved in this request and am aware that approval received from the Board of Zoning Appeals does not authorize any activities which are prohibited by any Town Ordinance, covenant restrictions, deed restrictions or HOA regulations.			
Applicant Signature: 		Date: 7/4/26	
Office Use Only			
Staff Initials:	Application Fee:	Date:	

PRELIMINARY



[illegible]

GNC

3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200

ISSUE	DATE
CONSTRUCTION REV. SET	11/7/2025
CONSTRUCTION REV. SET	04/16/2026
DRAWN BY:	ESHELTON

	DRAWN BY:	ESHELTON
--	-----------	----------



KROGER U-555
BULLDOG DRIVE,
SMYRNA, TN 37197

GMC PROJECT
#CNAS250001

11/7/2025

SIGNAGE EXHIBIT

Drawing No.: C-307

Drawing Name:

NOTE
SEE SHEETS C-001 & C-002 FOR ADDITIONAL NOTES

UE/ TELECOM NOTE
ALL MTE CONDUITS INCLUDING STUB OUTS REQUIRE 1/2" 4" PVC FOR ELECTRIC AND (1) 2" HDPE COMM CONDUIT

KROGER #555
LEE VICTORY PARKWAY
Smyrna, TN

IDENTITI 2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
identiti.net

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CUSTOMER APPROVAL:

DATE: _____

DATE		BY	DATE		BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1616519598.04G

DATE: 07.31.2026

J. Allington

P

COLOR KEY

3730-8537 KROGER BLUE

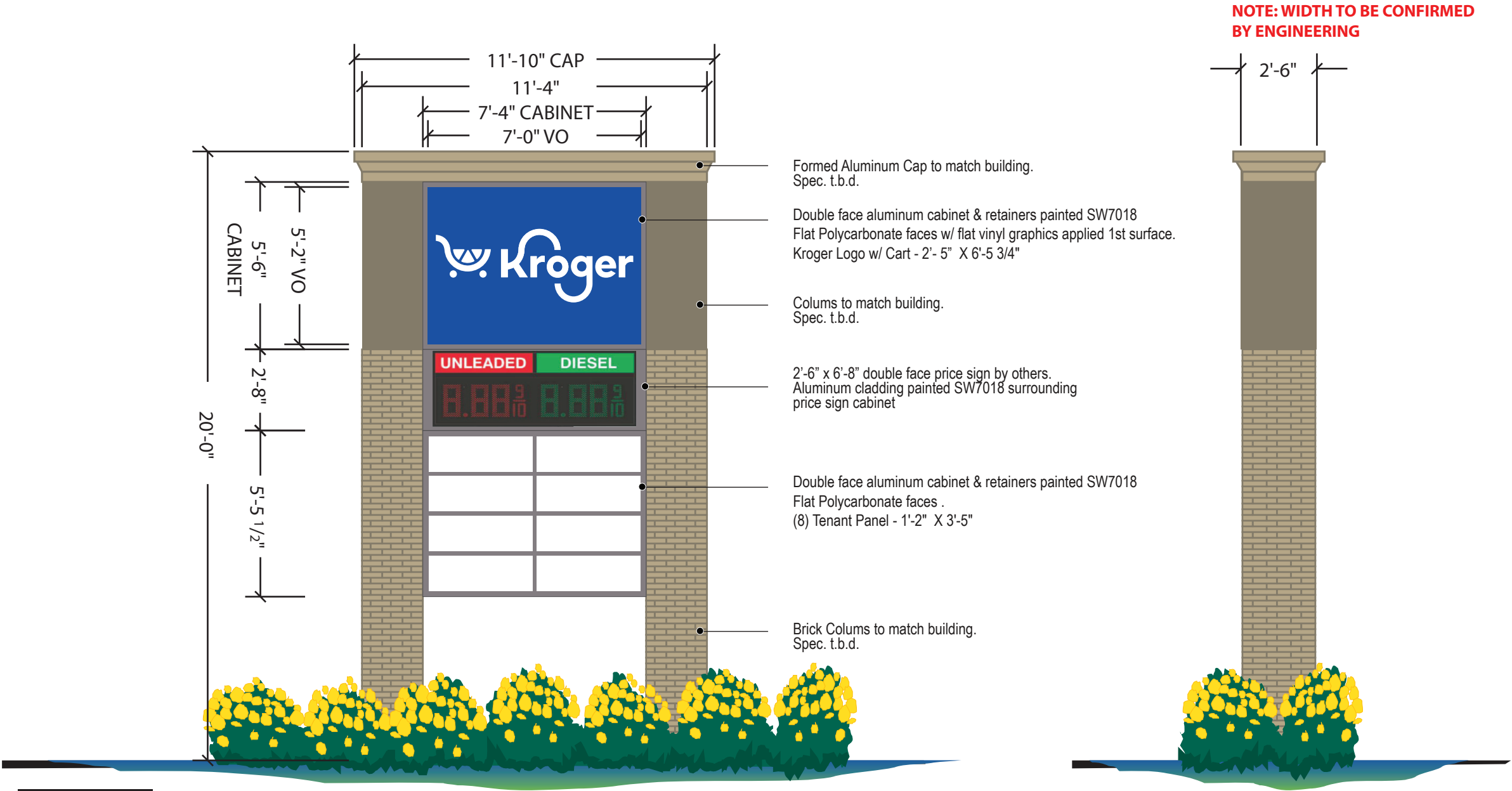
WHITE

SW7018

TBD

TBD

TBD



NOTE: WIDTH TO BE CONFIRMED BY ENGINEERING

100 SQ FT

NOTE: LANDSCAPING AS REQUIRED BY CITY.

SCALE: 3/4" = 1'-0"

KROGER #555
LEE VICTORY PARKWAY
Smyrna, TN

2000 Center Drive
Suite C411
Hoffman Estates, IL 60192
Office 847.301.0510
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DATE: _____

	DATE	BY
Rev. #1	_____	_____
Rev. #2	_____	_____
Rev. #3	_____	_____

	DATE	BY
Rev. #4	_____	_____
Rev. #5	_____	_____
Rev. #6	_____	_____



DRAWING NO:
1616519598.04G
DATE: 07.31.2026
J. Allington

12" Double Product, Single Face

Coupa # 555011 (Part number also used for retrofitting existing custom signs)

DIGITAL PRICE SIGN ORDERED BY KROGER, SUPPLIED BY LANDMARK,
PERMITTED AND INSTALLED BY IDENTITI

Standard Commodities/Colos shown.

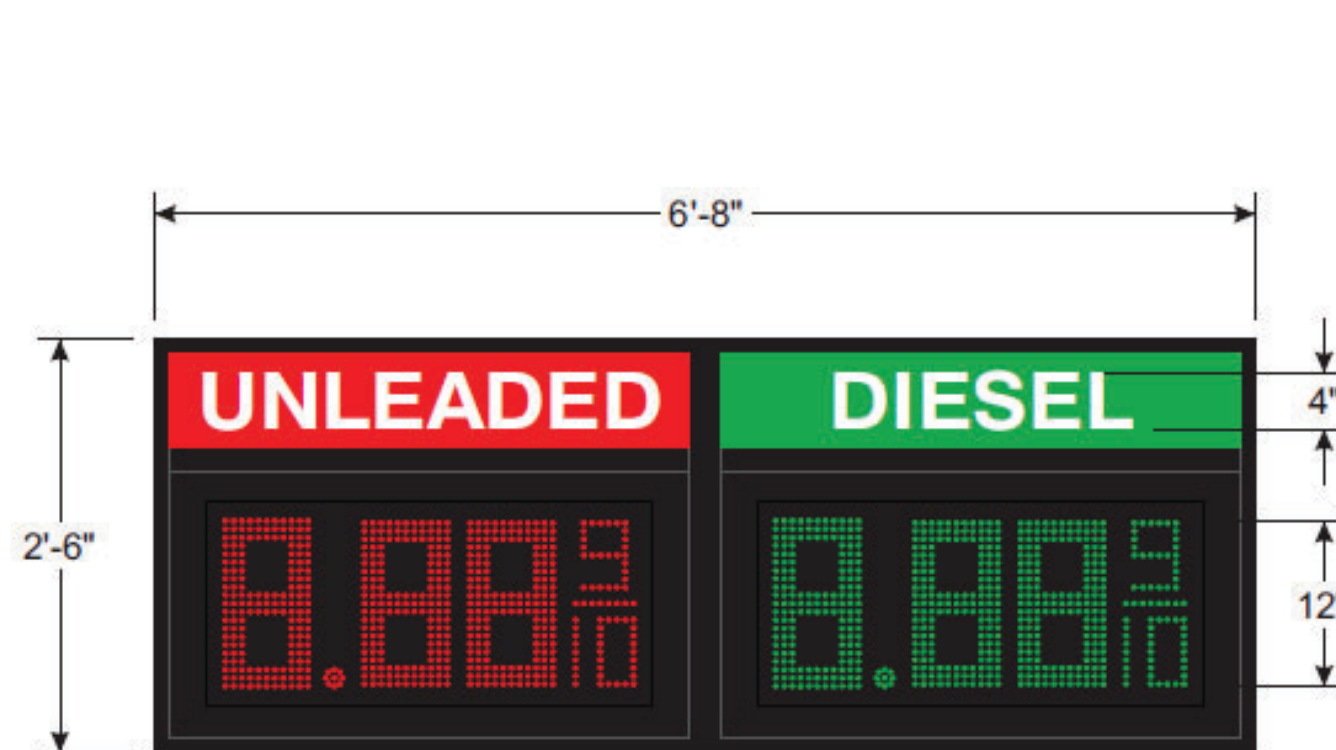
IF non-standard (PREMIUM, E85, etc..) Specify in Coupa "NOTES"

CONSTRUCTION:

- Fabricate a double product S/F LED price sign;
- using 12" LED units
- Illumination: 12VDC LED backlighting.
- Cabinet: Aluminum housing painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - - Red, 3630-33
 - - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1 A
Circuit 2 (LED price) 1 A



ELEVATION

SCALE: 3/4" = 1'-0"

2" x 2" x 1/8" Steel
Angle Bolted to Back
(Full Length)

10 1/2"

END VIEW

LANDMARK

Sign Alliance, Inc.
Working Together For You

Phone: 719.220.0075

Client:

The Kroger Co.

Date:

02/08/2015

Drawn by:

MLB

Revisions:

1) Updated. 4/20/15

Drawing Number:

150110.2

Sheet:

1 of 1

Approved:

Notes:

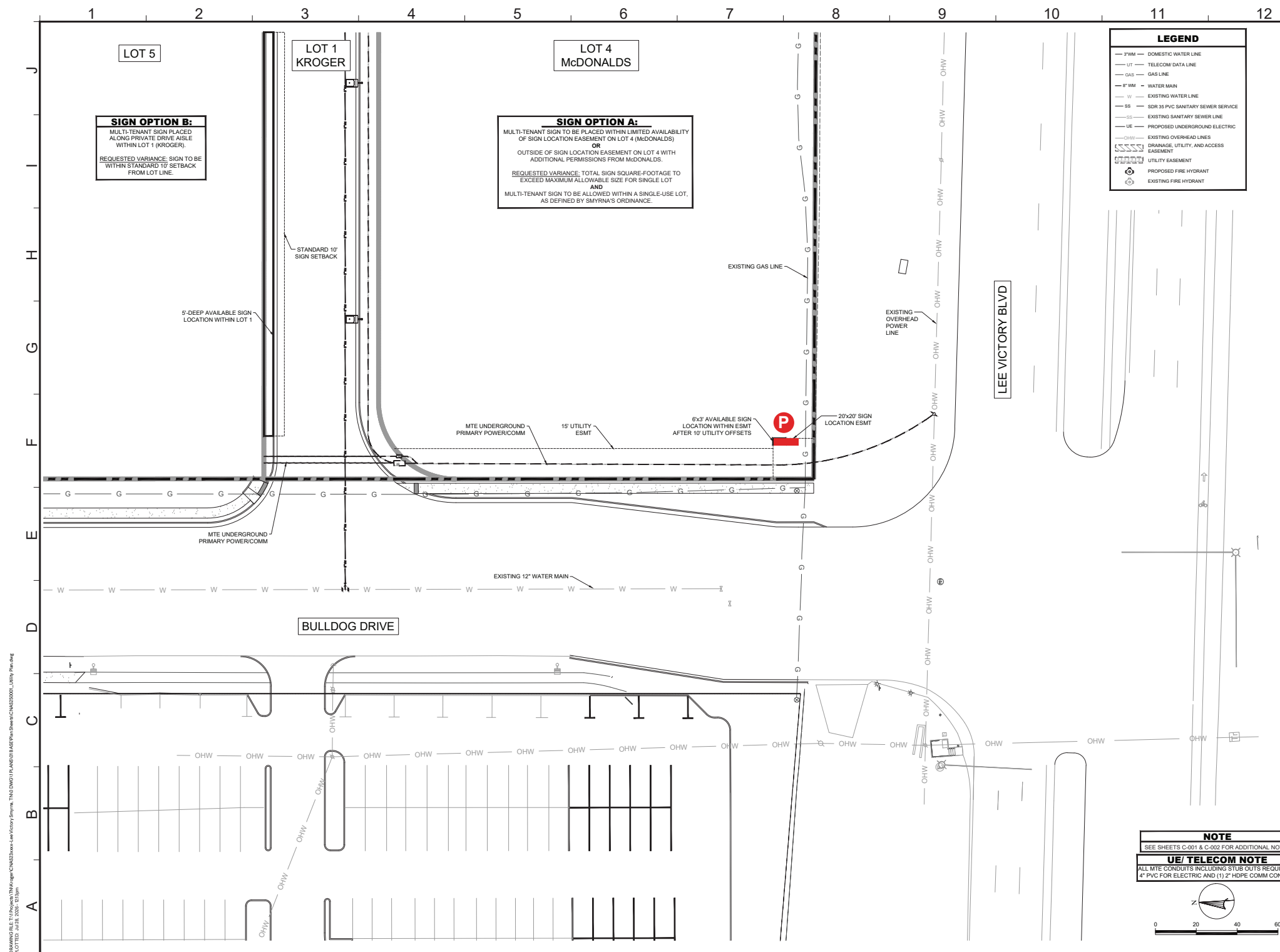
This is an original unpublished drawing created by The Landmark Alliance, Inc. It is submitted for your personal use in conjunction with a project being planned for you by The Landmark Alliance, Inc. It is not to be shown to anyone outside of your organization, nor is it to be used, copied, modified, reproduced, or exhibited in any fashion.

*Contact Landmark to discuss your specific needs.

SIGN AREA: 16.67 sqft

PRELIMINARY



[illegible]

3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM

ISSUE	DATE
CONSTRUCTION REV. SET	11/7/2025
CONSTRUCTION REV. SET	04/16/2026
DRAWN BY:	ESHELTON
CHECKED BY:	A. PERDUE

DRAWN BY:	ESHELTON
CHECKED BY:	ANDREW



KROGER U-555
BULLDOG DRIVE,
SMYRNA, TN 37197

GMC PROJECT
#CNAS250001

11/7/2025

SIGNAGE EXHIBIT

C-307

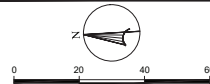
Drawing Name:

NOTE

SEE SHEETS C-001 & C-002 FOR ADDITIONAL NOTES

UE/ TELECOM NOTE

ALL MTE CONDUITS INCLUDING STUB OUTS REQUIRE (2) 4" PVC FOR ELECTRIC AND (1) 2" HDPE COMM CONDUIT



IDENTITI 2000 Center Drive
Suite C411
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Office 847.301.0510
identiti.net

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CUSTOMER APPROVAL:

DATE: _____

DATE	BY
------	----

Rev. #1

Rev. #2 _____

Rev. #3 _____

DATE	BY
------	----

Rev. #4

Rev. #5 _____

Rev. #6 _____

KROGER #555
LEE VICTORY PARKWAY
Smyrna, TN

DRAWING NO:
1616519598.04G

DATE: 07.31.2026

J. Allington



P

COLOR KEY

3730-8537 KROGER BLUE

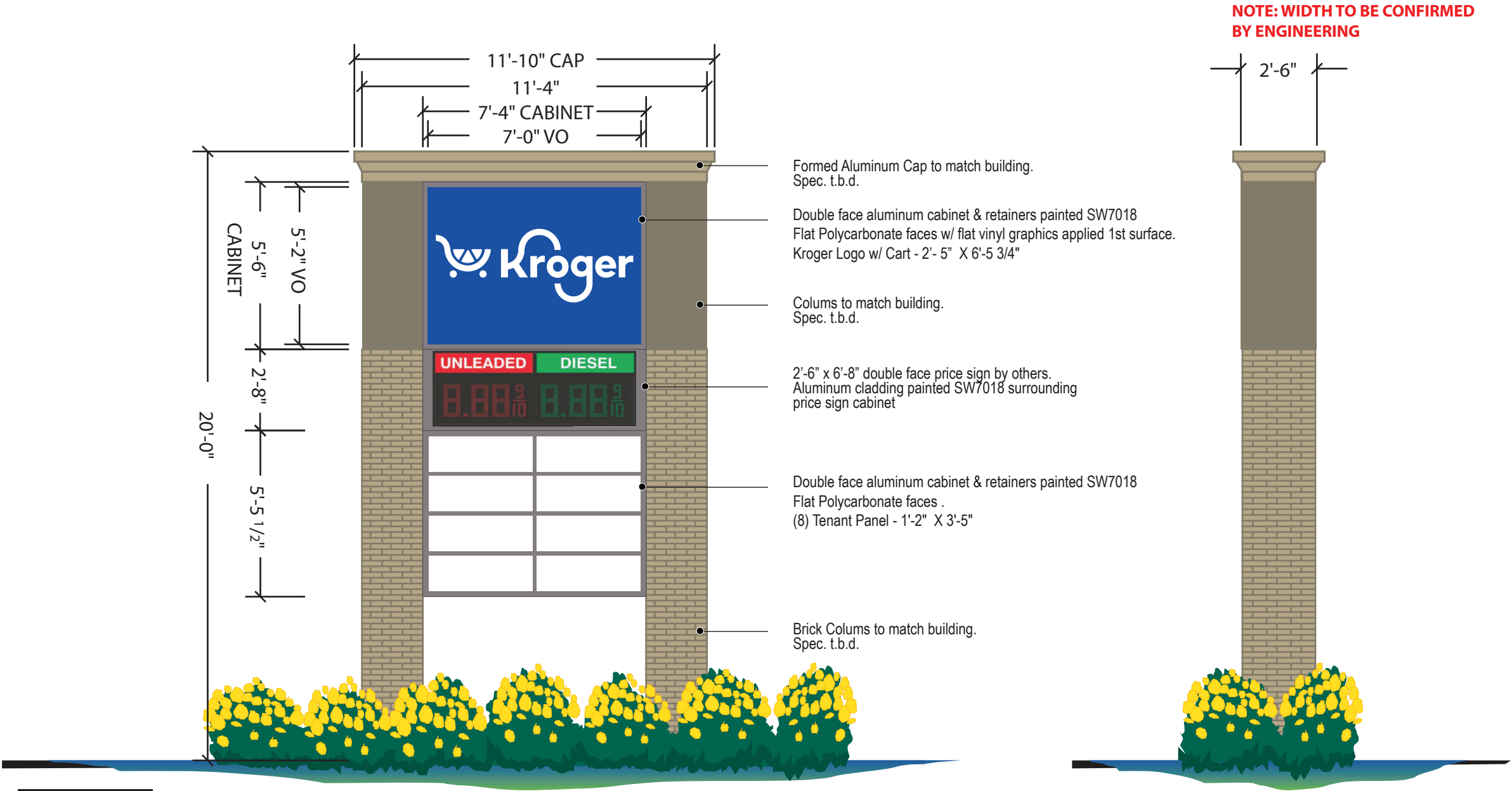
WHITE

SW7018

TBD

TBD

TBD



100 SQ FT

NOTE: LANDSCAPING AS REQUIRED BY CITY.

KROGER #555
LEE VICTORY PARKWAY
Smyrna, TN

SCALE: 3/4" = 1'-0"

2000 Center Drive
Suite C411
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Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1616519598.04G
DATE: 07.31.2026
J. Allington

12" Double Product, Single Face

Coupa # 555011 (Part number also used for retrofitting existing custom signs)

DIGITAL PRICE SIGN ORDERED BY KROGER, SUPPLIED BY LANDMARK,
PERMITTED AND INSTALLED BY IDENTITI

Standard Commodities/Colos shown.

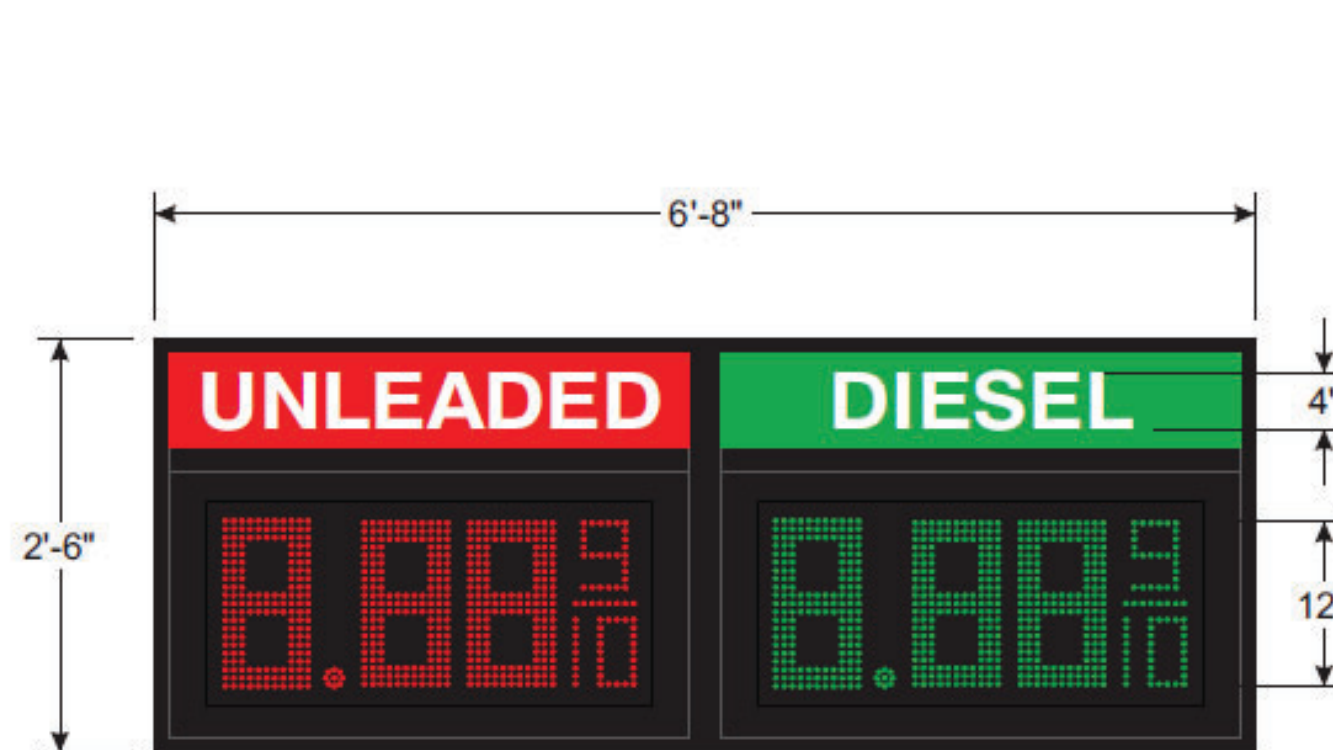
IF non-standard (PREMIUM, E85, etc..) Specify in Coupa "NOTES"

CONSTRUCTION:

- Fabricate a double product S/F LED price sign; using 12" LED units
- Illumination: 12VDC LED backlighting.
- Cabinet: Aluminum housing painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - - Red, 3630-33
 - - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1 A
Circuit 2 (LED price) 1 A



ELEVATION

SCALE: 3/4" = 1'-0"

2" x 2" x 1/8" Steel
Angle Bolted to Back
(Full Length)

10 1/2"

END VIEW

LANDMARK

Sign Alliance, Inc.
Working Together For You

Phone: 719.220.0075

Client:

The Kroger Co.

Date:

02/08/2015

Drawn by:

MLB

Revisions:

1) Updated. 4/20/15

Drawing Number:

150110.2

Sheet:

1 of 1

Approved:

Notes:

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*Contact Landmark to discuss your specific needs.

SIGN AREA: 16.67 sqft

TOWN OF SMYRNA SIGN PERMIT APPLICATION



APPLICANT INFORMATION:

Applicant Name: Tri Star Transport dba Premier Sign Co.	
Applicant Address: 1720 Ed Temple Blvd Nashville, TN 37208	
Email Address: [REDACTED]	Phone Number: [REDACTED]
Sign Information	
☒ Type of Development: ☐ Single-tenant ☐ Multi-tenant ☐ Campus	
☒ Type of Sign: ☐ Wall ☐ Pole ☐ Ground ☐ Large inflatable	
Estimated Cost: 75,000	Square Footage: 159.05 = total of all building signs + pylon
Electrical Work Required? ☒ Yes ☐ No	Same company fabricating and installing? ☐ Yes ☒ No

Business Name: McDonalds #43875			
Address of Sign: 216 Lee Victory Pkwy. Smyrna, TN 37167			
Tax Map: Book 52 page 213	Group:	Parcel: 034-045.07-000	Zoning: Commercial
Building/Property Owner Name: SEK Smyrna LLC		Phone Number:	
Is the proposed location within the Front Street Historic District? ☐ Yes ☒ No			

Betay Shackelford
Applicant Signature

4-7-26
Date

FOR OFFICE USE ONLY

PERMIT INFORMATION:

PERMIT FEE: _____

$$42' = 14 \phi (3) = 42$$

$$\text{RAILWAY} = 32.83$$

$$\text{POLE} = 79.35 + 20$$

$$174.18$$



Prepared Exclusively for
Project # 59925

216 Lee Victory Pkwy
Smyrna, TN 37167-6683

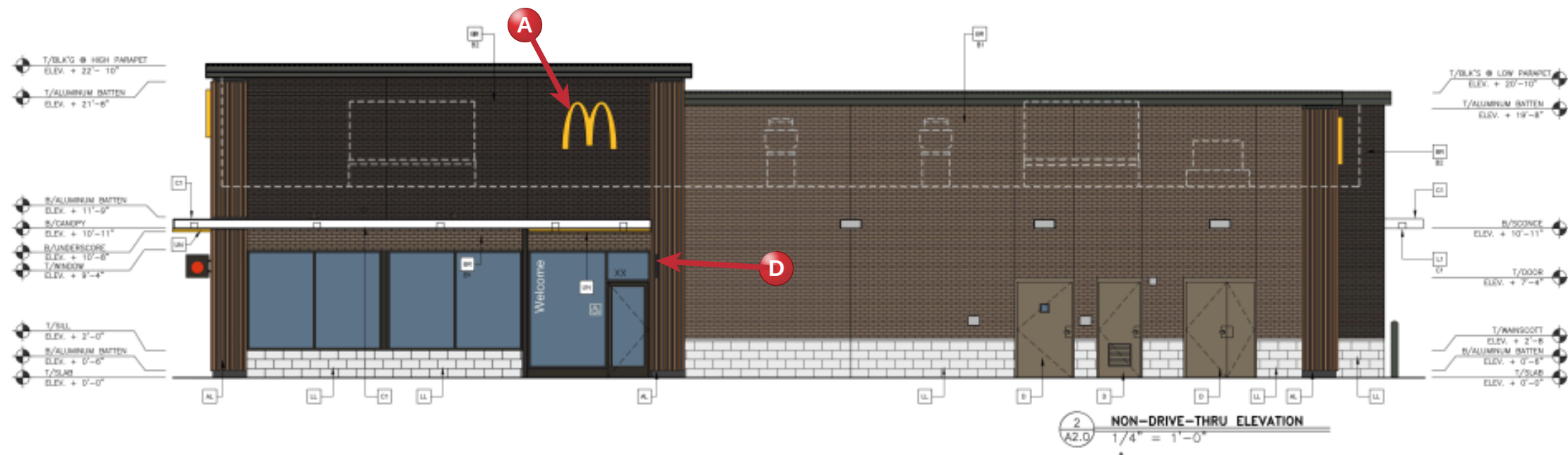
April 15, 2026

Account Manager: Kari Moyle



Sign Schedule

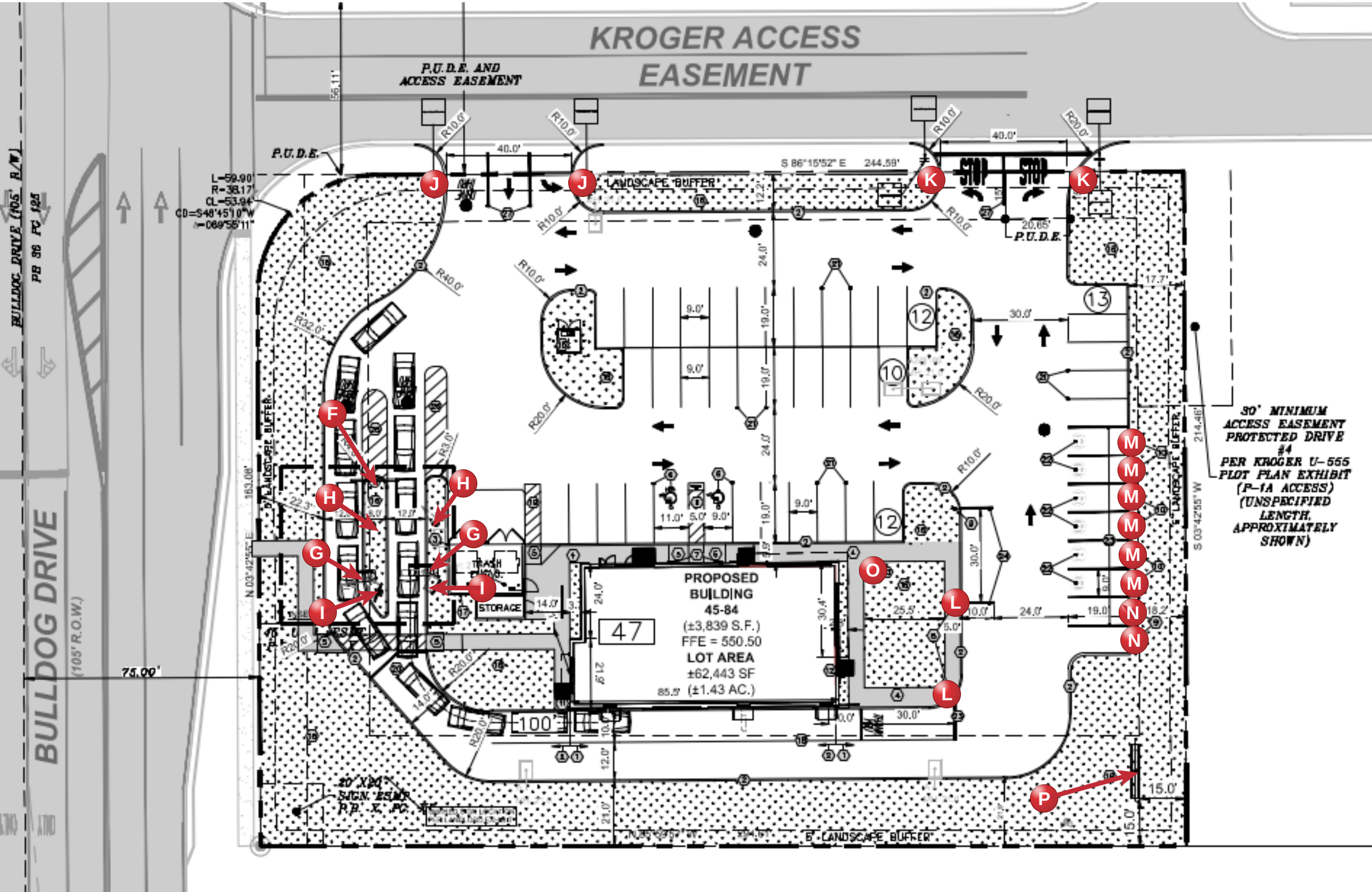
- A 42" NG Arch 14 sq ft
- D Mobile Order Blade Sign
- E McDelivery Blade Sign



Sign Schedule

- A** 42" NG Arch 14 sq ft
- B** 24" NG Wordmark-Charcoal Raceway 32.83 sq ft
- C** Drive-Thru Trellis Decals, 3 Windows

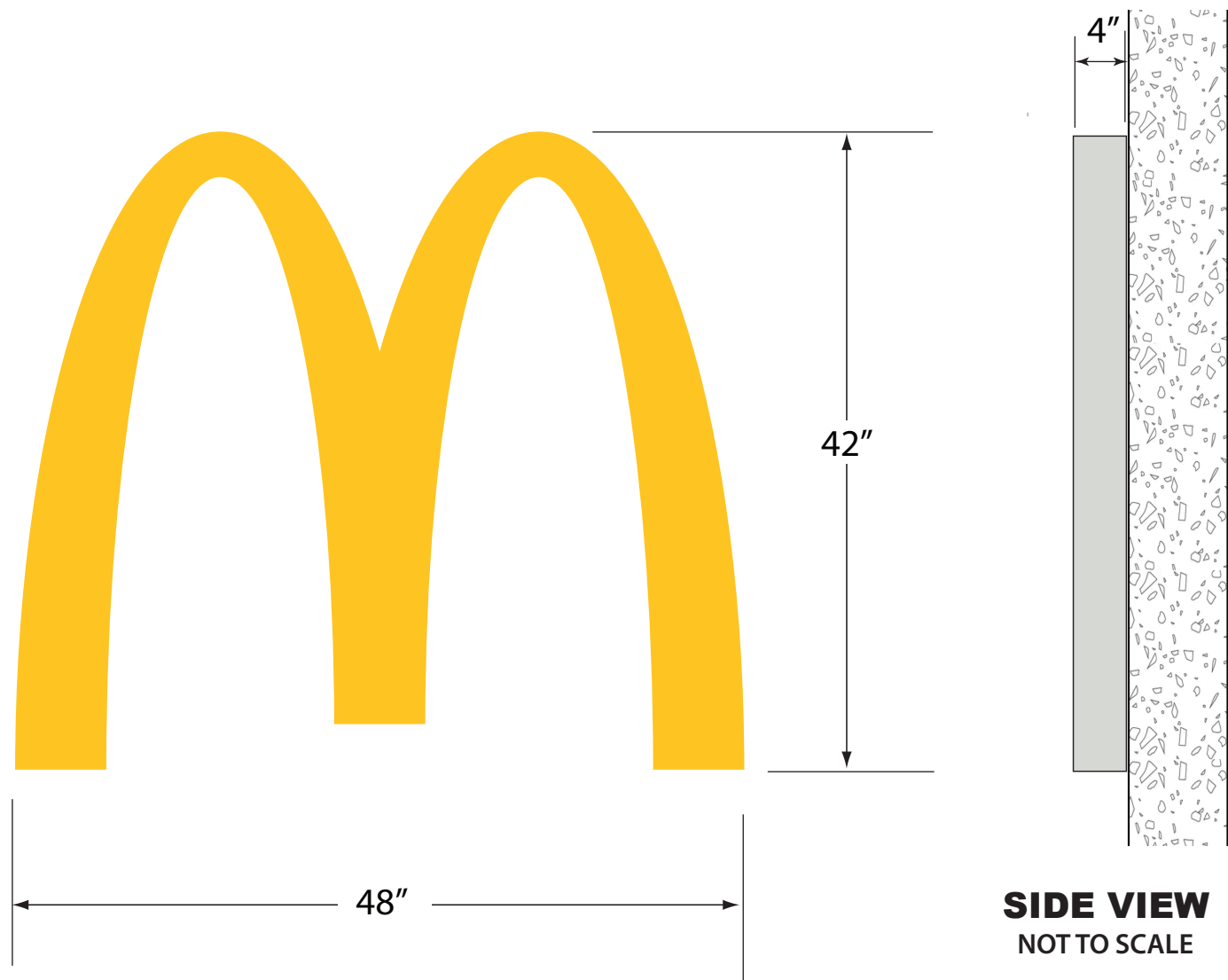




Sign Schedule

- F Double Welcome Point Gateway-Charcoal
- G Spring Board Canopy-Charcoal
- H Outdoor Digital Pre-Browse
- I Outdoor Digital Menu Board
- J 3 sq ft @30"OAH Directional Welcome w/ Arch
- K 3 sq ft @30"OAH Directional Thank You w/ Arch
- L Drive-Thru Reserved Signage
- M Curbside Pick Up Signage
- N Courier Parking Sign
- O 20' Flag Pole
- P 8' Next Gen Hwy Sign w/ 4x5 EMC @20'OAH

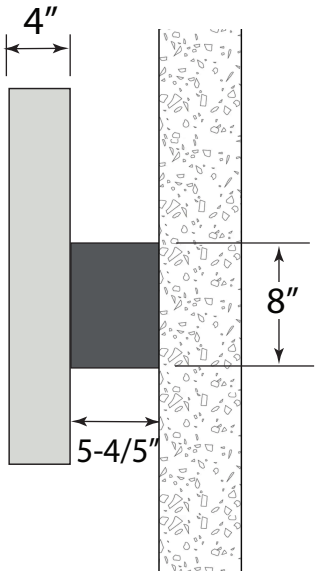
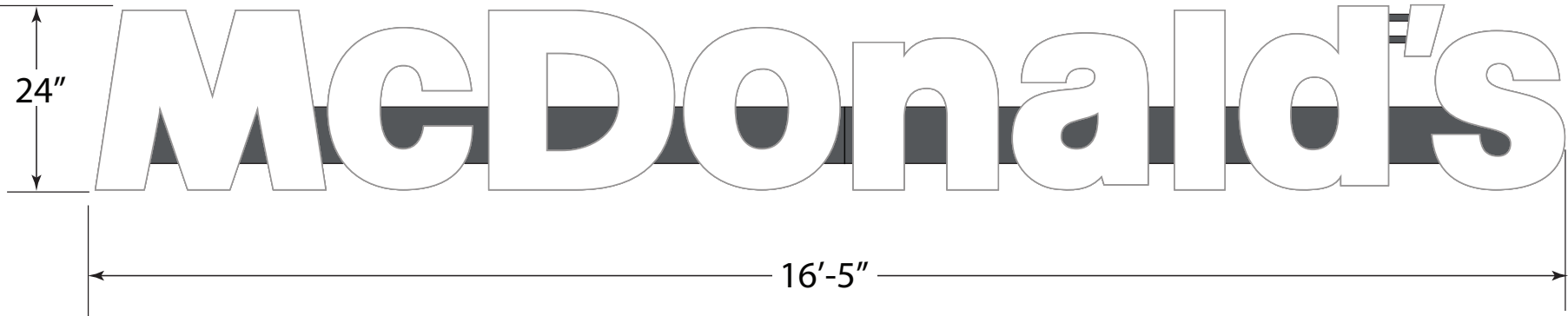




SIGN DETAILS:

LED illuminated McDonald's Arch Face

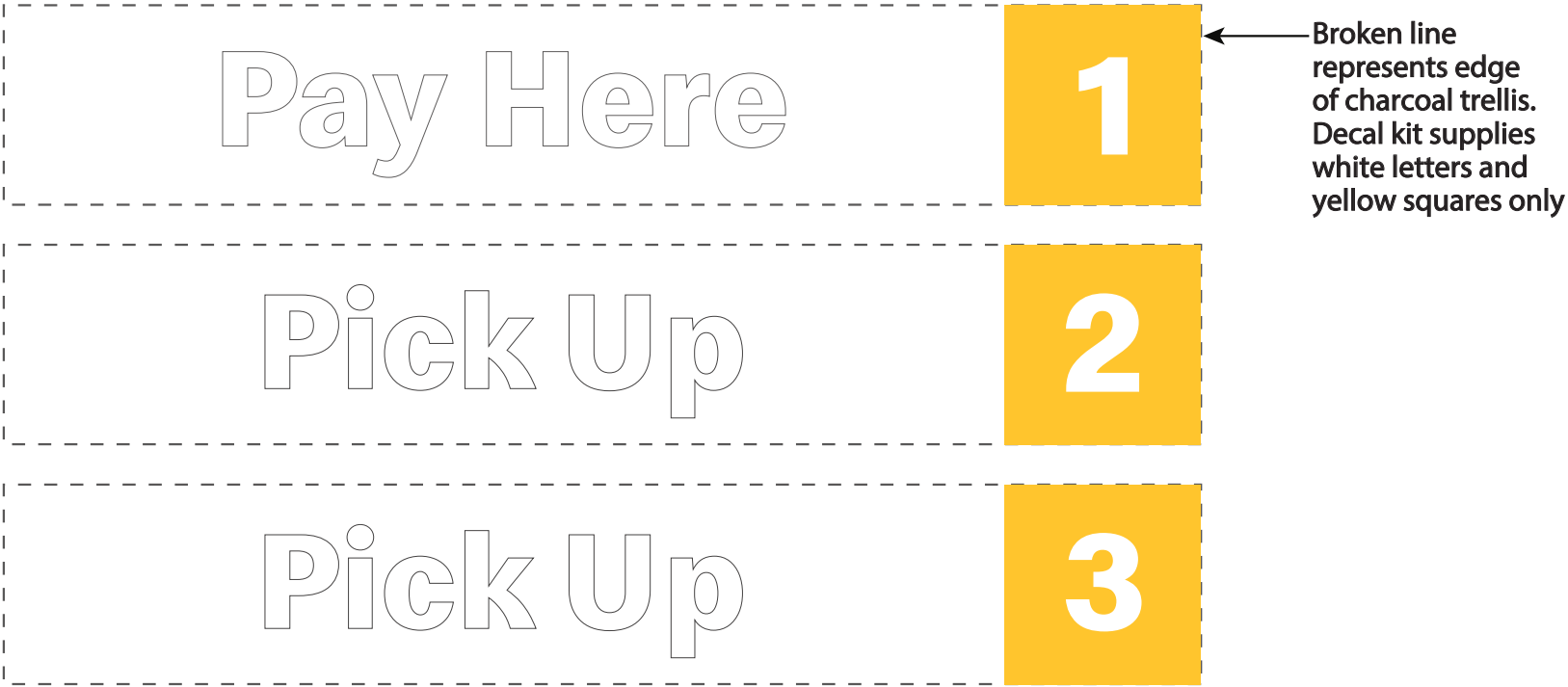
Injection-molded logo with PMS123C Yellow and Next Gen Silver return



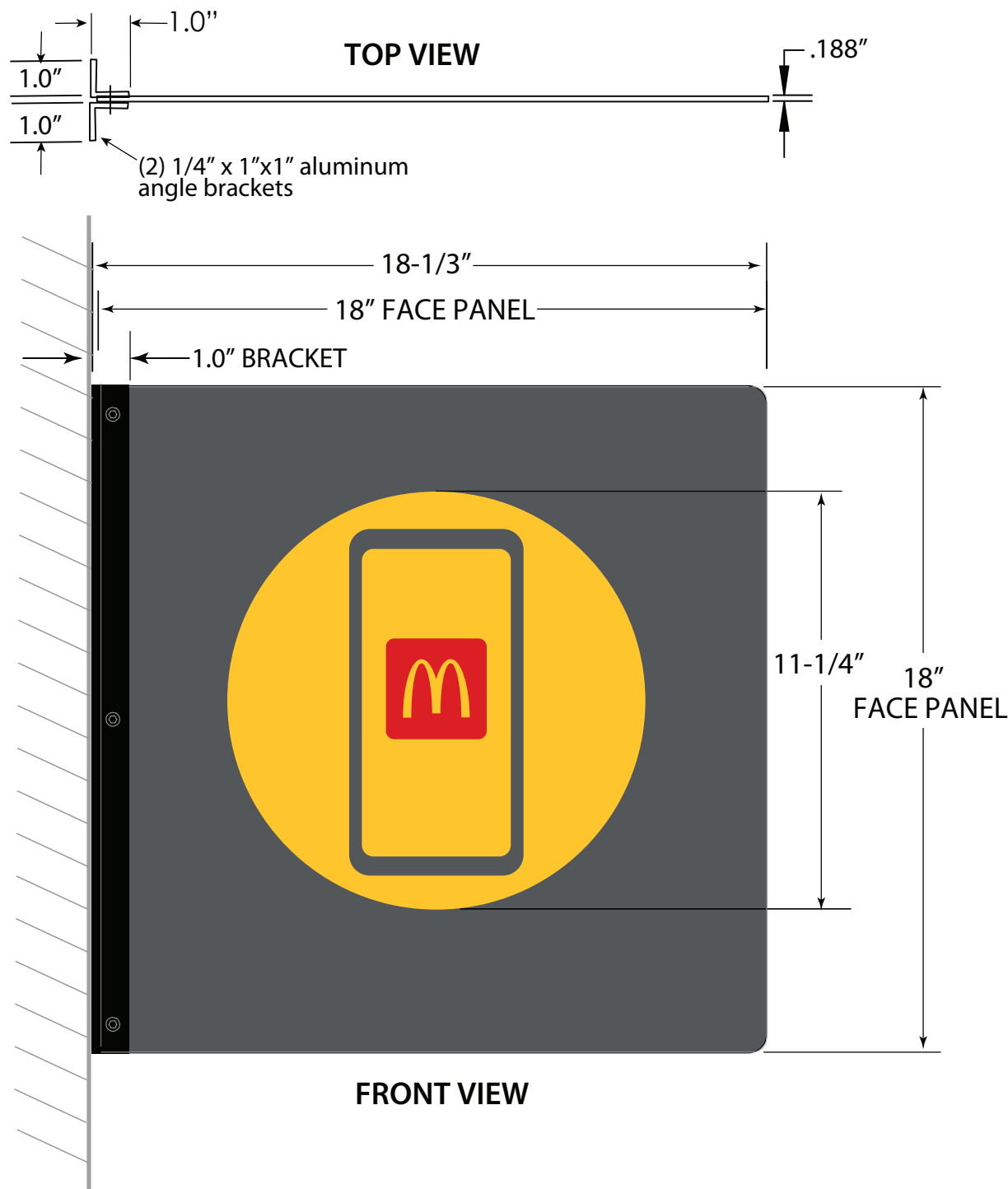
SIDE VIEW
NOT TO SCALE

SIGN DETAILS:

- LED illuminated McDonald's Wordmark on Next Gen Charcoal raceway
- Injection-molded letters with White faces and Next Gen Silver returns
- Wall mount is standard. Tube mounting kit available for mansard roofs.

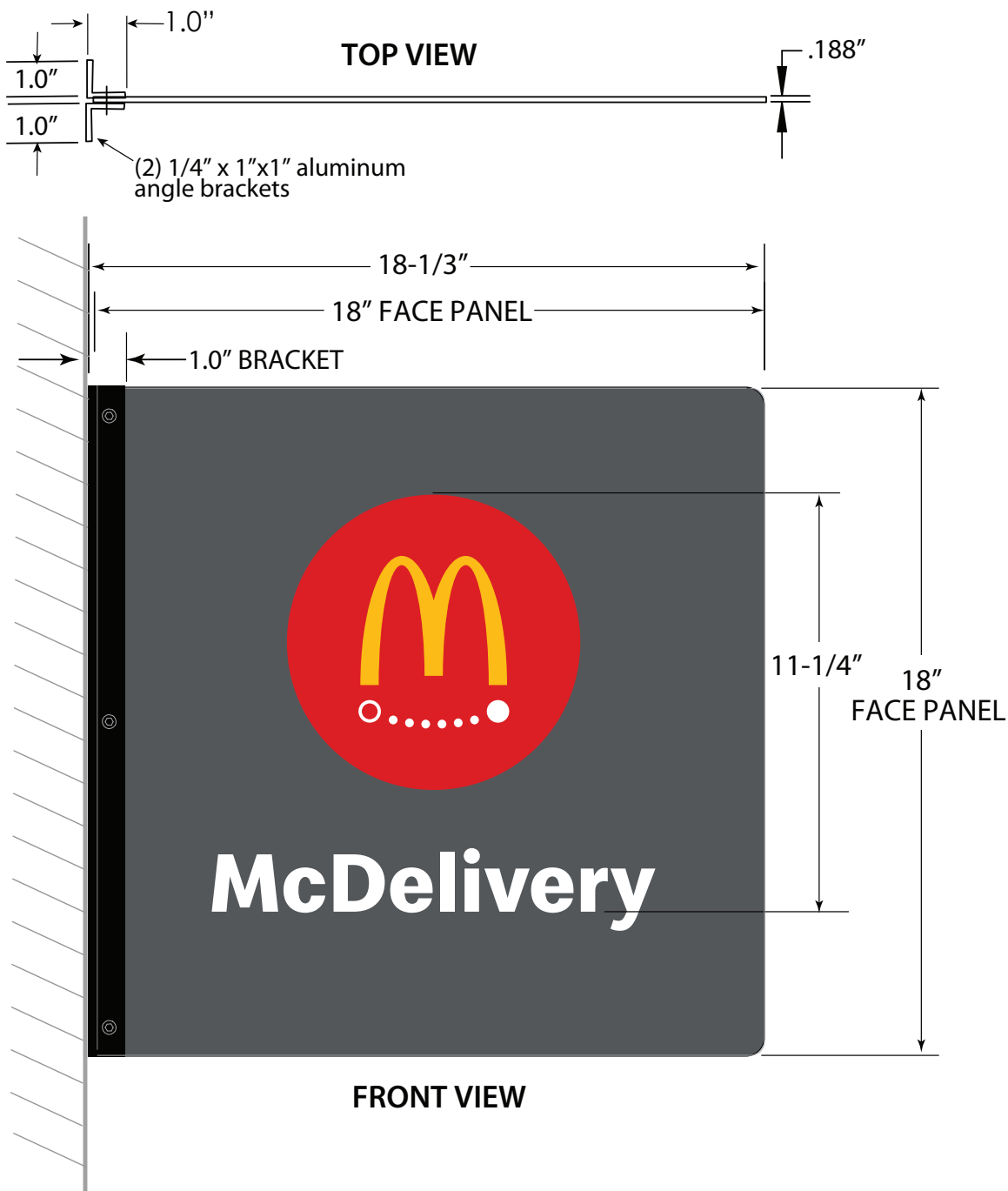


Product Details:
Decals for 48" charcoal drive-thru trellis ONLY.
White vinyl letters
PMS 132C Yellow vinyl square with number cut out



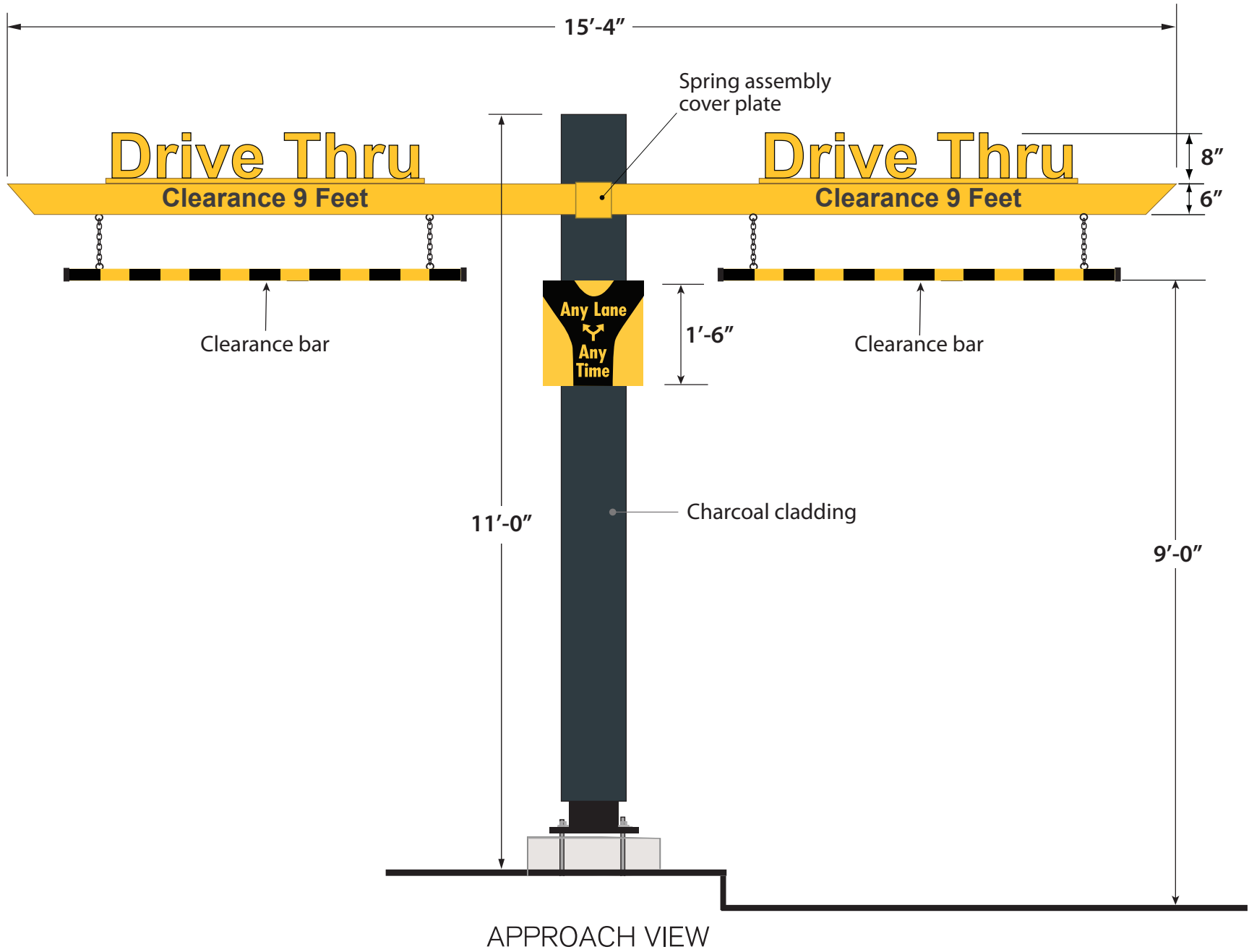
SIGN DETAILS:

Non-illuminated double-sided face and mounting bracket
Next Gen charcoal with vinyl Mobil Order graphic



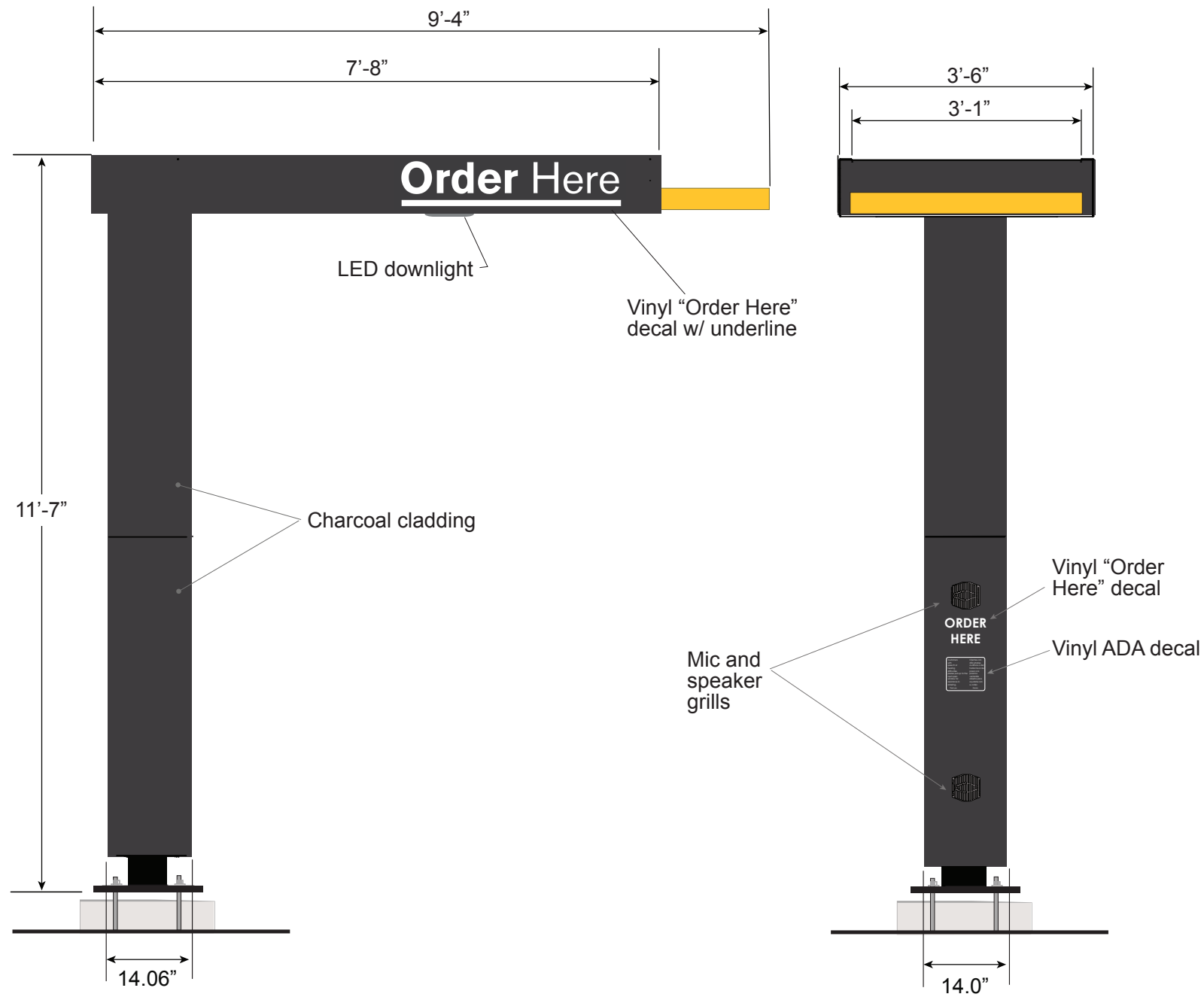
SIGN DETAILS:

Non-illuminated double-sided face and mounting bracket
Next Gen charcoal with vinyl McDelivery graphic



SIGN DETAILS:

- Non-illuminated clearance sign with spring loaded clearance arms
- Clearance copy to be black vinyl
- Adjustable PMS 123C Yellow and black bang bar
- Sintra "Drive Thru" letters with reflective PMS 123C Yellow vinyl decal
- PMS 123C Yellow and black "Any Lane Any Time" face

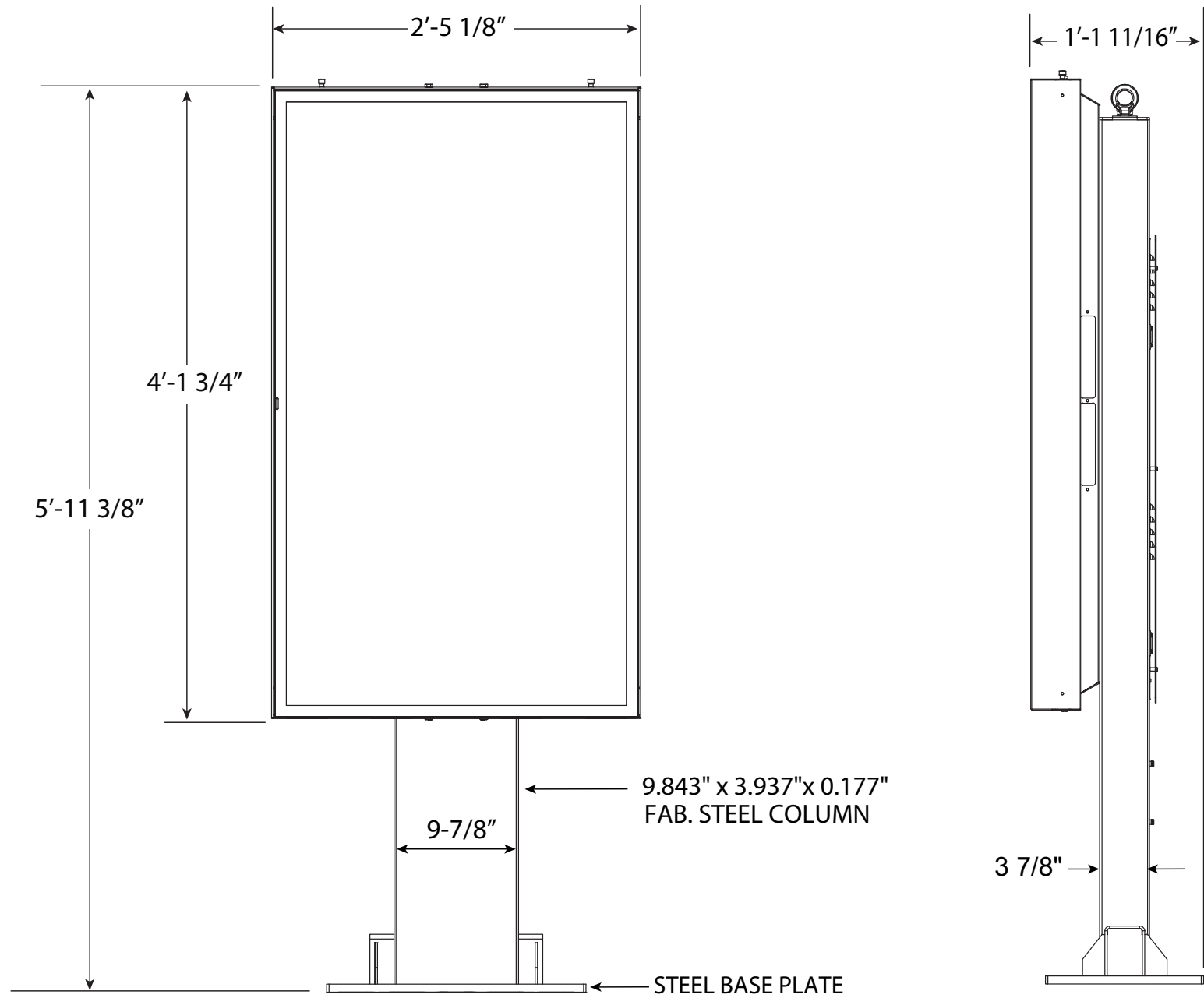
**SIGN DETAILS:**

LED illuminated order canopy and cladding

Next Gen Charcoal with PMS 123C Yellow accents

Reflective White vinyl Order Here letters

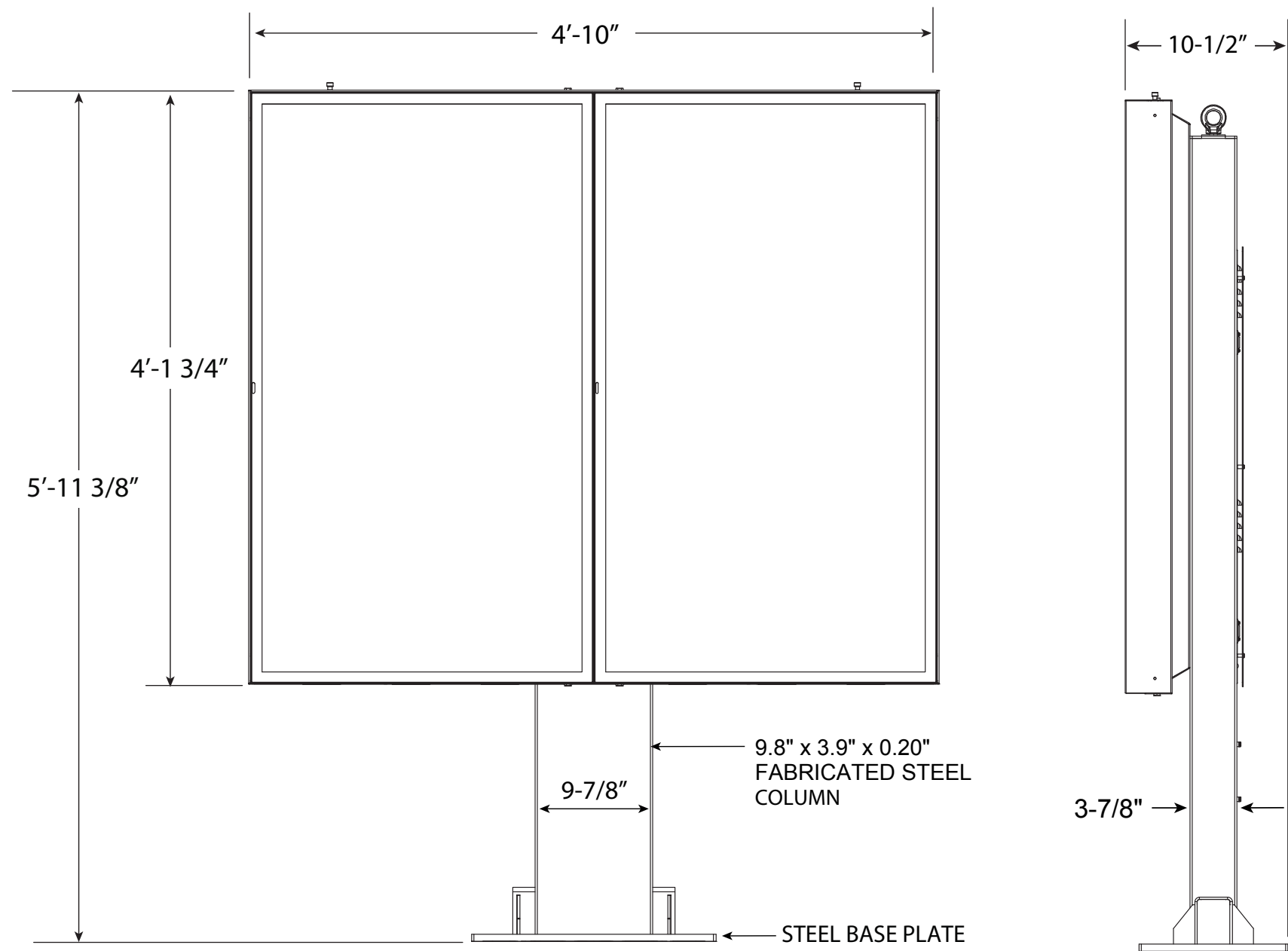
Audio provided by others



ODPB DESIGNED BY COATES



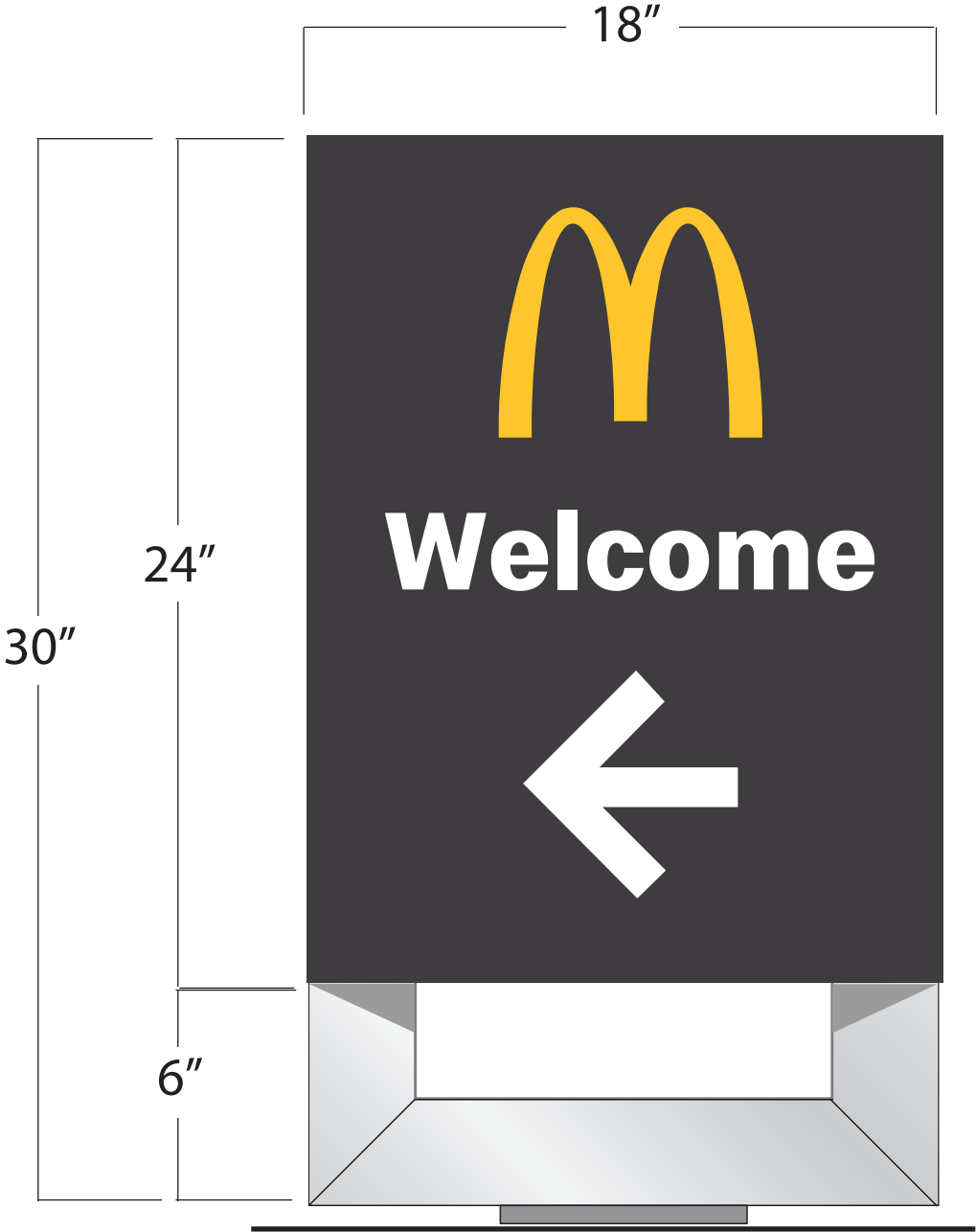
10 SQUARE FEET



ODMB DESIGNED BY COATES



20 SQUARE FEET



3 Square Ft 30"
Directional with Arch

SIGN DETAILS:

Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame

LED illuminated letters, arrow, and optional Arch logo

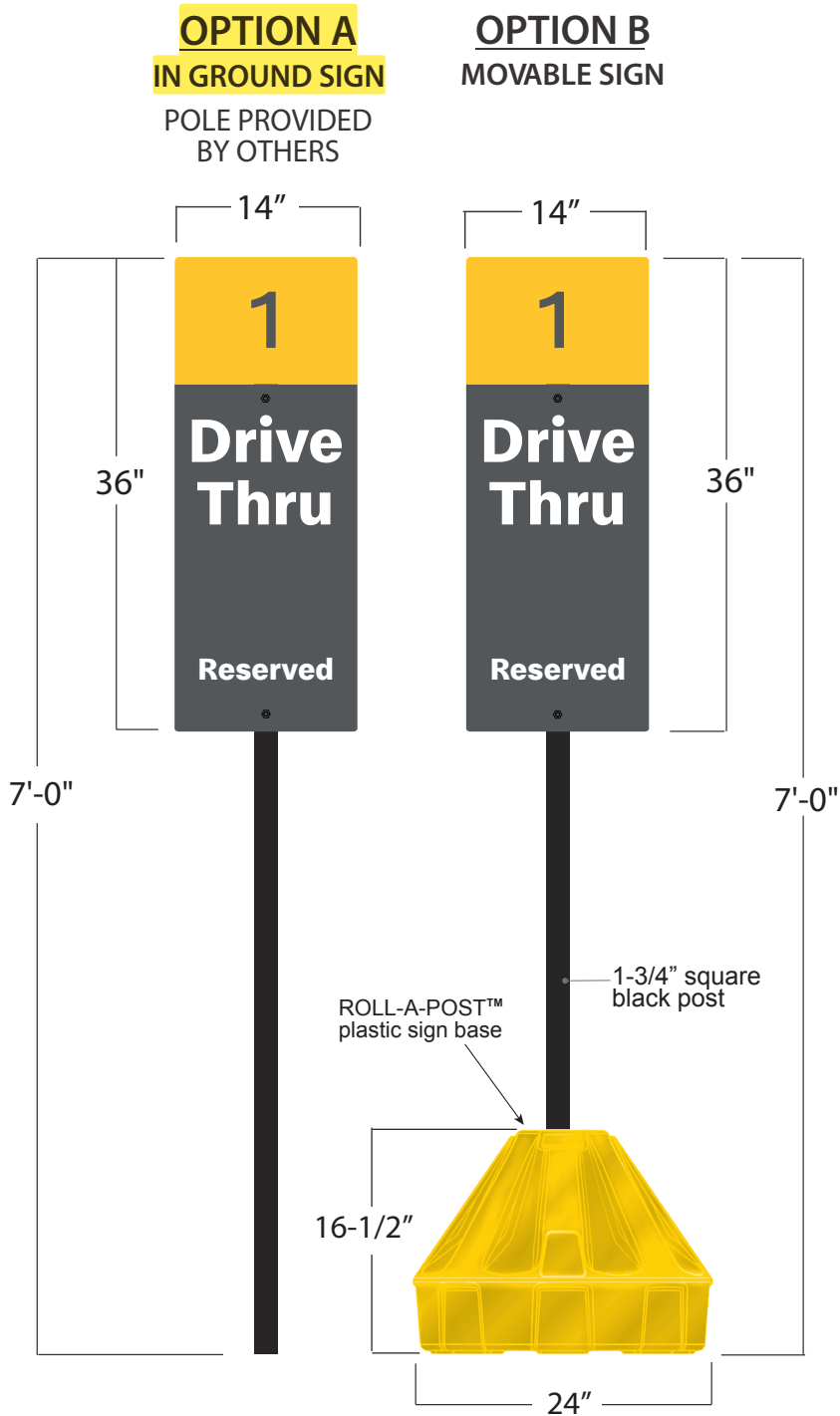
White letters and arrow, PMS 123C Yellow Arch



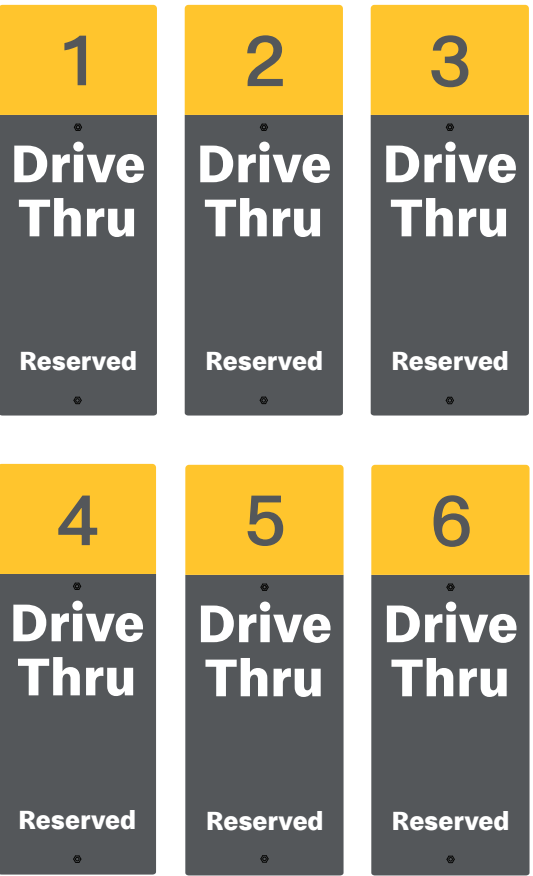
3 Square Ft 30"
Directional with Arch

SIGN DETAILS:

- Routed aluminum Next Gen Charcoal faces and Next Gen Silver frame
- LED illuminated letters, arrow, and optional Arch logo
- White letters and arrow, PMS 123C Yellow Arch

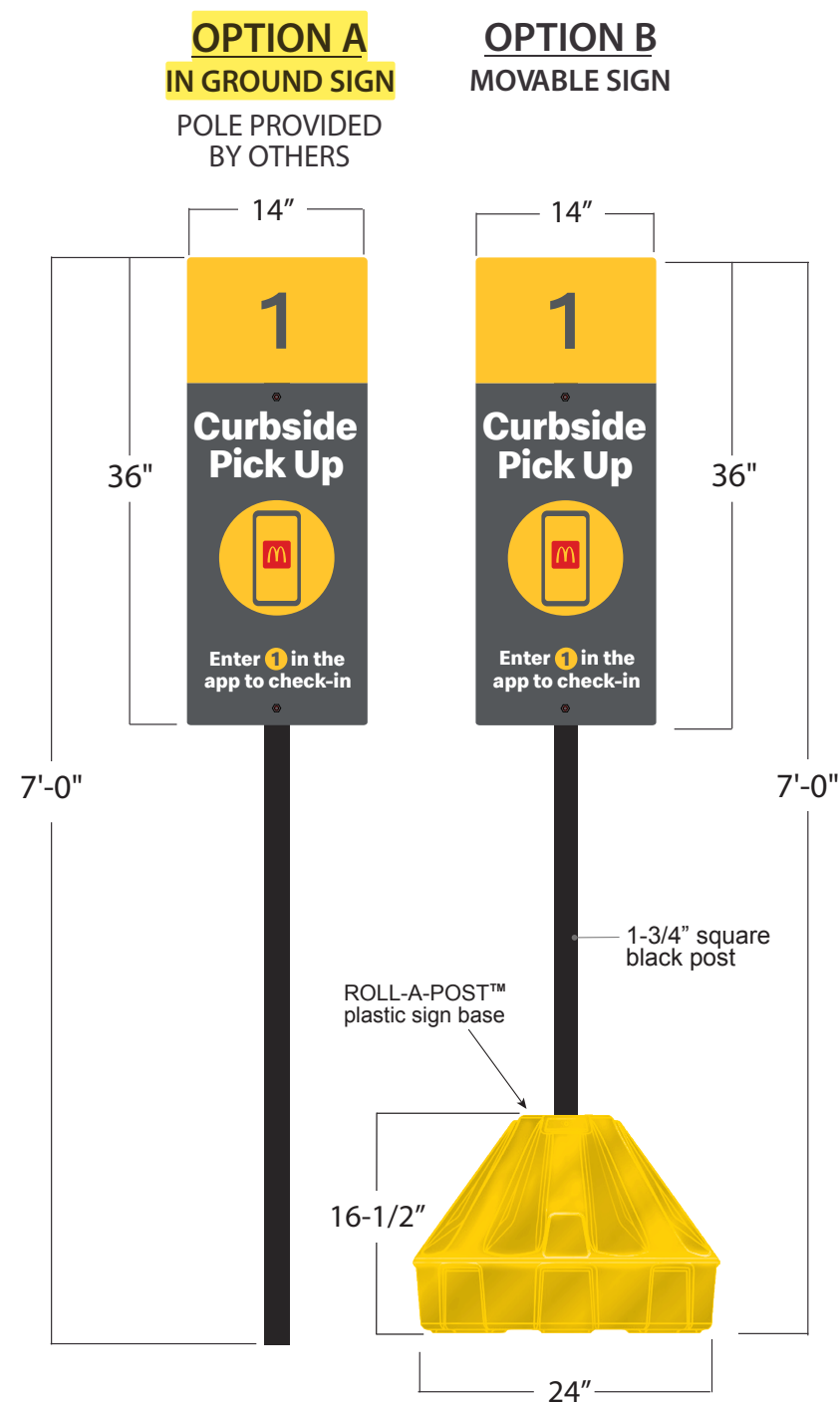


FACE OPTIONS



SIGN DETAILS:

- Non-illuminated ACM panel
- Next Gen Charcoal with matte finish screened copy and graphics
- Reflective PMS123C Yellow vinyl number square
- Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

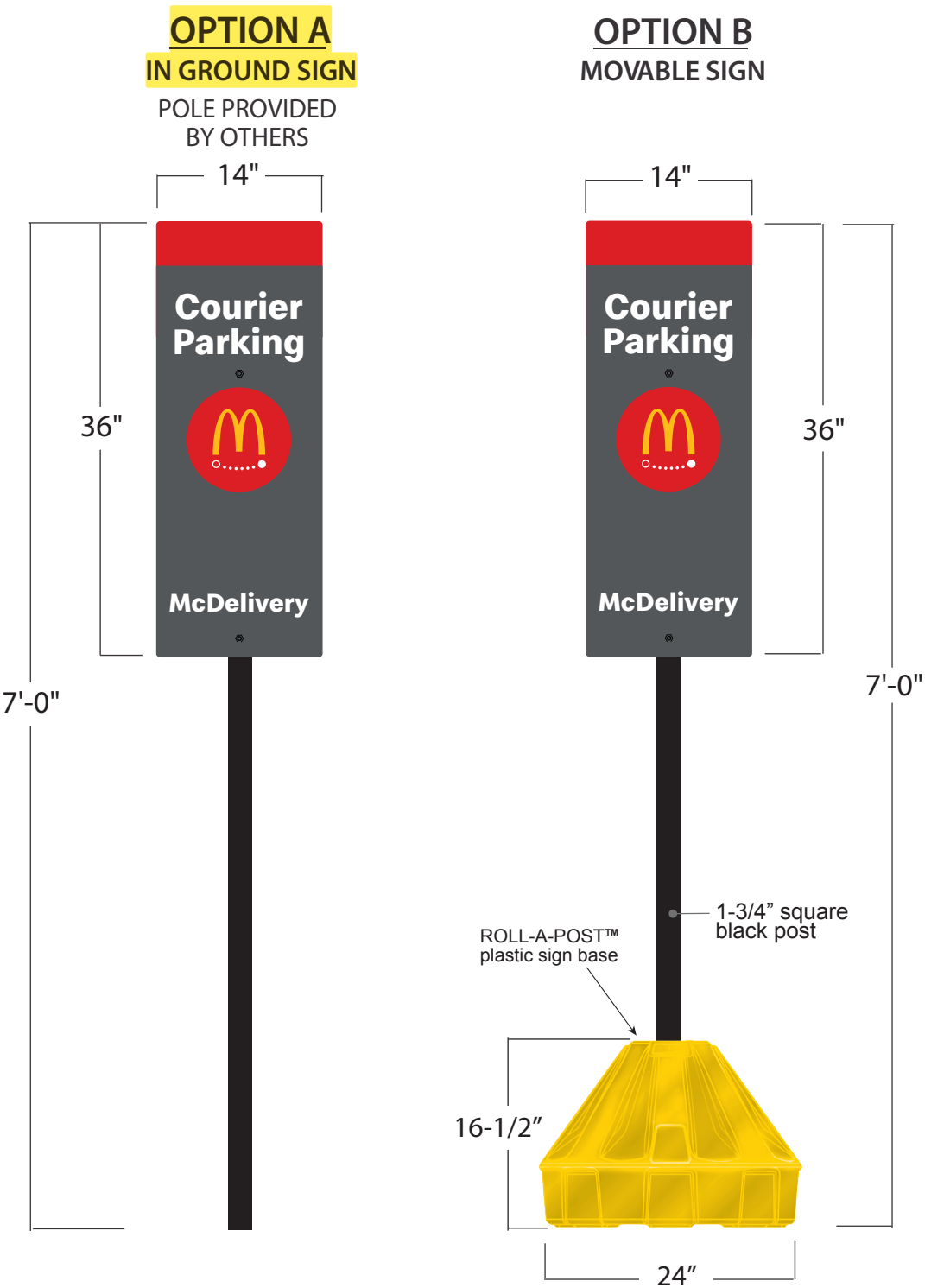


FACE OPTIONS



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- Reflective PMS123C Yellow vinyl number square
- Shown with yellow ROLL-A-POST™ and black plastic post, sold separately

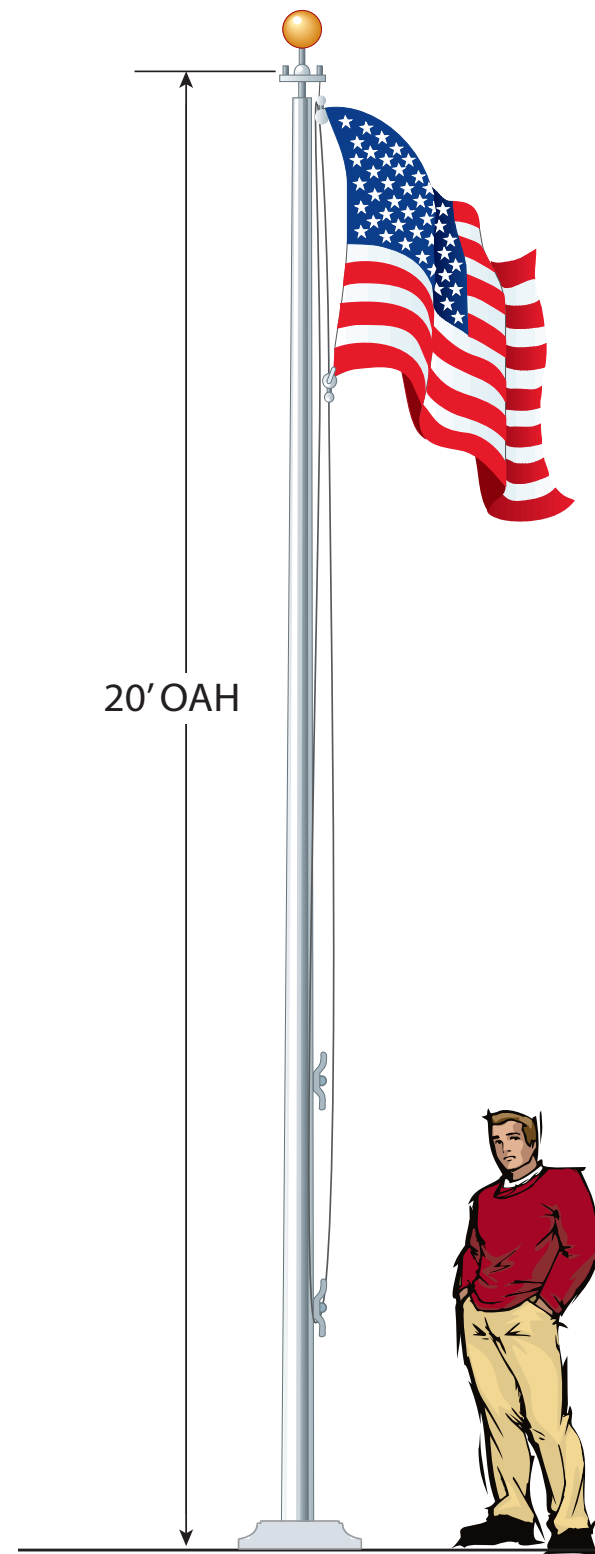


SIGN DETAILS:

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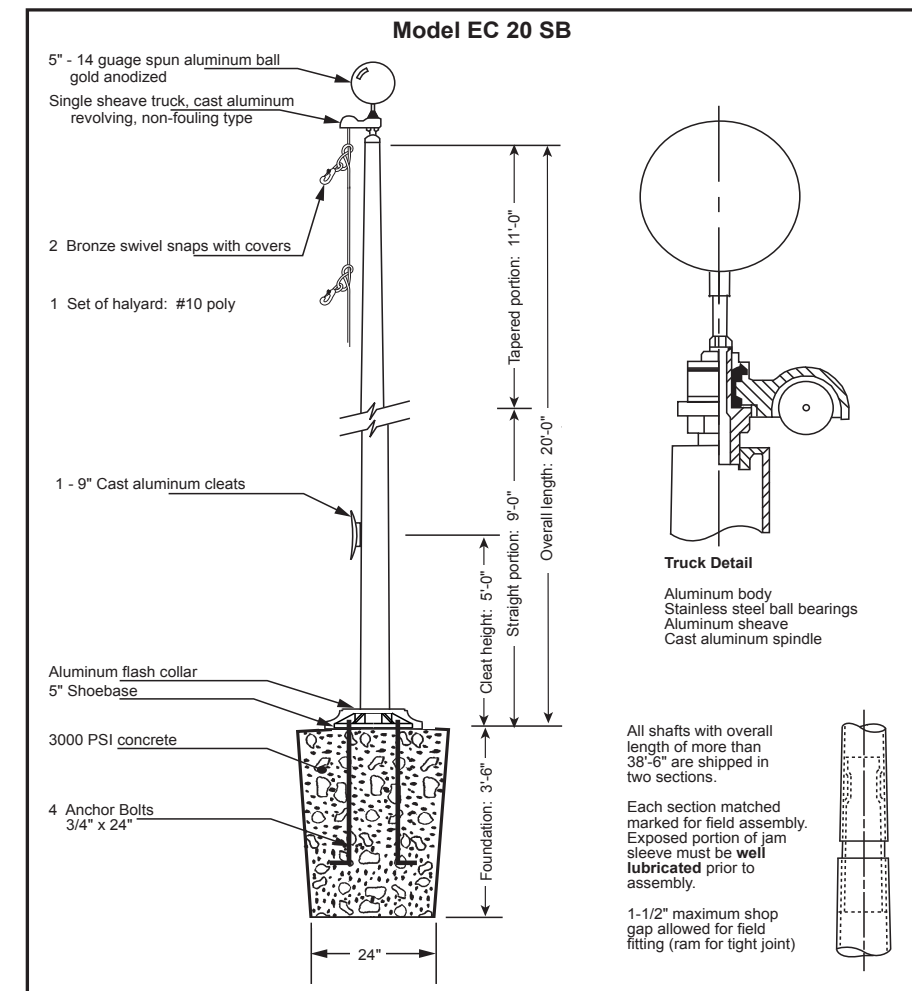
Project No: 59925	Prepared By: Kari Moyle	
Address: 216 Lee Victory Pkwy Smyrna, TN 37167-6683	Date: 04/15/2026	PIF: 530528-2
Description: McDonald's Rest #43875	Customer Signature:	

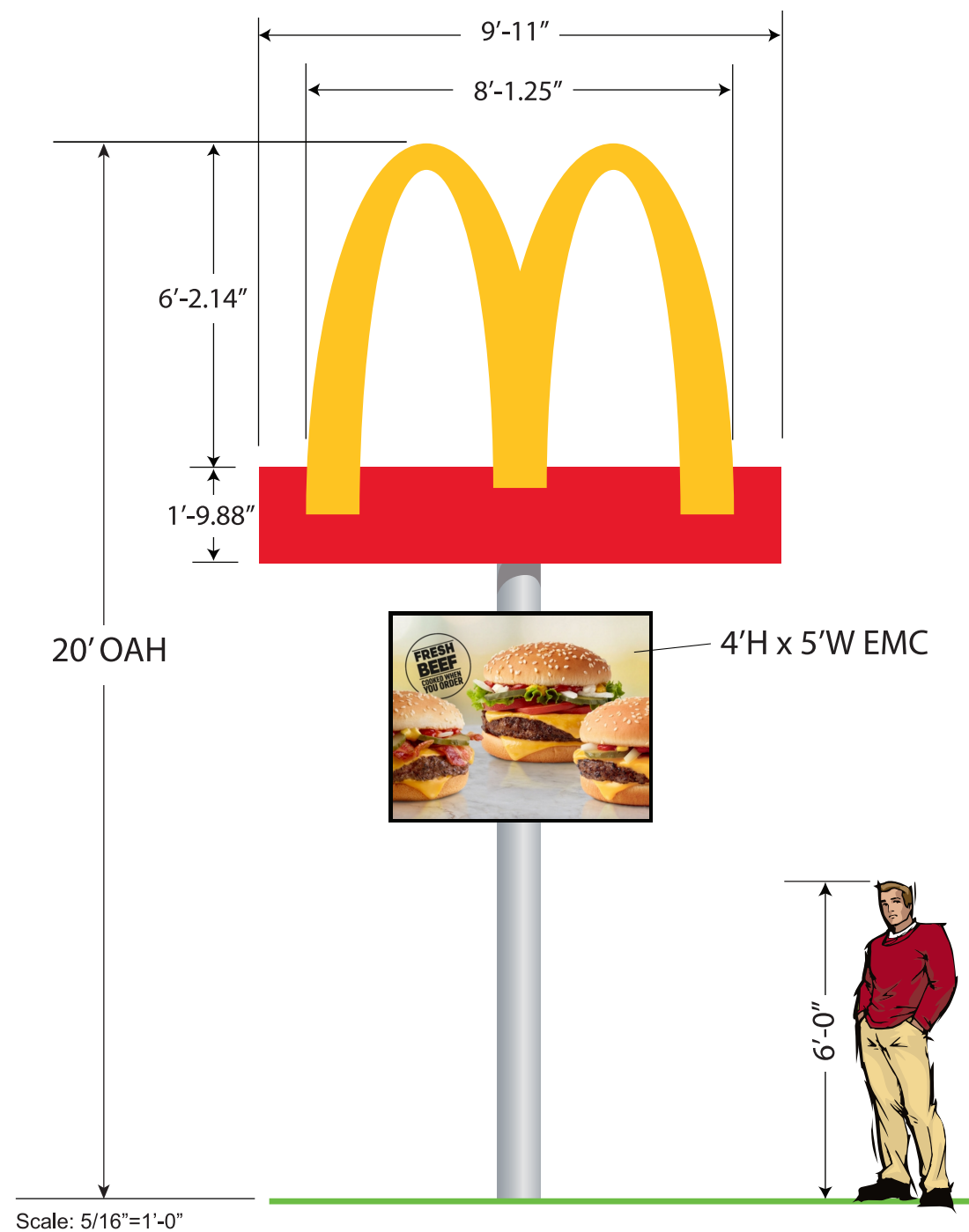




20ft Flagpole - External Halyard - EC20 SB

- Gold anodized aluminum ball top ornament
- Cast aluminum revolving truck with pulley
- Cast aluminum cleat with mounting screws
- Spun aluminum flash collar
- Solid braided polyester halyard
- Glavanized steel foundation sleeve
- Swivel flag snaps with snap covers
- 3' x 5' nylon American Flag
- Made of 6063-T6 cone tapered aluminum





NG HWY 8' SIGN @ 20' OAH w/ 4'x5' EMC

LED illuminated sign and Arches

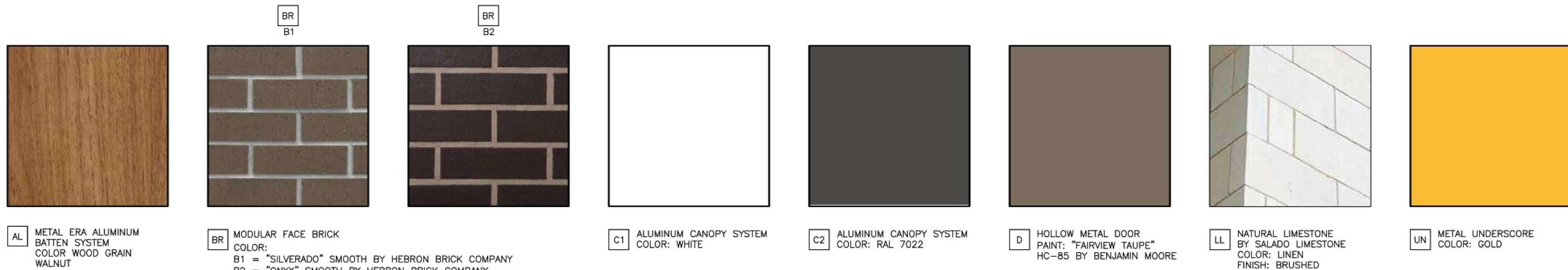
Next Gen Red and PMS 123C Yellow polycarbonate faces

Available with internal or remote power supplies

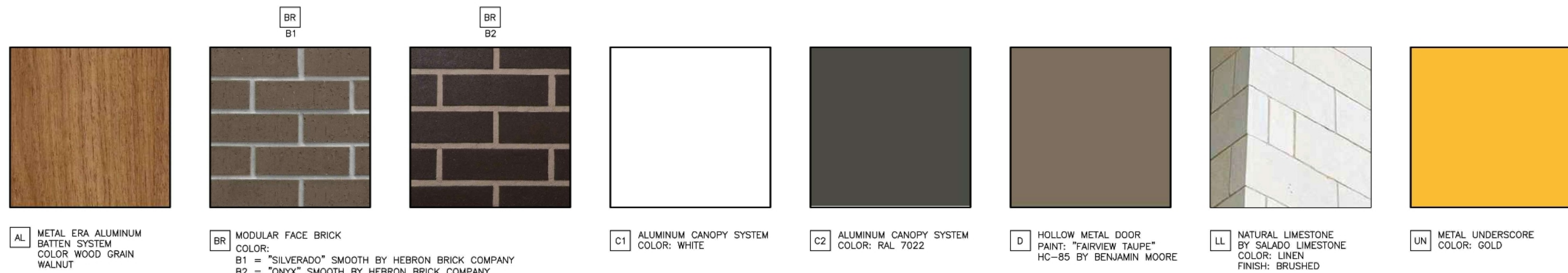
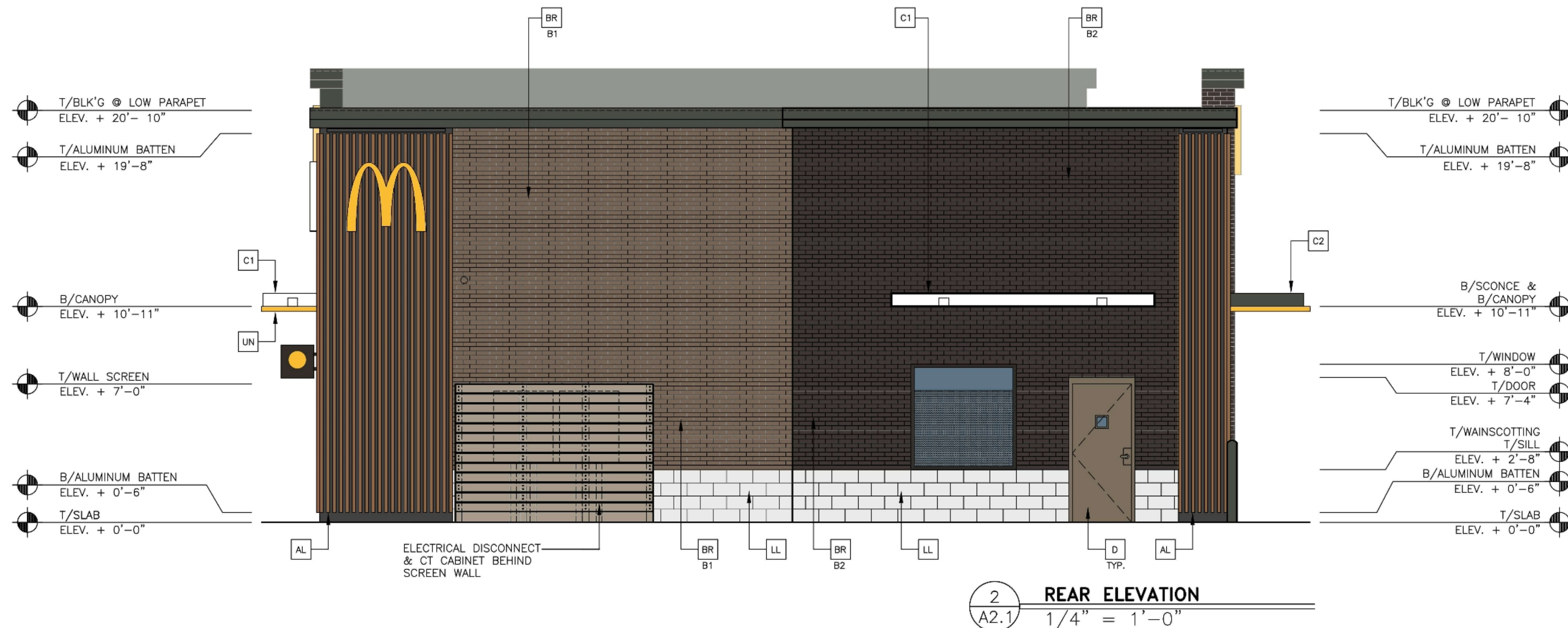
Sign: 79.35 sq ft

EMC: 20 sq ft

Total: 99.35 sq ft



BUILDING MATERIAL CALCULATIONS BUILDING									
	South Elevation (DT)		North Elev. (Non-DT)		East Elevation (Front)		West Elevation (Rear)		Totals
Total Surface Area (SF)	1916		1874		1059		1062		5911
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Brick	1,343	70.09%	817	43.60%	200	18.89%	576	54.24%	2,936 62.64%
Aluminum Battens	50	2.61%	155	8.27%	188	17.75%	182	17.14%	575 9.73%
Limestone	139	7.25%	136	7.26%	57	5.38%	89	8.38%	421 8.98%
Metal Canopy	20	1.04%	28	1.49%	33	3.12%	15	1.41%	96 2.05%
Glazing/Openings	171	8.92%	232	12.38%	232	21.91%	24	2.26%	659 14.06%
Total Calculated Façade	1,723	89.93%	1,368	73.00%	710	67.04%	886	83.43%	4,687 313%
Total of Brick/Stone/Glazing		86.27%		63.23%		46.18%		64.88%	85.68%



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PREPARED BY:
JAW
JAW Architects, Inc.
1111 11th Street
Birmingham, AL 35202
205.333.3333
www.jawarchitects.com

PREPARED FOR:
McDonald's USA, LLC
2025 STANDARD BUILDING - BB20
4584-WOOD/WOOD

DRAWN BY:
JAW
STD ISSUE DATE:
2023
REVIEWED BY:
JAW
DATE ISSUED:
09/18/2025

TITLE:
2025 STANDARD BUILDING - BB20
4584-WOOD/WOOD
DESCRIPTION:
WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
SITE ADDRESS:
NEC LEE VICTORY & BULLDOG DR. SMYRNA, TN 37167

SHEET NO.:
A2.3
COLORED ELEVATIONS

BY:
REV:
DATE:
DESCRIPTION: