

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE  
TOWN COUNCIL  
OF THE TOWN OF SMYRNA  
ON JANUARY 14, 2025**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on January 14, 2025, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

Prior to the beginning of the meeting, Rutherford County Mayor, Joe Carr, made a presentation to the Council relative to the County's proposed Forensic Center to be constructed in Smyrna.

The following citizens spoke under public comment:

Tyler Smith- 102 Foxland Drive, Smyrna town limits  
Patrick Beauchene- 6614 Lee Road, outside town limits  
Dawn Beauchene- 6614 Lee Road, outside town limits  
Stephen Tyler- 6620 Lee Road, outside town limits  
Theresa Fitzcharles- 108 Hutchison Drive, Smyrna town limits  
Ken Hill- 5007 Rock Springs Road, Smyrna town limits

Mayor Reed then called the meeting to order at 6:18 p.m. The invocation was led by Smyrna Police Department Chaplain, Tim York, and the Pledge of Allegiance was led by Assistant Town Manager, Todd Spearman.

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

H.G. Cole  
Gerry Short  
Steve Sullivan  
Jerome Dempsey  
Racquel Peebles  
Vice-Mayor Marc Adkins  
Mayor Mary Esther Reed

**4. Approval or Correction of Minutes of the December 10, 2024 regular meeting and January 7, 2025 workshop meeting of the Town Council.**

The Town Council first considered a motion by Vice-Mayor Marc Adkins to approve the minutes of the December 10, 2024 regular meeting and January 7, 2025 workshop meeting of the Town Council. The motion was duly seconded by Council Member Jerome Dempsey. Following discussion, the motion was approved 7-0.

**5. Correspondence/Communications.**

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

**6. Awards and Recognitions.**

There were no awards and recognitions 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 Rockwell Automation for the procurement of software, consulting and training to support the work order, inventory and maintenance processes for multiple Town departments.
- b. Approval of the terms of, and authorization for the Mayor to execute, the proposal with Sessions Paving Company for the construction of the Washington Street at CSX Project.
- c. Approval of the terms of, and authorization for the Mayor to execute, the proposal with Haworth-Meyer-Boleyn Professional Engineers, LLC for Construction Engineering and Inspection (CEI) for the Washington Street at CSX Project.
- d. Approval of the terms of, and authorization for the Mayor to execute, the proposal with Haworth-Meyer-Boleyn Professional Engineers, LLC for ROW Survey and Roadway Design for the Almaville Road Project.
- e. Approval of the terms of, and authorization for the Mayor to execute, the proposal with Rogers Group, Inc. for the construction of the Right Lane Addition on SR-102 (Nissan Drive) Project.
- f. Approval of the terms of, and authorization for the Mayor to execute, an agreement with Pyro Shows relative to the Town's annual fireworks show for 2025.
- g. Approval of the terms of, and authorization for the Mayor to execute, the annual service agreement with Aria Filtra Service for the Membrane Filtration System at the Water Treatment Plant.
- h. Approval of the terms of, and authorization for the Mayor to execute, an agreement for locating services with USIC.
- i. Consideration and authorization of a list of items to be auctioned through online surplus sale with GovDeals.

Following discussion, Town Manager David Santucci requested to pull item "h." for individual discussion and vote. Council Member Gerry Short made a motion to approve and adopt the remainder of the Consent Agenda items and to authorize the Mayor to execute said documents. Said motion was seconded by Vice-Mayor Marc Adkins, and after further discussion, approved unanimously.

Next, the Council individually discussed Consent Agenda item "h." Specifically, that the terms of the contract with USIC could not be reached and therefore, a request to substitute for the second bidder, Benchmark VA, LLC Subsurface Utility Services, was made. Following

discussion, Council Member Jerome Dempsey made a motion to approve and adopt this item and to authorize the Mayor to execute the documents. Council Member Steve Sullivan seconded the motion, and after further discussion, Consent Agenda item “h” was 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 54, Parcel 18.00.**

The Town Council next considered a Resolution relative to a Plan of Services for property located on Tax Map 54, Parcel 18.00. The Planning Commission reviewed this request and recommended approval.

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 H.G. Cole made a motion to approve said Resolution. The motion was duly seconded by Council Member Steve Sullivan, and following further discussion, was approved 7-0.

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 #25-1)

**b. PUBLIC HEARING: Consideration of an Ordinance relative to the annexation and PRD zoning of property located on Tax Map 54, Parcel 18.00, requested by Jared Cunningham with Catalyst Design Group on behalf of the Rose C. Neal Revocable Trust containing 29.79 acres. The property is located on Rocky Fork Almaville 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 54, Parcel 18.00, requested by Jared Cunningham with Catalyst Design Group on behalf of the Rose C. Neal Revocable Trust containing 29.79 acres. The property is located on Rocky Fork Almaville 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, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on second and final reading. Council Member Gerry Short seconded the motion. Following further discussion, the motion was approved 5-2 with Council Members Jerome Dempsey and Racquel Peebles voting “no”.

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 “3.” (Ordinance #24-37)

**c. Consideration of a Resolution in Memorandum of Ordinance #24-37 relative to the annexation and PRD zoning of property located on Tax Map 54, Parcel 18.00.**

The Town Council next considered a Resolution in Memorandum of Ordinance #24-37 relative to the annexation and PRD zoning for property located on Tax Map 54, Parcel 18.00. This is a housekeeping item required for the annexation of property.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Resolution. The motion was duly seconded by Council Member Steve Sullivan, and following further discussion, was approved 7-0.

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 #25-2)

**d. PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for property located on Tax Map 50J, Group E, Parcel 15.00.**

The Town Council next considered a Resolution relative to a Plan of Services for property located on Tax Map 50J, Group E, Parcel 15.00. The Planning Commission reviewed this request and recommended approval.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. Neighboring county citizen, Jennifer Culbertson, 122 Neal Avenue, spoke with questions relative to how the proposed annexation would affect surrounding property owners.

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 Resolution. The motion was duly seconded by Vice-Mayor Marc Adkins, and following further discussion, was approved 7-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit “5.” (Resolution #25-3)

- e. **PUBLIC HEARING: Consideration of an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 50J, Group E, Parcel 15.00, requested by Proverbs Build Homes containing .89 acre. The property is located at 139 Neal Avenue.**

The Town Council next considered on second and final reading an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 50J, Group E, Parcel 15.00, requested by Proverbs Build Homes containing .89 acre. The property is located at 139 Neal Avenue. 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. Neighboring county citizen, Jennifer Culbertson, 122 Neal Avenue, spoke with questions relative to what would be built on said lot.

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

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance. The motion was duly seconded by Council Member Steve Sullivan. Following further discussion, the motion was approved unanimously.

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 #25-2)

- f. **Consideration of a Resolution in Memorandum of Ordinance #25-2 relative to the annexation and R-3 zoning of property located on Tax Map 50J, Group E, Parcel 15.**

The Town Council next considered a Resolution in Memorandum of Ordinance #25-2 relative to the annexation and R-3 zoning of property located on Tax Map 50J, Group E, Parcel 15. This is a housekeeping item required for the annexation of property.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Resolution. The motion was duly seconded by Council Member Gerry Short, and following further discussion, was approved 7-0.

A copy of said Resolution, as approved, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "7." (Resolution #25-4)

- g. **PUBLIC HEARING: Consideration of an Ordinance relative to the rezoning of Tax Map 28, Parcel 34.00, from R-4 to PRD requested by Ayoub Eshak. The property requested to be rezoned contains approximately 4.32 acres and is located at 608 Rock Springs Road.**

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of Tax Map 28, Parcel 34.00, from R-4 to PRD requested by Ayoub Eshak. The

property requested to be rezoned contains approximately 4.32 acres and is located at 608 Rock Springs Road. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. The existing tree canopy is required to be preserved as much as possible in the landscape buffer area with landscaping being added as necessary to be compliant with the Type C buffer requirements.
- ii. The facades of the buildings which have direct visibility from Rock Springs Road are required to have additional brick added to include a minimum of the entirety of the first floor.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. Chris McGuire representing Huddleston-Steele Engineering, 2115 NW Broad Street, Murfreesboro, addressed the council to answer various questions relative to the development.

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 with the condition that all homes within the development be constructed to include a minimum of 1,500 livable square footage; excluding the garage. The motion was duly seconded by Council Member Jerome Dempsey. Following further discussion, the motion was approved unanimously.

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 "8." (Ordinance #25-3)

- h. PUBLIC HEARING: Consideration of an Ordinance relative to the rezoning of Tax Map 28, Parcel 72.00, from PCD to C-2 requested by JLJ Strategic Realty. The property requested to be rezoned contains .69 acre and is located at the corner of Isabella Lane and President Place.**

The Town Council next considered on second and final reading an Ordinance relative to the rezoning of Tax Map 28, Parcel 72.00, from PCD to C-2 requested by JLJ Strategic Realty. The property requested to be rezoned contains .69 acre and is located at the corner of Isabella Lane and President Place. 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 citizens spoke regarding this agenda item.

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

Following discussion, Council Member Gerry Short made a motion to approve said Ordinance. The motion was duly seconded by Council Member Steve Sullivan. Following further discussion, the motion was approved unanimously.

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 "9." (Ordinance #25-4)

- i. **PUBLIC HEARING: Consideration of an ordinance relative to the amendment of the existing PRD for Tax Map 54, Parcels 41.00 and 44.00 requested by Blakeney General Partners. The property requested to be amended contains 38.89 acres and is located at 8613 and 8675 Rocky Fork Almaville Road.**

The Town Council next considered on second and final reading an Ordinance relative to the amendment of the existing PRD for Tax Map 54, Parcels 41.00 and 44.00 requested by Blakeney General Partners. The property requested to be amended contains 38.89 acres and is located at 8613 and 8675 Rocky Fork Almaville Road. The recommendation of the Planning Commission was that the request be approved with the following conditions:

- i. Add additional brick or stone on all housing options. This is especially important for houses with direct visibility from Rocky Fork Almaville Road.
- ii. Show the proposed improvements for the common open space next to Lot 37 and along Kenwyn Pass.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. Nathan Quinn, representing Blakeney Partners, 2925 Berry Hill Drive, Nashville spoke relative to the agenda item and offered to answer questions relative to the development.

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

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance. The motion was duly seconded by Council Member H.G. Cole. Following further discussion, the motion was approved 5-2 with Council Members Jerome Dempsey and Racquel Peebles voting "no".

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 "10." (Ordinance #25-5)

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 R-3 zoning of property on Tax Map 54, part of Parcel 14.03, requested by Robert**

**Tresider containing 1.77 acres. The property is located on Greengate Place.**

The Town Council next considered on first reading an Ordinance relative to the annexation and R-3 zoning of property on Tax Map 54, part of Parcel 14.03, requested by Robert Tresider containing 1.77 acres. The property is located on Greengate Place. The recommendation of the Planning Commission was that the request be approved.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on first reading. Council Member Gerry Short seconded the motion. Following further discussion, the motion was approved unanimously.

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 "11." (Ordinance #25-6)

**2. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Sections 2.020 Definitions and 2.035.11 Special Institutional Care Facilities, Article IV, Section 4.010.2 G., Article V, Section 5.053.3 I-3, Heavy Industrial District, and Article VII, Section 7.061.14 Special Conditions for Special Institutional Care Facilities.**

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article II, Sections 2.020 Definitions and 2.035.11 Special Institutional Care Facilities, Article IV, Section 4.010.2 G., Article V, Section 5.053.3 I-3, Heavy Industrial District, and Article VII, Section 7.061.14 Special Conditions for Special Institutional Care Facilities. The recommendation of the Planning staff was that the request be approved.

Following discussion, Vice-Mayor Marc Adkins 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 was approved unanimously.

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 "12." (Ordinance #25-7)

**3. Consideration of an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.073 Minimum lot area and frontage requirements within a planned development.**

The Town Council next considered on first reading an Ordinance amending the text of the Smyrna Municipal Zoning Ordinance Article IV, Section 4.073 Minimum lot area and frontage requirements within a planned development. The recommendation of the Planning staff was that the request be approved.

Following discussion, Council Member Steve Sullivan made a motion to approve said Ordinance on first reading. The motion was duly seconded by Council Member Racquel Peebles. Following further discussion, the motion was approved 7-0.

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 "13" (Ordinance #25-8)

**b. Consideration of an Ordinance amending the Town of Smyrna Sign Ordinance, Chapter 6 "Permitted Signs in Non-Residential Districts", Section A "Signs other than Billboards and Interstate Signs".**

The Town Council next considered on first reading an Ordinance amending the Town of Smyrna Sign Ordinance, Chapter 6 "Permitted Signs in Non-Residential Districts", Section A "Signs other than Billboards and Interstate Signs". The recommendation of the Planning staff was that the request be approved.

Following discussion, Vice-Mayor Marc Adkins made a motion to approve said Ordinance on first reading. The motion was duly seconded by Council Member Jerome Dempsey. Following further discussion, the motion was approved 7-0.

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 "14" (Ordinance #25-1)

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

**10. Other.**

**11. Status Reports.**

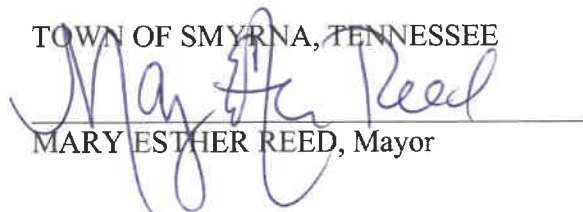
Director of Finance and Assistant Town Manager, Rex Gaither, presented Council with December State Shared Tax and December Local Sales Tax numbers.

**12. Announcements.**

Mayor Reed and other Council members, as well as Town Manager, David Santucci, 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 7:47 p.m.

TOWN OF SMYRNA, TENNESSEE

  
MAYR ESTHER REED, Mayor

ATTEST:

  
AMBER HOBBS, Town Clerk