



## SMYRNA MUNICIPAL PLANNING COMMISSION MEETING MINUTES

November 2, 2017

5:00 p.m.

Smyrna Town Hall

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, November 2, 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  
Gerald Short  
Marc Michaelson  
Trey Lee

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:

Councilman Tim Morrell  
Mike Allen

**1<sup>st</sup> Item:** Citizen's Comments:

No citizens' comments at this time.

**2<sup>nd</sup> Item:** **Approval of minutes of the October 5, 2017 meeting**

Following a review of the minutes of the October 5, 2017 meeting Gerald Short made a motion to approve the minutes; the motion was duly seconded by Trey Lee. Motion carried unanimously.

**3<sup>rd</sup> Item:** **John Lewis**  
**5534 Cooks Lane**  
**Annexation and zoning PRD**  
**Rezoning R-1 to PRD**  
**Plan of Service**

An annexation and zoning to PRD, rezoning request of R-1 to PRD, and Plan of Service was received from John Lewis for property located at 5534 Cooks Lane. The property is further referenced as Rutherford County Tax Map 51, Parcels 1.02 and 33.01 and is currently zoned RM in the County on approximately 59.40 acres to be annexed and zoned PRD and 35.08 acres to be rezoned. The following comments were made:

1. Surrounding zoning is RM in the County and R-1 in the Town.
2. The Land Use Plan would support Low Density Residential development in this area.
3. The proposed PRD is for 13 residential lots with two lots set aside for the STEP system. The road would be private and utilize a ditch section instead of curbs.
4. The driveways for the proposed Lots 5 and 11 will have to be adequate to support fire apparatus and may also require a hydrant on the lot near the house site.
5. Provide weight test for bridges to show adequate support for fire apparatus.
6. Provide names for all streets with the plat submittal.

7. Staff recommends the private road have two 9' lanes with 2' shoulders instead of 8' lanes and 2' shoulders.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Gerald Short to send with a positive recommendation to the Town Council the annexation, Plan of Service, and zoning of PRD of 59.40 acres for John Lewis for the property located at 5534 Cooks Lane. Motion carried unanimously.

A motion was then made by Vice-Mayor Marc Adkins and seconded by Trey Lee to send with a positive recommendation to the Town Council the rezoning request of R-1 to PRD for approximately 35.08 acres for John Lewis for his property located at 5534 Cooks Lane. Motion carried unanimously.

**4<sup>th</sup> ITEM:      Oxford Crossing (Tilley Farm)  
                     Rocky Fork Road and Lee Road  
                     Annexation and zoning PRD  
                     Amendment to existing PRD  
                     Plan of Service**

An annexation and zoning request of PRD, Plan of Service, and an amendment to the existing PRD was received from RHB, LLC for Oxford Crossing for property located at Rocky Fork Road and Lee Road. The property is further referenced as Rutherford County Tax Map 51, Parcels 9.00, 9.01, and 28.00 and is currently zoned PRD and RM in the county on approximately 33.2 acres to be annexed and zoned PRD and 180.7 acres zoned PRD to be amended. The following comments were made:

1. Surrounding zoning consists of RM in the county and PRD in Town.
2. The Land Use Plan would support Low-Density Residential development in this area.
3. The proposed PRD is for a 432 lot single-family development utilizing much of the property previously approved for a 355 lot PRD. The requirements for the homes would not change. The lot size mix would change but would still be similar sizes.
4. Provide a traffic study for the project with particular emphasis on the impact of the project to Lee Road and Rocky Fork Road
5. Hydraulic analysis will have to be done for sewer system gravity through Olive Branch.
6. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
7. A completed CUD Water Service Availability Request Form must be submitted to CUD's Engineering Department for hydraulic analysis. Domestic water and fire protection flows for this site have not been analyzed to confirmed water service to be available for this project. Contact Alan Stuemke ([astuemke@cudrc.com](mailto:astuemke@ cudrc.com)) at CUDRC for further information.
8. 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).

Following discussion, a motion was made by Gerald Short and seconded by Vice-Mayor Marc Adkins to send with a positive recommendation to the Town Council the annexation, Plan of Service, and the zoning of PRD of 33.2 acres for Oxford Crossing for the property located at Rocky Fork Road and Lee Road. Motion carried unanimously.

A motion was then 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 existing PRD for approximately 180.7 acres for Oxford Crossing for the property located at Rocky Fork Road and Lee Road. Motion carried unanimously.

**5<sup>th</sup> Item:      S. Collins Properties, LLC  
                     8286 and 8320 Rocky Fork Road  
                     Annexation and zoning R-3**

### **Plan of Service**

An annexation, zoning request of R-3, and Plan of Service was received from S. Collins Properties, LLC for properties located at 8286 and 8320 Rocky Fork Road. The property is further referenced as Rutherford County Tax Map 54, Parcels 50.00 and 50.01 and is currently zoned RM in the County on approximately 13.1 acres. The following comments were made:

1. Surrounding zoning consists of RM in the County and R-3 and PRD (Cedar Hills) in Town.
2. The Land Use Plan would support Medium Density Residential development in this area.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson to send with a positive recommendation to the Town Council the annexation, Plan of Service, and the zoning request of R-3 for S. Collins Properties, LLC for the property located at 8286 and 8320 Rocky Fork Road. Motion carried unanimously.

**6<sup>th</sup> Item: S. Collins Properties, LLC  
6699 Almaville Road  
Annexation and zoning R-3  
Plan of Service**

An annexation, zoning request of R-3, and Plan of Service was received from S. Collins Properties, LLC for property located at 6699 Almaville Road. The property is further referenced as Rutherford County Tax Map 76, Parcel 10.00 and is currently zoned RM in the County on approximately 24.1 acres. The following comments were made:

1. Surrounding zoning consists of RM in the County and PRD (Lynwood) in Town.
2. The Land Use Plan would support Office/Retail/Multi Family development in this area.

At this time, Chairman Edwin Davenport recognized Cleveland Bain with West Nashville Law Group to speak regarding this request.

At the request of Cleveland Bain this item was tabled until the end of the meeting.

**7<sup>th</sup> Item: Brian Thure [Taylor Farms]  
442 Nissan Drive  
Rezoning C-2 to PUD**

A rezoning request from C-2 to PUD was received from Brian Thure for Taylor Farms for property located at 442 Nissan Drive. The property is further referenced as Rutherford County Tax Map 27, Parcel 6.02 and is currently zoned C-2 on approximately 21.6 acres. The following comments were made:

1. Surrounding zoning consists of R-1, R-6, P&O-1, C-2 and I-2.
2. The Land Use Plan would support Commercial development in this area.
3. The proposed PID is to allow a 310,000 square feet industrial building with access to Weakley Lane and directly to Sam Ridley Parkway at the existing traffic signal at Jefferson Pike as well as an additional access to Nissan Drive south of the signal. There is an existing residence on this property that is proposed to remain. At some point it will be removed and parking would be extended into that area.
4. Provide a traffic study for the project with particular emphasis on the impact of the project to the Weakley Lane/Sam Ridley Parkway intersection.
5. Modification of the traffic signal at the Sam Ridley Parkway/Jefferson Pike intersection to add a fourth signal head will require TDOT review and approval.
6. Uses as allowed in the C-2 district are allowed as a part of the PUD.

7. No subdivision of land is allowed for industrial uses, but it would be allowed for C-2 uses.

At this time, Chairman Edwin Davenport recognized Brian Thure to speak regarding this request.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson to send with a positive recommendation to the Town Council the rezoning request of C-2 to PUD for Brian Thure on behalf of Taylor Farms for the property located at 442 Nissan Drive. Motion carried unanimously.

**8<sup>th</sup> Item:       Shawn Collins (Blakeney)  
                  8319 and 8575 Rocky Fork Road  
                  Rezoning R-3 to PRD**

A rezoning request from R-3 to PRD was received from Shawn Collins for Blakeney Subdivision for properties located at 8319 and 8575 Rocky Fork Road. The property is further referenced as Rutherford County Tax Map 54, Parcels 47.00 and 62.00 and is currently zoned R-3 on approximately 109.5 acres. The following comments were made:

1. Surrounding zoning consists of RM in the County and PRD (Cedar Hills) in Town.
2. The Land Use Plan would support Low-Density Residential development in this area.
3. The proposed PRD is for a 272 lot single family development. The houses are proposed to be similar in size and style as approved in Amberton and Cedar Hills, which is 1,650 square feet minimum size with brick, stone, or hardie board fronts and vinyl on the other three sides.
4. There is inadequate water pressure at this time to provide fire protection. No construction can begin until this is rectified.
5. Hydraulic analysis will have to be done for the sewer system. This will most likely require the force main to be upgraded from Morton Lane.
6. No sewer is available on site. Nearest sewer is at Cedar Hills and Amberton subdivisions.
7. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
8. A completed CUD Water Service Availability Request Form must be submitted to CUD's Engineering Department for hydraulic analysis. Domestic water and fire protection flows for this site have not been analyzed to confirmed water service to be available for this project. Contact Alan Stuemke. ([astuemke@cudrc.com](mailto:astuemke@ cudrc.com)) at CUDRC for further information.
9. 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).

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 rezoning request of R-3 to PRD for Shawn Collins for the properties located at 8319 and 8575 Rocky Fork Road. Motion carried unanimously.

**9<sup>th</sup> Item:       Greentree Subdivision, Section I, Phase II  
                  Ryan Hill Drive  
                  Preliminary Plat**

A preliminary plat was received from Greentree, LLC for Greentree Subdivision, Section I, Phase II. The property is further referenced as Rutherford County Tax Map 33, Parcel 14.00 and Tax Map 33-H, Group A, Parcel 58.01. The property is zoned R-3 and consists of one lot on approximately .23 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. Water and sewer construction plans are under review.

Following discussion, a motion was made by Gerald Short and seconded by Marc Michaelson to approve the preliminary plat for the proposed Greentree Subdivision, Section I, Phase II subject to the above noted conditions. Motion carried unanimously.

**10<sup>th</sup> Item: Woodmont Subdivision, Phase VIII, Section A  
Winslet Drive  
Preliminary Plat**

A preliminary plat was received from Woodmont Development, LLC for Woodmont Subdivision, Phase VIII, Section A. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 78 lots on approximately 23.03 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. All chemicals must be properly stored; all spills must be cleaned as soon as possible.
4. Submit construction plans.
5. Provide 911 approvals for all streets.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson to approve the preliminary plat for the proposed Woodmont Subdivision, Phase VIII, Section A subject to the above noted conditions. Motion carried unanimously.

**11<sup>th</sup> Item: Woodmont Subdivision, Phase VIII, Section B  
Winslet Drive  
Preliminary Plat**

A preliminary plat was received from Woodmont Development, LLC for Woodmont Subdivision, Phase VIII, Section B. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 33 lots on approximately 11.54 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. All chemicals must be properly stored; all spills must be cleaned as soon as possible.
4. Submit construction plans.
5. Provide 911 approvals for all streets.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Gerald Short to approve the preliminary plat for the proposed Woodmont Subdivision, Phase VIII, Section B subject to the above noted conditions. Motion carried unanimously.

**12<sup>th</sup> ITEM: The Reserve at the Meadows, Section I  
One Mile Lane and Baker Road  
Final Plat**

A final plat was received from owner/developer Tim McClure for the proposed The Reserve at the Meadows, Section I to be located at One Mile Lane and Baker Road. The property is further referenced as Rutherford County Tax Map 55, Parcels 18.00 and 18.03. The property is zoned PRD and consists of 55 lots on approximately 26.43 acres. The following comments were made:

1. Add signature of the owner and CUD. .
2. Show street name labels on streets, not on adjoining lots, for clarity.
3. Lots with MPE will require elevation certificate.
4. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
5. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
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).

Following discussion, a motion was made by Marc Michaelson and seconded by Gerald Short to approve the final plat for the proposed The Reserve at the Meadows, Section I subject to the above noted conditions. Motion carried unanimously.

**13<sup>th</sup> ITEM: The Parke at the Meadows, Section II  
One Mile Lane and Baker Road  
Final Plat**

A final 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 Maps 50 and 55, Parcels 18.00 and 18.03. The property is zoned PRD and consists of 64 lots on approximately 14.17 acres. The following comments were made:

1. Add signature of the owner and CUD.
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. Show street name labels on streets, not on adjoining lots, for clarity.
4. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.
5. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
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).

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the proposed final plat The Parke at the Meadows, Section II subject to the above noted conditions. Motion carried unanimously.

**14<sup>th</sup> ITEM: The Parke at the Meadows, Section III  
One Mile Lane and Baker Road  
Final Plat**

A final plat was received from owner/developer Tim McClure for the proposed The Parke at the Meadows, Section III. The property is further referenced as Rutherford County Tax Map 55, Parcels 18.00 and 18.03. The property is zoned PRD and consists of 97 lots on approximately 21.4 acres. The following comments were made:

1. Add signature of the owner and CUD.
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. Show street name labels on streets, not on adjoining lots, for clarity.
4. Water service [domestic, fire, and/or irrigation] is provided by CUDRC.

5. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
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)

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson to approve the proposed final plat The Parke at the Meadows, Section III subject to the above noted conditions. Motion carried unanimously.

**15<sup>th</sup> ITEM: Smyrna Airport Business Park, Lot 3  
Liberator Lane and Aviation Parkway  
Final Plat**

At the request of the applicant this item was withdrawn.

**16<sup>th</sup> ITEM: Dunkin Donuts / Taco Bell  
561 and 565 Sam Ridley Parkway, West  
Site Plan**

A site plan was received from Palmetto Capital Group for the proposed Dunkin Donuts / Taco Bell. The proposed restaurant consists of Dunkin Donuts 1,900 sq. ft. and Taco Bell 1,800 sq. ft. to be located at 561 and 565 Sam Ridley Parkway, West. The property is further referenced as Rutherford County Tax Map 28-I, Group A, Parcel 4.00 in a C-2 zone. The following comments were made:

1. Signs will require a separate permit.
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 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 \$307.00 + \$175.00 Codes fee = \$482.00 for total grading permit.
5. Contact Smyrna Utilities for water and gas load sheets for meter sizing.
6. If building demo proceeds, asphalt removal eels must surround demo operations.
7. All chemicals must be properly stored; all spills must be cleaned up as soon as possible.
8. Please provide additional spot grades along the ADA Accessible Path showing compliance. Also, please provide spot grades at the driveway tie-in connections and show the cross walk through all driveways is less than 2%.
9. Please provide railing along top of cast-in-place retaining wall adjacent to driveway.
10. The Sam Ridley Corridor Study promotes northbound Potomac Place with a dedicated left turn lane, dedicated through lane, and dedicated right turn lane, and one southbound lane (4 lanes total). Please revise the plans to show the additional lanes, ROW, and restriping.
11. Please provide a queuing analysis to ensure the queues from Dunkin Donuts do not extend onto Town streets.
12. Dumpster enclosure must be finished to match the building. Painted AMU alone is not allowed.

Following discussion, a motion was made by Gerald Short and seconded by Trey Lee to approve the site plan for the proposed Dunkin Donuts / Taco Bell subject to the above noted conditions. Motion carried unanimously.

**17<sup>th</sup> ITEM: Hollingshead Aviation Hangar Addition, Phase II  
320 Doug Warpoole Road  
Site Plan**

A site plan was received from owner/developer SRCAA / Hollingshead Aviation Services for the proposed Hollingshead Aviation Hangar Addition, Phase II located at

320 Doug Warpoole Road. The property is further referenced as Rutherford County Tax Map 19, Parcel 31.00. The property is zoned A-1 and consists of approximately 21.26 acres with a proposed 29,900 sq. ft. hangar addition. 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 \$4,079.00 + \$175.00 Codes fee = \$4,254.00 for total grading permit.

At this time, Chairman Edwin Davenport recognized John Black, Executive Director of the Smyrna/Rutherford County Airport to speak regarding this request.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the site plan for the proposed Hollingshead Aviation Hangar Addition, Phase II subject to the above noted conditions. Motion carried unanimously.

**18<sup>th</sup> ITEM: Smyrna Airport Business Park, Lot 3  
Liberator Lane and Aviation Parkway  
Site Plan**

At the request of the applicant this item was withdrawn.

**19<sup>th</sup> ITEM: Seven Oaks Business Center, Phase II  
Seven Oaks Blvd.  
Site Plan**

A site plan was received from owner/developer Seven Oaks Investments, LLC for the proposed Seven Oaks Business Center, Phase II to be located at Seven Oaks Blvd. The property is further referenced as Rutherford County Tax Map 50 Parcel 7.02. The property is zoned C-2 and consists of approximately 3.44 acres with a 50,000 sq. ft. office/retail proposed. 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. A 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 \$1,869.00 + \$175.00 Codes fee = \$2,044.00 for total grading permit.
4. Signs will require a separate permit.
5. Water and sewer construction plans are under review.
6. The concrete sidewalk detail shows a cross slope greater than 2%. Please revise to show the cross slope less than 2%.
7. Please include a truck turning movement for a fire truck for all roads based on the dimensions indicated below:
  - a. Length = 48' 10"
  - b. Width = 8' 3"
  - c. Height = 10' 6"

Following discussion, a motion was made by Trey Lee and seconded by Marc Michaelson to approve the site plan for the proposed Seven Oaks Business Park, Lot 3 subject to the above noted conditions. Motion carried unanimously.

**20<sup>th</sup> ITEM: Southside Planned Development**

### **South Lowry Street and Stewart Drive Site Plan**

A site plan was received from owner/developer Robert Latimer for the proposed Southside Planned Development to be located at the South Lowry Street and Stewart Drive. The property is further referenced as Rutherford County Tax Map 34-G, Group A, Parcel 1.00. The property is zoned C-2 and consists of approximately 1.45 acres with a 13,000 sq. ft. office/retail proposed. 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. A 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 \$345.00 + \$175.00 Codes fee = \$520.00 for total grading permit.
4. Signs will require a separate permit.
5. Water and sewer plans are under review.
6. Add a statement addressing litter and chemical storage/accident spills.
7. Please provide a detail for the Trench Plate that complies with ADA standards and provides a non-slip surface.
8. Please provide spot grades along the sidewalk and ADA accessible path to show compliance. Please show spot grades at the driveway connection to the existing roadways.
9. Storm water is routed around the buildings along the south side. Please show how runoff is to be directed to the proposed storm pond.
10. The Entrance Ramp Detail on Sheet 8 does not show a grass strip. Please revise based on site conditions.
11. If more than two dumpsters are ever needed for the proposed ten business locations in this building, additional enclosures will be required or the proposed enclosure will have to be expanded.
12. Show RPBP for fire line at least 30' from the building.
13. Update parking numbers on cover page to reflect accurate number of spaces shown on site plan, regular and handicapped.

Following discussion, a motion was made by Marc Michaelson and seconded by Vice-Mayor Marc Adkins to approve the site plan for the proposed Southside Planned Development subject to the above noted conditions. Motion carried unanimously.

### **21<sup>st</sup> ITEM: TOPRE America, Phase VI 7735 Florence Road Site Plan**

A site plan was received from owner/developer Topre America Corporation for the proposed Topre America, Phase VI to be located at 7735 Florence Road. The property is further referenced as Rutherford County Tax Map 35, Parcel 85.00. The property is zoned I-3 and consists of approximately 3.60 acres with a proposed 47,245 sq. ft. stamping plant. 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. Submit a NPDES permit. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. All chemicals must be properly stored; all spills must be cleaned as soon as possible.
5. Include pervious and impervious area on site data table.

Following discussion, a motion was made by Vice-Mayor Marc Adkins and seconded by Trey Lee to approve the site plan for the proposed 47,245 sq. ft. stamping plant for the

Topre America, Phase VI subject to the above noted conditions. Motion carried unanimously.

**22<sup>nd</sup> ITEM: Woodmont Subdivision, Phase VI, Sections B, C, and D  
Montgomery Way  
Site Plan**

A site plan was received from Woodmont Development, LLC for Woodmont Subdivision, Phase VI, Sections B, C, and D. The property is further referenced as Rutherford County Tax Map 32, Parcel 15.00. The property is zoned PRD and consists of 121 townhomes on approximately 18.17 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. A 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 fees will be required prior to issuing a grading permit.
  - a. Woodmont Section VI, B - \$664.00 + \$175.00 Codes fee = \$839.00
  - b. Woodmont Section VI, C - \$706.00 + \$175.00 Codes fee = \$881.00
  - c. Woodmont Section VI, D - \$1,047.00 + \$175.00 Codes fee = \$1,222.00
4. Provide silt fencing on plans and details closest proximity to construction.
5. Provide construction entrance on plans and details.
6. Provide storm drains and protection on plans and details.
7. Provide inlet rock apron detail for ponds.
8. Submit landscaping plan.

At this time, Chairman Edwin Davenport recognized Jason Morelock with Morelock Engineering to speak regarding this request.

Following discussion, a motion was made by Marc Michaelson and seconded by Trey Lee to approve the site plan for the proposed Woodmont Subdivision, Phase VI, Sections B, C, and D subject to the above noted conditions. Motion carried unanimously.

**23<sup>rd</sup> Item: S. Collins Properties, LLC  
6699 Almaville Road  
Annexation and zoning R-3  
Plan of Service**

At this time, this request was considered by the Planning Commission.

Following discussion, at the request of Cleveland Bain the item was withdrawn.

**24<sup>th</sup> ITEM: Mandatory Referral:  
Residents along Hunters Lane  
Right-of-Way Request**

The Planning Commission members next considered the following:

**Public Right of Way Request - Hunters Lane**

The Town has received a request regarding an existing public right-of-way south of Foxland Drive (Old Poplar Wood Road/Beaty Road). The request is from several property owners whose properties abut the right-of-way. The request is for the Town to abandon the right-of-way so it can be added to the abutting properties to the west. A copy of the Right of Way request as approved is attached.

Following discussion, a motion was made by Trey Lee and seconded by Gerald Short to send with a positive recommendation to the Town Council the request regarding the existing public right-of-way for properties south of Foxland Drive. Motion carried unanimously.

**25<sup>th</sup> ITEM: November Bond Review Report**

Following discussion of the November Bond Review Report a motion was made by Vice-Mayor Marc Adkins and seconded by Marc Michaelson 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 November Bond Report as approved is attached hereto by reference Exhibit #2017-11.

**26<sup>th</sup> Item: Adjournment**

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

Respectfully submitted:

Certified by:

\_\_\_\_\_  
Kevin Rigsby  
Secretary

\_\_\_\_\_  
Edwin Davenport  
Chairman