

**MINUTES OF MEETING OF THE REGULAR SESSION OF THE
TOWN COUNCIL
OF THE TOWN OF SMYRNA
ON FEBRUARY 11, 2025**

The Town Council of the Town of Smyrna, Rutherford County, Tennessee, met in regular session at 5:00 p.m. on February 11, 2025, at Town Hall with the Honorable Mayor Mary Esther Reed presiding.

The following citizens spoke under public comment relative to Burton Farms subdivision and various codes issues and a traffic study:

David Campbell- 706 Riata Court, Smyrna
Sandi Phippin- 1232 Rimrock Road, Smyrna
Pat Saylor- 812 Riata Court, Smyrna
Janet Pancher- 310 Burton Farms Drive, Smyrna

Mayor Reed then called the meeting to order at 5:14 p.m. The invocation was led by Smyrna Police Department Chaplain, Tim York, and the Pledge of Allegiance was led by Town Manager, David Santucci.

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 January 14, 2025 regular meeting, January 28 and January 30 special called meetings and the January 30, 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 January 14, 2025 regular meeting, January 28 and January 30 special called meetings and the January 30, 2025 workshop meeting of the Town Council. The motion was duly seconded by Council Member Steve Sullivan. 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 S & W for traffic signal improvements at Poplarwood and Seminary and Almaville and Poplarwood.**
- b. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with TDOT for the sharing of Town of Smyrna and TDOT owned fiber.**
- c. **Approval of the terms of, and authorization for the Mayor to execute, an application with the U.S. Army Corps of Engineers for permission to use Jefferson Springs Park for the annual Boat Day and Water Fest event on June 21, 2025.**
- d. **Approval of the terms of, and authorization for the Mayor to execute, an agreement with G&L Tank Sandblasting and Coatings, LLC relative to the re-coating of the Reuse Water Storage tank.**

Following discussion, Council Member Jerome Dempsey requested that Consent Agenda Item “a” be pulled for individual discussion and vote. Following discussion, Council Member Steve Sullivan made a motion to approve and adopt Consent Agenda items “b, c and d.” Said motion was seconded by Vice-Mayor Marc Adkins and, upon further discussion, approved unanimously.

Next, Consent Agenda Item “a” was discussed individually. Following discussion, Council Member Jerome Dempsey made a motion to approve and adopt the Consent Agenda Item “a” 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 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 second and final 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".

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 Marc Adkins 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 7-0.

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 "2." (Ordinance #25-1)

b. PUBLIC HEARING: Consideration of a Resolution relative to a Plan of Services for property located on Tax Map 54, part of Parcel 14.03.

The Town Council next considered a Resolution relative to a Plan of Services for property located on Tax Map 54, part of Parcel 14.03. 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 Resolution. Council Member H.G. Cole seconded the motion. Following further discussion, the motion was approved unanimously.

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

c. PUBLIC HEARING: 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 second and final 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.

At this time, Mayor Reed recessed the meeting without objection, and a public hearing was opened related to the agenda item. The following citizens from the connecting Westover community spoke against the approval of this agenda item:

George Crenshaw (representing the Westover HOA)- 1548 Repton Road, Smyrna
Brenda Sparks- 1528 Repton Road, Smyrna
Jason Luckitt- 1427 Kennebec Drive, Smyrna
Andrew Bratcher- 1400 Kennebec Drive, Smyrna
Kevin Brando- 1471 Kennebec Drive, Smyrna

The current property owner, Robert Tresider, 4356 Morton Lane, also spoke on two occasions and answered various questions. In addition, Smyrna citizen Dan Epright, 114 Seward Street spoke and voiced a few questions.

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 defer second reading of said Ordinance for sixty (60) days. The motion to defer was duly seconded by Council Member Gerry Short, and following further discussion, was approved 7-0.

A copy of said Ordinance, as deferred on second reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "4." (Ordinance #25-6)

d. Consideration of a Resolution in memorandum of Ordinance #25-6 relative to the annexation and R-3 zoning of property located on Tax Map 54, Parcel 14.03.

The Town Council next considered a Resolution in memorandum of Ordinance #25-6 relative to the annexation and R-3 zoning of property located on Tax Map 54, Parcel 14.03.

Following discussion, Vice-Mayor Marc Adkins made a motion to defer said Resolution for sixty (60) days until such time that Ordinance #25-6 can be voted upon. The motion to defer was duly seconded by Council Member Steve Sullivan, and following further discussion, was approved 7-0.

A copy of said Resolution, as deferred, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "5." (Resolution #25-6)

e. PUBLIC HEARING: 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 second and final 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 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 reading. The motion was duly seconded by Council Member Racquel Peebles. 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 #25-7)

f. PUBLIC HEARING: 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 second and final 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 Commission was that this ordinance 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 Jerome Dempsey made a motion to approve said Ordinance on second reading. The motion was duly seconded by Vice-Mayor Marc Adkins, and following further discussion, was approved 7-0.

A copy of said Ordinance, as approved on second and final hearing, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "7." (Ordinance #25-8)

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 an Ordinance relative to the rezoning of Tax Map 27P, Group C, Part of Parcel 4.00, from C-2 to PRD requested by House on Rock, LLC. The property requested to be rezoned contains 4.65 acres and is located on Enon Springs Road, West.**

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 27P, Group C, Part of Parcel 4.00, from C-2 to PRD requested by House on Rock, LLC. The property requested to be rezoned contains 4.65 acres and is located on Enon Springs Road, West. The recommendation of the Planning Commission was that the request be DENIED.

Following discussion, Vice-Mayor Marc Adkins made a motion to DENY said Ordinance on first reading based upon it not fitting with surrounding zoning. Council Member Steve Sullivan seconded the motion. Following further discussion, the motion to DENY was approved unanimously.

A copy of said Ordinance, as DENIED on first reading, is attached hereto and incorporated herein by reference as if set forth at length verbatim as Exhibit "8." (Ordinance #25-9)

2. Consideration of an Ordinance relative to the rezoning of Tax Map 50, Parcel 14.07, from C-2 to I-1 requested by Caravan Ventures. The property requested to be rezoned contains 3.57 acres and is located on Tridon Drive.

The Town Council next considered on first reading an Ordinance relative to the rezoning of Tax Map 50, Parcel 14.07, from C-2 to I-1 requested by Caravan Ventures. The property requested to be rezoned contains 3.57 acres and is located on Tridon Drive. 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 "9." (Ordinance #25-10)

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

10. Other.

11. Status Reports.

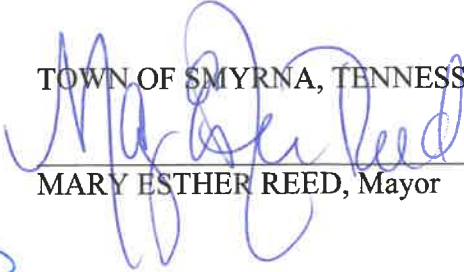
Director of Finance and Assistant Town Manager, Rex Gaither, presented Council with January State Shared Tax and January Local Sales Tax numbers.

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 6:56 p.m.

TOWN OF SMYRNA, TENNESSEE



MARY ESTHER REED, Mayor

ATTEST:



AMBER HOBBS, Town Clerk