



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

July 6, 2017

6:00 p.m.

Smyrna Town Hall

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 6:00 p.m. on Thursday, July 6, 2017 by Chairman Edwin Davenport. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Vice-Mayor Marc Adkins and the Pledge of Allegiance was led by Marc Michaelson.

The following Planning Commission members/staff were present:

Members:

Chairman Edwin Davenport
Vice-Mayor Marc Adkins
Councilman Tim Morrell
Mike Allen
Trey Lee
Marc Michaelson

Staff:

Kevin Rigsby, Town Planner
Mitchell Wensman, Planner
Mindy Baggett, Office Coordinator
Jennifer Bizarri, Planning Technician
Jeff Peach, Town Attorney
Tom Rose, Public Works Director
Mike Strange, Utilities Director

Absent:

Gerald Short

1ST Item: Citizen's Comments:

No citizens' comments at this time.

2ND Item: **Approval of minutes of the June 1, 2017 meeting and June 22, 2017 work session**

Following a review of the minutes of the June 1, 2017 meeting and June 22, 2017 work session Councilman Tim Morrell made a motion to approve the minutes; the motion was duly seconded by Mike Allen. Motion carried unanimously.

3RD Item: **Shawn Collins**
8575 and 8319 Rocky Fork Almaville Road
Annexation and zoning of R-3
Plan of Service

An annexation, zoning request of R-3, and Plan of Service was received from Shawn Collins for property located at 8575 and 8319 Rocky Fork Almaville Road. The property is further referenced as Rutherford County Tax Map 54, Parcels 47.00 and 62.00 and is currently zoned RM-15 in the county on approximately 109.5 acres. The following comments were made:

1. Surrounding zoning is RM-15 in the county and PRD in Smyrna limits.
2. The Land Use Plan would support Low-Density Single Family Residential development in this area.
3. Annexation of these parcels would require annexation of approximately 1,900 linear feet of Morton Lane and approximately 1,200 linear feet of Rocky Fork Almaville Road. Another option would be to annex the parcels as noncontiguous per the new state law.
4. CUD has not done a formal evaluation of service to this property yet, but they indicated that this property would require the same off site improvement previously

proposed for Cedar Hills. They also have concerns about the elevations on the western end of these properties and their ability to serve that portion of the development.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to send with a positive recommendation to the Town Council the annexation, zoning request of R-3, and the Plan of Service for Shawn Collins for the property located at 8575 and 8319 Rocky Fork Almaville Road subject to the above noted conditions. Motion carried unanimously.

**4TH ITEM: GVHR, LLC
 12914 Old Nashville Highway
 Rezoning request C-4 to C-2**

A rezoning request from C-4 to C-2 was received for GVHR, LLC for property located at 12914 Old Nashville Highway. The property is further referenced as Rutherford County Tax Map 28-M, Group G, Parcel 26.00 and is currently zoned C-4 on approximately 0.53 acres. The following comments were made:

1. Surrounding zoning is C-2, C-4 and R-2.
2. The Land Use Plan would support Commercial development in this area.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to send with a positive recommendation to the Town Council the rezoning request of C-4 to C-2 for GVHR, LLC for the property located at 12914 Old Nashville Highway. Motion carried unanimously.

**5TH ITEM: Edward Clark
 14001 Old Nashville Highway
 Rezoning request R-1 to C-2**

A rezoning request from R-1 to C-2 was received from Edward Clark for property located at 14001 Old Nashville Highway. The property is further referenced as Rutherford County Tax Map 28, Parcel 83.00 and is currently zoned R-1 on approximately 0.90 acres. The following comments were made:

1. Surrounding zoning is C-2, R-1, and C-4.
2. The Land Use Plan would support Office/Retail/Multi-Family Residential development in this area.

Following discussion, a motion was made by Trey Lee and seconded by Councilman Tim Morrell to send with a positive recommendation to the Town Council the rezoning request of R-1 to C-2 for Edward Clark for the property located at 14001 Old Nashville Highway. Motion carried unanimously.

**6TH ITEM: Howard L. Spain, Jr.
 411 Enon Springs Road, East
 Rezoning request P&O-1 to C-4**

A rezoning request from P&O-1 to C-4 was received from Howard L. Spain, Jr. for property located at 411 Enon Springs Road, East. The property is further referenced as Rutherford County Tax Map 27-0, Group C, Parcel 3.00 and is currently zoned PO&-1. The following comments were made:

1. Surrounding zoning is P&O-1, C-2, and R-2.
2. The Land Use Plan would support office/retail/multi-family residential development in this area.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to send with a positive recommendation to the Town Council the rezoning request of PO&-1 to C-4 for Howard L. Spain, Jr. for the property located at 411 Enon Springs Road, East. Motion carried unanimously.

**7TH ITEM: Gambill Subdivision
 3684 Gambill Lane
 Sketch Plat**

A sketch plat was received from owner/developer Abhirup Patra for the property at 3684 Gambill Lane. The property is further referenced as Rutherford County Tax Map 33, Parcel 86.00. The property is zoned R-3 and consists of 18 lots on approximately 6.6 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A storm water fee of \$860.00 + \$175.00 Codes fees = \$1,035.00 for total grading permit.
4. Provide clarification on ownership of the .74 acre area along the southern boundary.
5. The Major Thoroughfare Plan shows a connection through this parcel and the adjoining parcel to the south to eventually connect to Seven Oaks Blvd.
6. Provide E-911 approval for the road name.
7. Side setbacks adjacent to streets are 35' and considered a front setback.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the sketch plat for the proposed Gambill Subdivision subject to the above noted conditions. Motion carried unanimously.

**8TH ITEM: Amberton Subdivision, Sections II & III
 Inez Drive
 Preliminary Plat**

A preliminary plat was received from Dwight O'Neal with BMCH Tennessee, LLC for Amberton Subdivision, Sections II & III. The property is further referenced as Rutherford County Tax Map 55, Parcel 29.00. The property is zoned PRD and consists of 120 lots on approximately 32.47 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A storm water fee will be required with grading permit. Stormwater management fee will be \$3,447.00 + \$175.00 Codes fees = \$3,622.00 for total grading permit
4. Construction plans are under review.
5. CUD will create separate water plans for Section 2 and Section 3.
6. CUD Engineering and Inspection Fees will be invoiced separately.
7. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).
8. Developer to submit a signed CUD Developer's Agreement for each section.
9. Please indicate on all roadway profiles where streets intersect that a minimum 2% cross slope must be constructed to ensure ADA compliance throughout the crosswalk.
10. Please indicate the minimum pad elevation for all buildable lots.

11. There are storm inlets shown within the proposed cross walks. All storm inlets must be moved out of the proposed cross walks.
12. Show an additional 5' side setback on any lot that abuts a public utility and drainage easement.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the proposed preliminary plat for Amberton Subdivision, Sections II & III subject to the above noted condition. Motion carried unanimously.

**9TH ITEM: Cantrell Farms Subdivision, Section I
Chicken Pike and Longhorn Drive
Preliminary Plat**

A preliminary plat was received from owner/developer Dan Bobo with Ole South Properties for the proposed Cantrell Farms Subdivision, Section I located at Chicken Pike and Longhorn Drive. The property is further referenced as Rutherford County Tax Map 49, Parcel 103.00. The property is zoned PRD and consists of 34 lots on approximately 8.9 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A storm water fee will be required with grading permit. Stormwater management fee will be \$1,090.00 + \$175.00 Codes fees = \$1,265.00 for total grading permit.
4. Construction plans are under review.
5. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
6. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
7. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to subdivisions@ cudrc.com. Contact CUDRC's Engineering Department (615-225-3339) for further information.
8. All main water line taps are to be made by CUDRC.
9. CUD Engineering and Inspection Fees will be invoiced and are due before water line construction begins.
10. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.
11. Developer to submit a signed CUD Developer's Agreement to CUD's Engineering Department.
12. Show accommodation for storm water from Patton Retreat and any other off site water. All offsite water taken into the proposed storm pond must be included in the pre and post development storm water calculations.
13. Please provide cross sections of the proposed ditches showing depth, slope, width, etc.
14. Please provide truncated domes at all sidewalk crossings.
15. Please provide all roadway striping and signage including 24" white solid stop bar, stop sign, 12" white solid cross walk striping, and 4" double yellow striping.
16. Please incorporate the upgrades to Old Nashville Highway for the Southbound Approach as indicated in the previously submitted Traffic Study.

At this time, Chairman Edwin Davenport recognized Tom Rose, Public Works Director for the Town of Smyrna and Steve Steele with Huddleston-Steele Engineering to speak regarding this request.

Following discussion, a motion was made by Trey Lee and seconded by Councilman Tim Morrell to approve the proposed preliminary plat for Cantrell Farms Subdivision, Section I subject to the above noted condition. Motion carried unanimously.

**10TH ITEM: The Reserve at the Meadows
One Mile Lane at Suffield Drive
Preliminary Plat**

A preliminary plat was received from owner/developer Tim McClure with Vision Development Partners, GP for the proposed The Reserve at the Meadows located at One Mile Lane at Suffield Drive. The property is further referenced as Rutherford County Tax Maps 50 and 55, Parcels 18, 18.03, and 62.00. The property is zoned PRD and consists of 55 lots on approximately 26.4 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A storm water fee of \$2,843.00 + \$175.00 Codes fees = \$3,018.00 for total grading permit.
4. Construction plans are under review.
5. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
6. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).
7. Preliminary construction plans are to be submitted to CUDRC in digital AutoCAD format for waterline design, review, and construction approval prior to the start of any construction. Submit plans to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com). Contact CUDRC's Engineering Department (615-225-3339) for further information.
8. All main water line taps are to be made by CUDRC.
9. TDEC approved plans from CUDRC and a "Construction Start Notification" letter are to be issued to the contractor from CUDRC prior to the start of any water line construction.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the proposed preliminary plat for The Reserve at the Meadows subject to the above noted condition. Motion carried unanimously.

**11TH ITEM: The Villages, Section II
Seven Oaks Blvd.
Preliminary Plat**

A preliminary plat was received from owner/developer Bob Parks for the proposed The Villages, Section II located on Seven Oaks Blvd. The property is further referenced as Rutherford County Tax Map 50, Parcel 7.03. The property is zoned PRD and consists of 33 lots on approximately 6.92 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A storm water fee of \$892.00 + \$175.00 Codes fees = \$1,067.00 for total grading permit.
4. Construction plans are under review.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve the proposed preliminary plat for The Villages, Section II subject to the above noted condition. Motion carried unanimously.

**12TH ITEM: The Preserve at Stewart Creek, Section II
Almaville Road
Final Plat**

A final plat was received from owner/developer Dan Bobo with Ole South Properties, Inc. for the proposed The Preserve at Stewart Creek, Section II located on Almaville Road. The property is further referenced as Rutherford County Tax Map 55, Part of Parcel 10.04. The property is zoned PRD and consists of 32 lots on approximately 5.92 acres. The following comments were made:

1. Add signature for the owner and CUD.
2. Show an additional 5' side setback on any lot that abuts a public utility and drainage easement.
3. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
4. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for review and additional comments. Digital copies can be emailed in pdf format to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the proposed final plat for The Preserve at Stewart Creek, Section II subject to the above noted condition. Motion carried unanimously.

**13TH ITEM: Woodcrest Subdivision, Section V
Abbottswood Drive
Final Plat**

A final plat was received from owner/developer Oliver Constable with CB Developments, LLC for the proposed Woodcrest Subdivision, Section V located on Abbottswood Drive. The property is further referenced as Rutherford County Tax Map 32, Part of Parcel 19.01. The property is zoned R-3 and consists of 9 lots on approximately 2.77 acres. The following comments were made:

1. Add signature for the owner and CUD.
2. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
3. A hard copy or digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to [subdivisions@cudrc.com](mailto:subdivisions@ cudrc.com).

At this time, Chairman Edwin Davenport recognized Tom Rose, Public Works Director for the Town of Smyrna to speak regarding this request.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve the proposed final plat for Woodcrest Subdivision, Section V subject to the above noted condition. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**14TH ITEM: Amberton Subdivision Amenity Center
Green Meadow Lane
Site Plan**

A site plan was received from owner/developer BMCH Tennessee, LLC with Benchmark Communities for the proposed Amberton Subdivision Amenity Center located on Green Meadow Lane. The site plan is for a proposed building 1,030 square footage. The property is further referenced as Rutherford County Tax Map 55, Parcel 29.00. The property is zoned PRD and consists of approximately 1.66 acres. The following comments were made:

1. Please clarify elevation what type of siding is used. Show the correct square footage for the building. It scales to 1,823 SF.

2. Reroute sewer service around the playground area.
3. Water service, domestic, fire and/or irrigation, is provided by CUDRC.
4. Submit a completed CUDRC "Meter Application and Fixture Count Submittal Form" along with plumbing plans to subdivisions@ cudrc.com. The form can be found at <http://www.cudrc.com/docs/METER-APPLICATION-FIXTURE-UNIT-FORM.aspx>

At this time, Chairman Edwin Davenport recognized Mike Strange, Utilities Director for the Town of Smyrna to speak regarding this request.

Following discussion, a motion was made by Trey Lee and seconded by Vice-Mayor Marc Adkins to approve the site plan for the proposed Amberton Subdivision Amenity Center subject to the above noted conditions. Motion carried with Chairman Edwin Davenport voting no.

**15TH ITEM: Burger King
833 Industrial Boulevard
Site Plan**

A site plan was received from owner/developer Carrols Restaurant Group, Inc. for the proposed Burger King located at 833 Industrial Boulevard. The site plan is for a proposed building 2,811 square footage. The property is further referenced as Rutherford County Tax Map 29, Parcel 17.06. The property is zoned PUD and consists of approximately 0.52 acres. The following comments were made:

1. For sites disturbing less than one acre add the following the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>
2. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
3. A storm water fee will be required with grading permit. Stormwater management fee will be \$252.00 + \$175 Codes fees = \$427.00 for total grading permit.
4. Please indicate how the roof drains will tie into the existing storm sewer structures.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Marc Michaelson to approve the site plan for the proposed Burger King subject to the above noted conditions. Motion carried unanimously.

**16TH ITEM: Campbell Camper Rentals (Lot 3 Lee Victory Estates)
341 Enon Springs Road, East
Site Plan**

A site plan was received from owner/developer Cody and Angie Campbell for the proposed Campbell Camper Rentals located at 341 Enon Springs Road, East. The site plan is for a proposed building totaling 3,100 square feet. The property is further referenced as Rutherford County Tax Map 27-P, Group D, Parcel 3.00. The property is zoned C-2 and consists of approximately 0.69 acres. The following comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. For sites disturbing less than one acre add the following the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>
3. A storm water fee of \$269.00 will be required to be submitted prior to issuance of a grading permit. Stormwater management fee will be \$269.00 + \$175 Codes fees = \$444.00 for total grading permit.
4. Show parking calculations.
5. Submit architectural elevations for the office and canopy. Must meet Design Review.

6. The existing ramp and portion of abutting sidewalk must be removed and reconstructed to meet ADA compliance. Also, please provide an accessible route from the sidewalk along Enon Springs Road to the Proposed Office.
7. Install a fire hydrant within 400' from building.

At this time, Chairman Edwin Davenport recognized Tom Rose, Public Works Director for the Town of Smyrna to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the site plan for the proposed Campbell Camper Rentals subject to the above noted conditions. Motion failed 3 to 3 by a roll call with Councilman Tim Morrell, Mike Allen, and Vice-Mayor Marc Adkins voting yes and Marc Michaelson, Trey Lee, and Chairman Edwin Davenport voting no.

After discussion, Chairman Edwin Davenport called for a revote that passed 4 to 2 with Mike Allen, Councilman Tim Morrell, Vice-Mayor Marc Adkins, and Chairman Edwin Davenport voting yes and Trey Lee and Marc Michaelson voting no.

**17TH ITEM: Nissan Stamping Bay 8 Expansion
983 Nissan Drive
Site Plan**

A site plan was received from owner/developer Nissan North America, Inc. for the proposed Nissan Stamping Bay 8 Expansion located at 983 Nissan Drive. The property is further referenced as Rutherford County Tax Map 34, Parcel 12.00. The property is zoned I-3 and consists of approximately 7.15 acres. The following comment was made:

1. Must show ADA compliance for the new parking lot.

At this time, Chairman Edwin Davenport recognized Jonathan Bryant with Nissan to speak regarding this request.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson to approve the site plan for the proposed Nissan Stamping Bay 8 Expansion subject to the above noted condition. Motion carried unanimously.

**18TH ITEM: Proposed Car Lot
250 N. Lowry Street
Site Plan**

A site plan was received from owner/developer Richard Johnson and Kali Sidiqi for the proposed car lot located at 250 N. Lowry Street. The property is further referenced as Rutherford County Tax Map 28-E, Group B, Parcel 1.00. The property is zoned C-3 and consists of approximately .295 acres. The following comments were made:

1. For sites disturbing less than one acre add the following the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>
2. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
3. Show the location of the fence wall along Lowry Street at least 20-feet from the edge of the pavement on the shoulder of Lowry Street.
4. Show contours at the correct locations.
5. Show customer parking.
6. Show correct handicap parking details 12' and 5' width, not 11' and 6'.
7. Show landscaping buffer along the rear of the property (west side) per Board of Zoning Appeals approval.
8. Add grease oil water separator, minimum 1,000 gallon in ground tank.

9. Sewer cleanout spacing is max 75 ft.
10. Delineate what exists and proposed water and sewer service lines.
11. Show proposed sizes of proposed water and sewer service lines.
12. Add RPBP in above ground enclosure immediately downstream of existing water meter.
13. Show existing sewer manholes and mains in and around project site.
14. Show existing water mains and fire hydrants in and around project site.
15. Show existing and proposed road cuts for the project site.
16. Show all existing road surfaces and boundaries in and around the project site.
17. Proposed fire hydrant must be within 400 ft. of proposed building.
18. Please dimension some of the parking spaces to show they are shown correctly. They appear to be less than 9 ft. wide. It is difficult to determine correct size as the construction plans are not scaled properly.
19. Please provide additional spot grades in the corners of the Handicap Parking Spaces and Loading Area to show slopes less than 2%. Also, please add a note to the Grading Plan to indicate 2% maximum slope in all directions in ADA parking areas.
20. Please provide a 24" white solid stop bar, stop sign, and 25 ft. of 4" double yellow striping at the intersections.
21. Please show all edge of pavement lines that encompass the site.
22. Please provide a storm water management system and associated drainage calculations.

At this time, Chairman Edwin Davenport recognized Chet Rhodes with Rhodes Engineering to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to approve the site plan for the proposed car lot subject to the above noted conditions. Motion carried 4 to 1 by a roll call with Councilman Tim Morrell, Vice-Mayor Marc Adkins, Trey Lee, and Marc Michaelson voting yes Mike Allen voting no, and Chairman Edwin Davenport not voting or participating in discussion.

**19TH ITEM: Retail Office Site
South Lowry Street
Site Plan**

A site plan was received from owner/developer Sami Said for the proposed Retail Office Site located on South Lowry Street. The property is further referenced as Rutherford County Tax Map 27-P, Group C, Parcel 18.00. The property is zoned C-3 and consists of approximately .21 acres. The following comments were made:

1. For sites disturbing less than one acre add the following the land disturbance guidelines to the plans which can be found online at <http://www.townofsmyrna.org/home/showdocument?id=1841>
2. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
3. A storm water fee will be required with grading permit. Stormwater management fee will be \$221.00 + \$175.00 Codes fees = \$396.00 for total grading permit
4. Provide accurate area calculations for impervious and pervious surfaces.
5. Remove irrelevant notes (gravel access drive, etc.)
6. Show deciduous trees for landscaping, not white pines. No landscape screening buffer is required.
7. Provide MTEMC approval for work around power lines. Show easement details.
8. Show contours.
9. Submit architectural elevations for all four sides. Must meet Design Review.
10. Provide correct handicap parking dimensions. Must be 12' x 5' width, not 11' and 6'.
11. Restaurant use is not allowed. Provided parking does not meet requirements of the Zoning Ordinance for restaurants.
12. Show side setback of 15', not 20'.

13. The proposed driveway connection is too close to the intersection of Mayfield Drive to allow a right turn out. Please revise the driveway connection to provide a right-in and right-out only.
14. The driveway must intersect the edge of pavement tangentially.
15. Please show the extent of all proposed paving.
16. Please include a storm water management system onsite to provide water quality treatment.
17. The distance between the angled parking and the power pole or guy wire is less than 22'. The minimum drive aisle width is 22'.
18. Please provide a turning movement using AutoTurn or equivalent that shows how vehicles can navigate the drive-thru around the building.
19. Please indicate existing spot grades and contours for tie in along all sides.
20. Please provide an ADA accessible route from the sidewalk along Lowry Street to the front door of the building.
21. Please provide all site details including driveway connection, sidewalk, paving cross sections, ADA parking space, etc.
22. Please provide a 24" white solid stop bar, stop sign, 12" white solid cross walk striping, and 25-feet of 4" double yellow striping at the intersections.
23. Clarify FFE elevation between note and FFE note in building footprint.
24. Show proposed water meter at ROW and with RPBP in above ground enclosure.
25. Show proposed size of water service.
26. Show proposed water service location downstream of meter into proposed building.
27. Proposed FH cannot be placed on water line shown. The water line is a service line only and cannot support the FH.
28. FH must be placed within 400 ft. of the proposed building and on the same side of street. Exist FH on opposite side to Lowry Street will not count toward fire protection of proposed building.
29. Adding FH will require TDEC approval. Send final plans to Smyrna Utilities for final review and preparation for TDEC review.
30. Clarify and describe what psi rating of water line is for.
31. Show grease trap. Min 1,500 gal tank in ground.
32. Pull text and notes away from line work so that notes are legible.
33. Clarify what unlabeled box just north of southern 20 ft. set back line.
34. Show all existing utilities in and around project site.

At this time, Chairman Edwin Davenport recognized Sami Said and Chet Rhodes with Rhodes Engineering to speak regarding this request.

Following discussion, a motion was made by Mike Allen and seconded by Councilman Tim Morrell to defer the site plan for the Retail Office Site to the next regularly scheduled meeting. Motion carried unanimously.

20TH ITEM: By-Laws:

At this time Town Planner Kevin Rigsby discussed the following amendment:

ARTICLE III - MEETINGS

Section 1. Regular Meetings. Regular meetings of the Commission shall be held at ~~6:00 p.m.~~ 5:00 p.m. on the first Thursday of each month in Town Hall, or at such place, or on such other date or time, as may be designated by the Commission.

Following discussion, at this time no vote was required and this amendment will be placed on the August Planning Commission agenda for a vote.

21ST ITEM: July Bond Review Report – None at this time.

22ND Item: Staff Comments and/or Other Business:

At this time, Town Planner Kevin Rigsby advised members of the Lowry Street Zoning Ordinance changes.

23RD Item: Adjournment

There being no further business, Chairman Edwin Davenport declared the meeting adjourned.

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman