

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE  
TOWN COUNCIL  
OF THE TOWN OF SMYRNA  
ON AUGUST 13, 2024**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on August 13, 2024, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

Prior to beginning the meeting, the Tennessee Department of Transportation gave a brief update relative to upcoming projects and the Choice Lane initiative.

Next, the following individuals addressed the Council under citizens' comments:

Scott Helton- 140 Queencliff Court, Smyrna "In Favor Queencliff Property Development"  
Vickie Morgan Saltkill- 704 Pinwheel Court, Nashville "In Favor Mable Farms Development"  
Lisa Reasonover- 4821 Rock Springs Road, Smyrna "Opposed Mable Farms Development"  
Dawn Hill- 5006 Rock Springs Road, Smyrna "Opposed Mable Farms Development"  
Ken Hill- 5006 Rock Springs Road, Smyrna "Opposed Mable Farms Development"  
Mike Smith-5007 Rock Springs Road, Smyrna "Opposed Mable Farms Development"  
Matt Ford- 203 Todd Lane, Smyrna "Town Charter"

Mayor Reed then called the meeting to order at 5:48 p.m. The invocation was led by Smyrna Police Department Chaplain, Tim York, and the Pledge of Allegiance was led by Director of Utilities, Michael Strange.

The roll was called by the Town Clerk and the following Town Council Members were present:

H.G. Cole  
Gerry Short  
Tim Morrell  
Steve Sullivan  
Racquel Peebles  
Mayor Mary Esther Reed

Vice-Mayor Marc Adkins was not present for the meeting.

**4. Approval or Correction of Minutes of the July 9, 2024 regular meeting, the July 25, 2024 workshop meeting and the July 11, 2024 and August 2, 2024 special-called meetings of the Town Council.**

The Town Council first considered a motion by Council Member Steve Sullivan to approve the minutes of the July 9, 2024 regular meeting, the July 25, 2024 workshop meeting and the July 11, 2024 and August 2, 2024 special-called meetings of the Town Council. The motion was duly seconded by Council Member Tim Morrell. Following discussion, the motion was approved 6-0.

**5. Correspondence/Communications.**

Mayor Reed shared one recognition relative to the golf course in their handling of a recent cow being loose and subsequently captured on the property.

**6. Awards and Recognitions.**

There were no correspondence/communications to be presented to the Town Council at this time.

**7. Consent Agenda.**

The following Consent Agenda items were next presented for consideration by the Town Council:

- a. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with O.R. Colan Associates to perform Appraisal, Review Appraisal, and Negotiations for right-of-way acquisition for sidewalks along Florence Road.**
- b. **Approval of the terms of, and authorization for the Mayor to execute, a contract with Musco Lighting to replace the sports field lighting on field 3 at the Todd Lane Baseball Complex.**
- c. **Approval of the terms of, and authorization for the Mayor to execute, an expanded contract with ESource to include leak detection services.**
- d. **Approval of the terms of, and authorization for the Mayor to execute, the Highland Avenue Water Main Route Study.**
- e. **Approval of the terms of, and authorization for the Mayor to execute, Change Order #1 for the North Lowry Waterline Phase 2B project.**
- f. **Approval of the terms of, and authorization for the Mayor to approve, the bid tab for Basin A Sewer Rehab, Phase 1.**

Following discussion, Council Member Gerry Short made a motion to approve and adopt the Consent Agenda items and to authorize the Mayor to execute said documents. Said motion was seconded by Council Member Steve Sullivan, and after further discussion, approved unanimously.

A copy of said documents referenced on the Consent Agenda are attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "1".

**8. Old Business.**

- a. **PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for property located on Tax Map 51, part of Parcel 8.11**

The Town Council next considered a Resolution relative to a Plan of Services for property located on Tax Map 51, part of Parcel 8.11. The recommendation of the Planning Commission was that the request be approved.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding said item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Tim Morrell made a motion to approve said Resolution. The motion was duly seconded by Council Member Racquel Peebles, and following further discussion, was approved 6-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "2." (Resolution #24-13)

**b. PUBLIC HEARING: Consideration of an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 51, part of Parcel 8.11, requested by Adam Lawrence with Gamble Design Collaborative on behalf of Michael and Marie Burke containing 17.42 acres. The property is located at 6304 Lee Road**

The Town Council next considered on second and final reading an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 51, part of Parcel 8.11, requested by Adam Lawrence with Gamble Design Collaborative on behalf of Michael and Marie Burke containing 17.42 acres. The property is located at 6304 Lee Road. The recommendation of the Planning Commission was that the request be approved.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding said item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Tim Morrell made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member H.G. Cole, and following further discussion, was approved 6-0.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "3." (Ordinance #24-26)

**c. Consideration of a Resolution in Memorandum of Ordinance #24-26 relative to the annexation and PRD zoning of property located on Tax Map 51, part of Parcel 8.11.**

The Town Council next considered a Resolution in Memorandum of Ordinance #24-26 relative to the annexation and PRD zoning of property located on Tax Map 51, part of Parcel 8.11. This is a housekeeping item that accompanies all annexation requests.

Following discussion, Council Member Tim Morrell made a motion to approve said Resolution. The motion was duly seconded by Council Member Steve Sullivan, and following further discussion, was approved 6-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "4." (Resolution #24-14)

**d. PUBLIC HEARING: Consideration of an ordinance relative to the rezoning of Tax Map 32, Parcels 29.00, 29.02, 29.03, 29.04, and 29.05, from R-1 to PRD requested by Kyle Griffin with CSDG on behalf of the property owners. The properties requested to be rezoned contain approximately 40.1 acres and are located on Rock Springs Road.**

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of Tax Map 32, Parcels 29.00, 29.02, 29.03, 29.04, and 29.05, from R-1 to PRD requested by Kyle Griffin with CSDG on behalf of the property owners. The properties requested to be rezoned contain approximately 40.1 acres and are located on Rock Springs Road. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. Provide the size of the on and off-site sewer mains
- ii. On Page 4.01 add to comment #6 that the HVAC units shall be screened from the right-of-way if the rear of the home faces a public right-of-way.
- iii. Extend the 20' buffer strip along the western border of the project to include Lot 55.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. The following citizens spoke relative to this agenda item:

Mike Slack- 5229 Rock Springs Road, Smyrna (In Favor)  
Mike Oldham- 6501 Lee Road, Smyrna (In Favor)  
Ken Hill- 5006 Rock Springs Road, Smyrna (For Deferral)  
Lisa Reasonover- 4821 Rock Springs Road, Smyrna (Question relative to sidewalk)  
Patrick Beauchene- 6614 Lee Road, Smyrna (In Opposition)  
Trey Woodruff- 1512 Sugarwood, Brentwood (Developer answering questions)  
Joe Morgan- 4701 Rock Springs Road, Smyrna (In Favor)

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member H.G. Cole made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member Gerry Short, and following further discussion, was approved unanimously.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "5." (Ordinance #24-27)

- e. **PUBLIC HEARING: Consideration of an ordinance relative to the rezoning of Tax Map 33, Parcel 91.00, from R-1 with ESO to C-2 and PRD with ESO requested by Hollingshead Land, LLC. The property requested to be rezoned contains 6.24 acres and is located at the corner of Enon Springs Road, West and Gambill Lane.**

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of Tax Map 33, Parcel 91.00, from R-1 with ESO to C-2 and PRD with ESO requested by Hollingshead Land, LLC. The property requested to be rezoned contains 6.24 acres and is located at the corner of Enon Springs Road, West and Gambill Lane. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. A Type C buffer is required on the northern and eastern property lines. The applicant is proposing a Type A buffer with a fence in lieu of the Type C buffer. This request is recommended for approval with the fence required as a 6' tall vinyl fence.
- ii. All requirements of the ESO with regard to color palette, landscaping, lighting, buffering, and screening are required to be met and would be reviewed in detail with the site plan submittal if the rezoning is approved.
- iii. All sides of the buildings must be within 150' reach for the fire department

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. Citizen Stephanie Frierson, 3449 Gambill Lane, Smyrna, spoke in opposition to the agenda item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member Tim Morrell, and following further discussion, was approved 5-1 with Council Member Racquel Peebles voting against said item.

A copy of said Ordinance, as approved on second and final reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "6." (Ordinance #24-28)

**f. PUBLIC HEARING: Consideration of an ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article III, General Provisions.**

The Town Council next considered on second and final reading an ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article III, General Provisions. The recommendation of the Planning Commission was that the request be approved.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding said item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member Racquel Peebles, and following further discussion, was approved 6-0.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "7." (Ordinance #24-29)

**g. PUBLIC HEARING: Consideration of an Ordinance relative to a budget amendment for FY'24-'25 relative to the Natural Gas Fund.**

The Town Council next considered on second and final reading an Ordinance relative to a budget amendment for FY'24-'25 relative to the Natural Gas Fund.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. No one spoke regarding said item.

At this time, the public hearing was closed without objection, and the Council meeting was resumed.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on second and final reading. The motion was duly seconded by Council Member Tim Morrell, and following further discussion, was approved unanimously.

A copy of said Ordinance, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "8." (Ordinance #24-25)

There were no further old business items for the Town Council to consider at this time.

**9. New Business:**

**a. Planning Commission Report:**

- 1. Consideration of an ordinance relative to the annexation and PRD zoning of property located on Tax Map 73, Parcel 19.02, requested by Kyle Griffin with CSDG on behalf of Bryan Scott and Angela Dawn Helton containing 115.46 acres. The property is located at 140 Queencliff Court.**

The Town Council next considered on first reading an ordinance relative to the annexation and PRD zoning of property located on Tax Map 73, Parcel 19.02, requested by Kyle Griffin with CSDG on behalf of Bryan Scott and Angela Dawn Helton containing 115.46 acres. The property is located at 140 Queencliff Court. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. A traffic study will be required to be submitted. Any improvements recommended by the traffic study must be completed by the developer.
- ii. This development will require submittal for a floodplain development permit from the Town of Smyrna as well as review by FEMA for any necessary LOMA or LOMR applications.
- iii. The no disturb buffer area along the common property line with the Stonewood development must have a dimension of at least 50’.

Following discussion, Council Member Tim Morrell made a motion to approve said ordinance on first reading. The motion was duly seconded by Council Member Steve Sullivan. Following further discussion, the motion to approve the ordinance on first reading was approved 6-0.

A copy of the ordinance, as approved on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “9.” (Ordinance #24-30)

- 2. Consideration of an ordinance amending the approved PRD on Tax Map 28, Parcel 44.24 requested by Spencer Sanders on behalf of Sam Ridley Apartment Partners WB, LLC. The property requested contains 39.11 acres and is located on Sam Ridley Parkway, West and Motlow College Boulevard.**

The Town Council next considered on first reading an Ordinance amending the approved PRD on Tax Map 28, Parcel 44.24 requested by Spencer Sanders on behalf of Sam Ridley Apartment Partners WB, LLC. The property requested contains 39.11 acres and is located on Sam Ridley Parkway, West and Motlow College Boulevard. The recommendation of the Planning Commission was that the request be approved with the condition that an updated traffic study be submitted, as the previous study was submitted over five years ago. Any improvements recommended by the study will be required to be completed by the developer.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on first reading. The motion was duly seconded by Council Member Tim Morrell, and following further discussion, was approved 5-1, with Council Member H.G. Cole voting “no”.

A copy of said Ordinance, as approved on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "10." (Ordinance #24-31)

**b. Consideration of the appointment of one (1) member to the Town's Industrial Development Board to serve an unexpired term ending in 2027.**

The Town Council next considered the appointment of one (1) member to the Town's Industrial Development Board to serve an unexpired term ending in 2027.

Following discussion, Council Member Racquel Peebles nominated applicant Marquinta Richardson. Council Member Tim Morrell nominated applicant Dalton Hidalgo.

Following further discussion, and after a roll call vote, Council Member Racquel Peebles and Gerry Short voted to appoint Marquinta Richardson. Council Members Tim Morrell, H.G. Cole, Steve Sullivan and Mayor Reed voted to appoint Dalton Hidalgo. With Dalton Hidalgo receiving the majority, he was subsequently appointed to the Town's Industrial Development Board.

**c. Consideration of the appointment of one (1) Town of Smyrna staff member to serve on the Rutherford County Library System Board for a term of three (3) years ending in June 2027.**

The Town Council next considered the appointment of one (1) Town of Smyrna staff member to serve on the Rutherford County Library System Board for a term of three (3) years ending in June 2027.

Following discussion, Mayor Reed nominated Staff Attorney, Benjamin Groce, to serve on the Rutherford County Library System Board. Mayor's nomination was confirmed unanimously by Council Members.

**d. Consideration and approval of an employment agreement with David R. Santucci, Jr. for the Town Manager position.**

The Town Council next considered approval for the Mayor to execute an employment agreement with David R. Santucci, Jr. relative to the Town Manager position.

Following discussion, Council Member Steve Sullivan made a motion to approve the terms of the employment agreement and for the Mayor to execute the same. Said motion was seconded by Council Member H.G. Cole, and upon further discussion, was approved unanimously.

The approved employment agreement is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "11."

There were no further New Business items to be considered by the Town Council.

**10. Other.**

Director of Parks, Mike Moss, made an announcement relative to an Emergency Purchase Change Order relative to Cedar Stone utility line.

**11. Status Reports.**

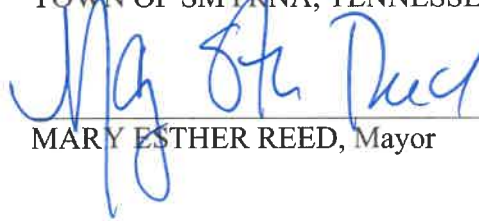
Finance Director and Assistant Town Manager, Rex Gaither, presented Council with June State Shared Tax and June Local Sales Tax numbers.

**12. Announcements.**

Mayor Reed and other Council members, as well as Interim Town Manager & Town Attorney, Jeffrey L. Peach, recognized various Town employees for a job well done; spoke of attendance at various community events and also extended well wishes, congratulations and condolences to various individuals.

Without objection, the meeting was adjourned at 8:27p.m.

TOWN OF SMYRNA, TENNESSEE



MARY ESTHER REED, Mayor

ATTEST:



AMBER HOBBS, Town Clerk