



SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

August 3, 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, August 3, 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 Gerald Short and the Pledge of Allegiance was led by Trey Lee.

The following Planning Commission members/staff were present:

Members:

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

Staff:

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

Absent:

Marc Michaelson

1ST Item: Citizen's Comments:

No citizens' comments at this time.

2ND Item: Approval of minutes of the July 6, 2017 meeting

Following a review of the minutes of the July 6, 2017 meeting Vice-Mayor Marc Adkins made a motion to approve the minutes; the motion was duly seconded by Trey Lee. Motion carried unanimously.

3RD 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. Show deciduous trees for landscaping, not white pines. No landscape screening buffer is required.
6. MTEMC will not allow work as shown around power lines. This will require a redesign of the site.

7. Restaurant use is not allowed. Provided parking does not meet requirements of the Zoning Ordinance for restaurants.
8. The proposed driveway connection is too close to the intersection of Mayfield Drive. Please revise the driveway connection to provide a right-in and right-out only.
9. Please show the extent of all proposed paving.
10. Please include a storm water management system onsite to provide water quality treatment.
11. Please provide a turning movement using Auto Turn or equivalent that shows how vehicles can navigate the drive-thru around the building. The proposed plan does not show all 4 wheels of the vehicles.
12. Please indicate existing spot grades and contours for tie in along all sides.
13. Please provide all site details including driveway connection, sidewalk, paving cross sections, ADA parking space, etc.
14. 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.
15. Clarify FFE elevation between note and FFE note in building footprint.
16. Show RPBP in above ground enclosure.
17. Label size of water line feeding property water meter.
18. Proposed FH cannot be placed on water line shown. The water line is a service line only and cannot support the FH. There is not a 6" water line, only 2".
19. 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. Fire line must pat to existing water main on east side of Lowry Street. Must bore under Lowry Street.
20. Adding FH will require TDEC approval. Send final plans to Smyrna Utilities for final review and preparation for TDEC review.
21. Address what the psi rating of water line is for.
22. Show grease trap. Min 1,500 gal tank in ground.
23. Show sewer service line connection from grease trap to main.
24. Show construction entrance with arrow.
25. Pull text and notes away from line work so that notes are legible.
26. Clarify what unlabeled box just north of southern 20 ft. set back line.
27. Update pervious surface/landscaped area numbers on cover page. Landscape area SF exceeds previous area by 934 SF.
28. Provide landscape 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 Trey Lee to deny the site plan for the Retail Office Site subject to the above noted conditions. Motion carried unanimously.

4th Item: Bradley J. Johnson
1007 Baker Road
Annexation and R-3 zoning
Plan of Service

Item was withdrawn.

5TH ITEM: Phyllis Campbell
102 Wright Street
Rezoning request R-2 to C-2

A rezoning request from R-2 to C-2 was received from Phyllis Campbell for property located at 102 Wright Street. The property is further referenced as Rutherford County Tax Map 28-L, Group C, Parcel 16.01 and is currently zoned R-2 on approximately 1.5 acres. The following comments were made:

1. Surrounding zoning is C-1, H-1, and R-2.
2. The Land Use Plan would support Downtown/Mixed Use development in this area.
3. Staff would recommend C-4 be considered instead of C-2.

At this time, Chairman Edwin Davenport recognized Phyllis Campbell to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to send with a negative recommendation to the Town Council the rezoning request of R-2 to C-2 for Phyllis Campbell for the property located at 102 Wright Street. Motion carried unanimously.

**6TH ITEM: Blair Place
459 Blair Road
Rezoning request R-1 to PRD**

A rezoning request from R-1 to PRD was received from Terry Rasmussen with Crescent Homes for property located at 459 Blair Road. The property is further referenced as Rutherford County Tax Map 32, Part of Parcel 9.00 and is currently zoned R-1 on approximately 5.77 acres. The following comments were made:

1. Surrounding zoning is C-2 and R-6.
2. The Land Use Plan would support Office/Retail/Multi-Family development in this area.
3. Smyrna will provide water and sewer service for the section that is shown in the Smyrna town limits. LaVergne will provide water and sewer service to the rest of the site unless they wish for Smyrna to serve it with water. If LaVergne wishes for water or sewer in the LaVergne city limits to be served by Smyrna then an agreement will be needed from LaVergne allowing Smyrna to serve their area.
4. Sewer service will require a sewer lift station and discharge into a manhole on Portico Place. Approximate 320' off site. Water service will require and water line extension from Portico Place. Approximate 360' off site.
5. HVAC units are required to meet the minimum building setbacks.
6. Staff will review the traffic study for the project and the recommended improvements that are required to be installed.

At this time, Chairman Edwin Davenport recognized Matt Taylor with SEC Engineering to speak regarding this request.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Vice-Mayor Marc Adkins to send with a positive recommendation to the Town Council the rezoning request of R-1 to PRD for Blair Place for the property located at 459 Blair Road. Motion carried unanimously.

**7TH ITEM: Amendment to the Zoning Ordinance
Franke USA Real Estate LLC
800 Aviation Parkway
Temporary Sales**

An amendment to the Municipal Zoning Ordinance regarding temporary retail sales of food was received from Franke Foods. Request is to have food trucks periodically at their location 800 Aviation Parkway for employees and customer events.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to send with a positive recommendation to the Town Council the amendment to the Zoning Ordinance for temporary retail sales of food. Motion carried unanimously.

**8TH ITEM: Cedar Hills
Morton Lane
Sketch Plat**

A sketch plat was received from Thomas Steffen with Land Solutions for the proposed Cedar Hills Subdivision. The property is further referenced as Rutherford County Tax Map 54, Parcel 49.00 and Tax Map 55, Parcel 30.00. The property is zoned PRD and consists of 230 lots on approximately 94.17 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 \$2,478.00 + \$175.00 Codes fees = \$2,653.00 for total grading permit.
4. Please provide approval letter from TVA allowing storm water detention within their easement.
5. As stated in CUD's updated Will Serve Letter, CUD's existing infrastructure can only serve the portion of the site at elevation 633' and below. Label each lot with finished floor elevation in Phase 1 to verify CUD's criteria. Also, the main point of water connection off Morton Lane must be on the existing 8" water line on the NE side of Jericho St. in the WTP Pressure Zone.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to approve the proposed sketch plat for the proposed Cedar Hills Subdivision subject to the above noted condition. Motion carried with Vice-Mayor Marc Adkins not voting or participating in discussion.

**9TH ITEM: Cedar Hills Subdivision, Phase I
Morton Lane
Preliminary Plat**

A preliminary plat was received from owner/developer Thomas Steffen with Land Solutions for the proposed Cedar Hills Subdivision, Phase I to be located on Morton Lane. The property is further referenced as Rutherford County Tax Map 54, Parcel 49.00 and Tax Map 55, Parcel 30.00. The property is zoned PRD and consists of 80 lots on approximately 20.70 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 \$2,478.00 + \$175.00 Codes fees = \$2,653.00 for total grading permit.
4. Please provide approval letter from TVA allowing storm water detention within their easement.
5. This project is located within CUD's service area.
6. As stated in CUD's updated Will Serve Letter, CUD's existing infrastructure can only serve the portion of the site at elevation 633' and below. Label each lot with finished floor elevation in Phase 1 to verify CUD's criteria. Also, the main point of water connection off Morton Lane must be on the existing 8" water line on the NE side of Jericho St. in the WTP Pressure Zone.
7. Show existing CUD water lines along Morton Lane on plans.
8. 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.

9. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
10. All main water line taps are to be made by CUDRC.
11. Show fire hydrants.
12. There are several storm pipes shown on buildable lots outside the ROW. Please provide a Public Utility and Drainage Easement over this area.
13. Please ensure all storm grates are not within the cross walks.
14. Please revise the profile sheets to indicate the extent of all proposed intersecting streets. Please show that all intersections will maintain a minimum 2% cross slope through all cross walks for ADA compliance.
15. Please label all roads on Sheets 5, 10, and 13.

At this time, Chairman Edwin Davenport recognized Mathew Taylor with SEC 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 the proposed Cedar Hills Subdivision, Phase I subject to the above noted condition. Motion carried with Vice-Mayor Marc Adkins not voting or participating in discussion.

**10TH ITEM: The Parke at the Meadows, Section II
One Mile Lane and Baker Road
Preliminary Plat**

A preliminary plat was received from owner/developer Tim McClure for the proposed The Parke at the Meadows, Section II. 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 of \$1,617.00 + \$175.00 Codes fees = \$1,792.00 for total grading permit.
4. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
5. A full set of plans must be submitted directly to CUDRC for review. Submit digital PDF of the plans to subdivisions@ cudrc.com.
6. 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.
7. All main water line taps are to be made by CUDRC.
8. 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.
9. Show existing CUD water line along One Mile Lane on All sheets of the plans. Verify proposed widening of One Mile Lane at Baker Road with the addition of a turn lane will not conflict with existing water lines.
10. Please provide all storm water drainage calculations for the storm ponds.
11. Please provide approval from Rutherford County Highway Department for the proposed roadway connection to Baker Road.
12. Please provide approval from Rutherford County Highway Department for the proposed roadway widening of One Mile Lane.
13. Please provide cross sections of all proposed swales indicating the depth, side slope, width, etc.
14. Show EPSC measures and details on plans.

Following discussion, a motion was made by Gerald Short and seconded by Councilman Tim Morrell to approve the proposed preliminary plat for The Parke at the Meadows, Section II subject to the above noted conditions. Motion carried unanimously.

**11TH ITEM: Brittian Commercial
1577 Rock Springs Road
Preliminary Plat**

A preliminary plat was received from owner/developer Gateway Properties of Middle TN for the proposed Brittian Commercial located at 1577 Rock Springs Road. The property is further referenced as Rutherford County Tax Map 28, Parcel 113.00. The property is zoned C-4, R-1, and R-3 and consists of 4 lots on approximately 10.50 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 \$2,286.00 + \$175.00 Codes fees = \$2,461.00 for total grading permit.
4. Submit construction plans.
5. Provide approval from FEMA floodplain alterations.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Mike Allen to approve the proposed preliminary plat for Brittian Commercial subject to the above noted conditions. Motion carried unanimously.

**12TH ITEM: Woodmont Subdivision, Phase VI, Section A - Lots
Montgomery Way
Final Plat**

A final plat was received from owner/developer Woodmont Development, LLC for the proposed Woodmont Subdivision, Phase VI, Section A located on Montgomery Way. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 14 lots on approximately 4.02 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 \$1,439.00 + \$175.00 Codes fees = \$1,614.00 for total grading permit.
4. Remove the certification for CUD, as this is in Smyrna's water jurisdiction.

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

**13TH ITEM: Woodmont Subdivision, Phase VI, Section A - Units
Montgomery Way
Final Plat**

A final plat was received from owner/developer Woodmont Development, LLC for the proposed Woodmont Subdivision, Phase VI, Section A (units) located on Montgomery

Way. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 38 units on approximately 6.37 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 prior to issuance of a grading permit.
4. Remove the certification for CUD, as this is in Smyrna's water jurisdiction.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Gerald Short to approve the proposed final plat for Woodmont Subdivision, Phase VI, Section A (units) subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**14TH ITEM: Woodmont Subdivision, Phase VII, Section A
Paperbirch Drive
Final Plat**

A final plat was received from owner/developer Woodmont Development, LLC for the proposed Woodmont Subdivision, Phase VII, Section A located on Paperbirch Drive. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 41 lots on approximately 10.66 acres. The following comments were made:

1. Add signature for Consolidated Utility District.
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. 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.
4. A storm water fee of \$1,266.00 + \$175.00 Codes fees = \$1,441.00 for total grading permit.
5. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
6. 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)
7. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.

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

**15TH ITEM: Woodmont Subdivision, Phase VII, Section B
Paperbirch Drive
Final Plat**

A final plat was received from owner/developer Woodmont Development, LLC for the proposed Woodmont Subdivision, Phase VII, Section B located on Paperbirch Drive. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 24 lots on approximately 6.59 acres. The following comments were made:

1. Add signature for Consolidated Utility District.
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. 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.
4. A storm water fee of \$859.00 + \$175.00 Codes fees = \$1,034.00 for total grading permit.
5. A storm water fee will be required prior to issuance of a grading permit.
6. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
7. 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).
8. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the proposed final plat for Woodmont Subdivision, Phase VII, and Section B subject to the above noted conditions. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

**16TH ITEM: Franke Warehouse Expansion
800 Aviation Parkway
Site Plan**

A site plan was received from owner/developer Claudia Synnatzschke with Franke USA Real Estate, LLC for the proposed Franke Warehouse expansion located at 800 Aviation Parkway. The site plan is for a proposed warehouse expansion of 86,315 sq. ft (83,051 SF warehouse) and (3,315 SF office space). The property is further referenced as Rutherford County Tax Map 18, Parcel 6.11. The property is zoned I-3 and consists of approximately 40.14 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 \$1,040.00 + \$175.00 Codes fees = \$1,215.00 for total grading permit.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Councilman Tim Morrell to approve the site plan for the proposed 86,315 sq. ft. warehouse expansion building for Franke Foods subject to the above noted conditions. Motion carried unanimously.

**17TH ITEM: Rock Springs Apartments
Old Nashville Highway and St. Lukes Lane
Site Plan**

A site plan was received from owner/developer Robert Trent with First Cumberland Properties for the proposed Rock Springs Apartments located at Old Nashville Highway and St. Lukes Lane. The property is further referenced as Rutherford County Tax Map 28, Parcel 105.01. The property is zoned R-6 and consists 92 units on approximately 8.26 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 \$781.00 + \$175.00 Codes fees = \$956.00 for total grading permit.
4. Show rim elevation on sewer utility plans.

5. Move water line from under entrance.
6. Please provide all storm water drainage calculations for the storm ponds. Also, provide hydraulic calculations for gutter spread, pipe sizing, and swale sizing.
7. Please include a storm pipe and structure table on the Grading Plan.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Trey Lee to approve the site plan for the proposed Rock Springs Apartments subject to the above noted conditions. Motion carried unanimously.

**18TH ITEM: Smyrna Commons, Lot 3
Nissan Blvd.
Site Plan**

A site plan was received from owner/developer Anthony Togrye for the proposed Smyrna Commons, Lot 3 located on Nissan Blvd. The site plan is for a proposed dental office building totaling 6,000 sq. ft. and a retail/restaurant building totaling 6,000 sq. ft. The property is further referenced as Rutherford County Tax Map 34-G, Group C, Parce31 3.00. The property is zoned C-2 and consists of approximately 1.65 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 \$379.00 + \$175.00 Codes fees = \$554.00 for total grading permit.
4. Signs will require a separate permit.
5. Please indicate all utilities that cross Sgt. Asbury Hawn to be installed by directional drill. Please show locations of directional drill and indicate that the contractor will be required to submit a ROW Use Application to Public Works Department 72 hours prior to starting the work.
6. Please indicate on the Site Data Table the percent impervious area allowed per lot based on the original Master Storm Water and include the proposed percent impervious area.

Following discussion, a motion was made by Councilman Tim Morrell and seconded by Mike Allen to approve the site plan for the proposed Smyrna Commons, Lot 3 subject to the above noted conditions. Motion carried unanimously.

19TH 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, a motion was made by Trey Lee and seconded by Mike Allen to approve that the regular meetings of the Commission shall be held at 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. Motion carried unanimously.

20ST ITEM: August Bond Review Report – None at this time.

Buckingham Place Section I, Phase II – extend one year.
Addition to Village of Valley Green, Section II, Phase II – extend one year.
Smyrna Industrial Park Resub of Lot 6 – extend one year.

Victoria Park Subdivision, Section II - reduce when the punch list is completed.
Ashton Creek - extend six months.
Woodmont Subdivision, Section IV - extend six months.
Smyrna Commons - reduce to %40,000 and extend one year as a maintenance bond.
Woodmont Subdivision, Section V - extend one year.
Parkside Subdivision, Phase II - extend six months.
Rooker's Bend Subdivision, Section I - extend one year.

Following discussion of the August Bond Review Report a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve staff's recommendations as to the bonds set forth on the attached chart. Motion carried with Chairman Edwin Davenport not voting or participating in discussion.

A copy of the August Bond Report as approved is attached hereto by reference Exhibit #2017-08.

21ST Item: Staff Comments and/or Other Business:

At this time, Public Works Director Tom Rose had a short presentation regarding ADA accessibility for site developments.

22ND Item: Adjournment

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

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Edwin Davenport
Chairman