



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES FEBRUARY 4, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, February 4, 2021 by Councilman Tim Morrell. 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 Tim Slate.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Mike Allen; Regina Medlen; Andrew Atkins III; Tim Slate; Tony Dover

Staff: Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jeff Peach, Town Attorney; Kathryn

Present: Bobbitt, Office Coordinator; Jennifer Bizarri, Planning Technician; Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Charles King, Engineer

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the January 7, 2021 meeting

Motion by Tony Dover, seconded by Tim Slate to approve the Minutes of the January 7, 2021 meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:

- a. Site Plans:

1. **Duo-Fast**
841 Seven Oaks Boulevard
Owner/Developer: Butch Johnson

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to defer until the next scheduled meeting.

Vote: 7 - 0 Passed - Unanimously

4. New Business:

a. Annexation and Plan of Service Request:

1. **RHB, LLC**
1294 South Lowry Street
Annexation and R-3 Zoning

An Annexation and R-3 Zoning request was submitted for 1294 South Lowry Street, which can be further referenced by Rutherford County Tax Map 49, Parcel 39.01, and is comprised of 13.16 acres. Current zoning is RM in Rutherford County. The surrounding zoning consists of R-3 and CG in Rutherford County. The Future Land Use would Support Low Density Residential (0-4 units/acres) development in this area.

Motion by Mike Allen, seconded by Tim Slate to recommend approval to the Town Council for the Annexation and R-3 Zoning of 1294 South Lowry Street with the following conditions:

1. Sewer is available at this site from Burton Farms.
2. Area lies within the service area of Consolidated Utility District. Contact CUD regarding a Will Serve Letter.
3. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development.
4. Any further development of the annexed property would require the Owner/Developer to submit a Water Service Availability Request to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for feasibility and to obtain a Will Serve Letter.

Vote: 7 - 0 Passed - Unanimously

b. Rezoning Requests:

1. **Greg Waldron**
Old Nashville Highway and Genie Lane
Rezoning R-6 to PRD

A rezoning request of R-6 to PRD (The Vintage) was submitted nearby the intersection of Old Nashville Highway and Genie Lane. This property can be further referenced Rutherford County Tax Map 28, Parcel 44.07, and is comprised of 91.99 acres. The surrounding zoning consists of R-6, C-2 and PRD (Ashton Creek Farms) in Town and R-2 and A in LaVergne. The Future Land Use Plan would support Office/Retail Multi-Family and Multi-Family (10-15 units/acre) development in this area.

At this time Councilman Tim Morrell acknowledged applicant Matt Taylor to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to recommend approval to the Town Council for the rezoning request of R-6 to PRD (The Vintage) at Old Nashville Highway and Genie Lane, with the following conditions:

1. The proposed PRD is for 1,283 multi-family units.
2. Submit revised fire apparatus auto-turn so that the truck doesn't leave the asphalt at any

location.

3. The Town will require a maintenance agreement with the POA for maintenance of landscaped areas within public right-of-ways.

Vote: 7 - 0 Passed - Unanimously

c. Sketch Plats:

1. **Short's Crossing**

7773 & 7879 Jefferson Pike

Owner/Developer: Michael's Homes, LLC

A Sketch Plat was received for Short's Crossing located at 7773 & 7879 Jefferson Pike. The property can be further referenced by Rutherford County Tax Map 19, Parcel 10.00, and Tax Map 27, Parcel 18.00. The total development is comprised of 15.78 acres, with 28 single family lots and is zoned R-1. The following staff comments were made:

1. The minimum fire flow requirement is 1,750 GPM at 20 PSI if the covered roof area of the homes exceeds 3,600 SF. If 1,750 GPM cannot be achieved, homes will be required to be sprinkled.
2. Lot 28 does not currently have adequate fire flow. Adequate fire flow on West Jefferson Pike will be required in order to obtain a building permit. The house will be required to be less than 3,600 SF and sprinkled if permit is to be obtained before the utility upgrades are completed as a part of the TDOT Jefferson Pike widening project.
3. Please submit E911 approval for the Mary Alice Drive street name.
4. An agreement with the HOA is required for maintenance of landscaped area located in the public right-of-way.

Motion by Tim Slate, seconded by Tony Dover to approve the sketch plat for Short's Crossing with the above listed staff comments, and not requiring a stub street to the adjoining western parcel.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

d. Final Plats:

1. **Morton Lane ROW Abandonment**

Morton Lane & Rocky Fork Almaville Road

Developer: Blakeney Partners, GP

A Final Plat was received for Morton Lane right-of-way abandonment. The property is located at the intersection of Morton Lane and Rocky Fork Almaville Road and can be further referenced by Rutherford County Tax Map 54, Parcel 48.00 and is comprised of 0.603 acres. The following staff comments were made:

1. Add signatures of the owners and CUD prior to recording.
2. Submit construction plans for the sewer improvements.
3. The proposed sewer extension is located partially on private property that is not included as a part of this plat. An easement will be required to be dedicated separately.
4. A digital copy of the Final Plat is to be submitted to CUDRC for final review. Digital copies can be emailed in pdf format to CUDengineering@ cudrc.com

Motion by Tim Slate, seconded by Regina Medlen to approve the Final Plat for Morton Lane right-of-way abandonment, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

2. **Stewarts Creek Cottages**
4150 & 4200 Morton Lane
Owner/Developer: Land Solutions

A Final Plat was received for Stewarts Creek Cottages. The property is located at 4150 & 4200 Morton Lane and can be further referenced by Rutherford County Tax Map 54, Parcels 14.01 & 14.02 and is comprised of 19.96 acres. The property is zoned PRD and contains 77 single family lots. The following staff comments were made:

1. Contact CUD regarding a Will Serve Letter and the Laura Ridge Pump Station improvements required in order for adequate fire flow to be provided.
2. Please show and label all easements.
3. CUD's existing infrastructure is not adequate to meet the fire flow requirement of 1,000 GPM for this development. Currently, CUD can only meet approximately 300 GPM. Further improvements must be completed to meet the 1,000 GPM fire flow requirement. This includes Phase 2 of the Rocky Fork Road water main replacement project and the Laura Ridge booster station as noted in the Stewarts Creek Cottages Updated Will Serve Letter issued by CUD on 8/6/2020.
4. 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 CUDengineering@ cudrc.com
5. Water line construction must be completed and accepted by CUDRC before signature of Final Plat.
6. CUD will require that all water services be field located as constructed in the field (as-built) and shown correctly on the plat.

Motion by Tony Dover, seconded by Tim Slate to approve the Final Plat for Stewarts Creek Cottages, with the above listed comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

e. Site Plans:

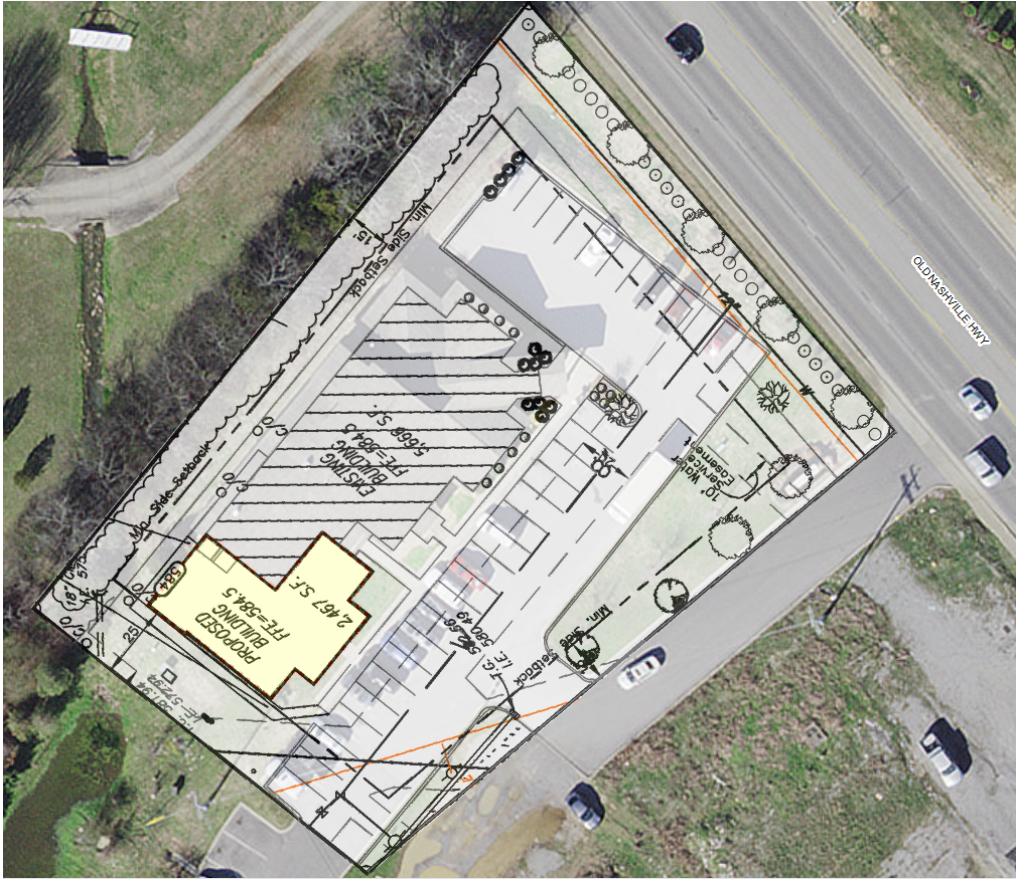
1. **Premier VetCare Addition**
13197 Old Nashville Highway
Owner/Developer: Joey Ryan

<i>Location:</i> 13197 Old Nashville Highway	<i>Applicant:</i> Huddleston-Steele Eng. – Enoch Jarrell
<i>Tax Map/Parcel:</i> 28/107.00	<i>Property Owner(s):</i> Lucky Dog Real Estate LLC
<i>Zoning:</i> PCD	<i>Use Classification:</i> Animal Care & Vet Services

1. **Location Analysis**

Creature Comforts/Premier Vet Care building at 13197 Old Nashville Highway is proposing an expansion onto the existing building. The existing building is 5,666 square feet, with the proposed addition being 2,467 square feet, an addition of approximately 30%. Proposed addition would create supplementary exam rooms, a treatment room and a surgery room to the

existing services.



2. Development Standards

	Required	Existing
Square Footage of Vehicular Use Area	N/A	- SF
Square Footage of Open Space/Landscaping	N/A	- SF
Total Parking	28 spaces	29 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

3. Landscaping

Landscape plan shows a preservation of the existing landscaping at the site along the private entrance road off Old Nashville Highway. Shrubbery along Old Nashville Highway is proposed to be removed and replaced with new trees and shrubs. Additional landscaping is not required, as there is not any additional parking being added to the site.

4. Design Review

Architectural elevations show the base material below the first level window frames to be stone veneer. The remaining elevation material is to be constructed with fiber cement siding. These elevations are consistent and would match the existing building.

Standard Comments:

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. For sites disturbing less than one acre, add the following land disturbance guidelines to the plans which can be found at <http://www.townofsmyrna.org/home/showdocument?id=1841>
3. Signs require a separate permit.

Staff Comments:

1. Ensure that the proposed tree locations along Old Nashville Highway utilize a species with a shallow root system due to the proximity to the 12" water line.
2. Please show a site data table with existing vehicular use area and existing/proposed landscaping square footage.
3. One of the parking spaces near the addition is oddly shaped. Provide dimensions.

Staff Recommendation: Approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Site Plan for Premiere VetCare Addition with the above listed comments.

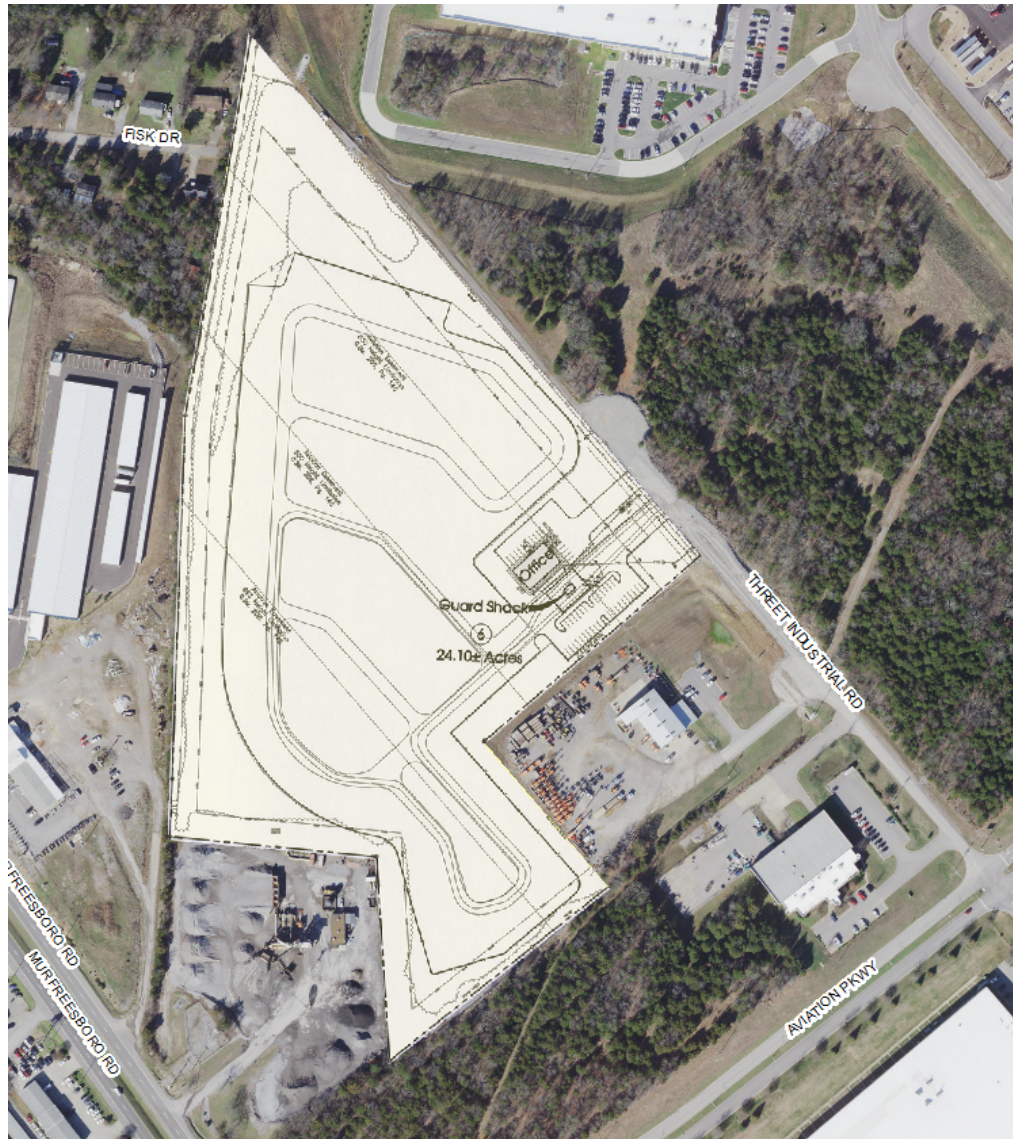
Vote: 7 - 0 Passed - Unanimously

2. **Fleet Equipment Trailer Storage**
223 Threet Industrial Road
Owner/Developer: Fleet Equipment

<i>Location:</i> 223 Threet Industrial Road	<i>Applicant:</i> Bryan Carter
<i>Tax Map/Parcel:</i> 18/6.08	<i>Property Owner(s):</i> Woody & Joyce Welch Family
<i>Zoning:</i> PUD	<i>Use Classification:</i> Trailer Storage

1. Location Analysis

The proposed site plan for Fleet Equipment Trailer Storage consists of 24.1 acres located at 223 Threet Industrial Road. The property is currently zoned PUD, and the proposed use is tractor trailer storage, which is allowed in this PUD. The property is bound to the north and west by La Vergne city limits, to the east by a wooded section of the Airport District, to the south by two construction companies and a vacant parcel. Surrounding zoning consists of A-1, I-3 in Smyrna and C-2 and R-2 in La Vergne.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	666,584 SF
Square Footage of Open Space/Landscaping	53,326 SF	80,121 SF
Total Parking	21 spaces	54 spaces
Handicapped Parking Space(s)	3 spaces	3 spaces

3. Landscaping

Landscape plan shows existing vegetation located along the south western and western property lines to remain. In addition to the remaining vegetation, applicant is proposing a variety of trees and shrubs to be placed around the parking lot and office building.

4. Design Review

Architectural elevations show a primary material of metal and secondary material of stacked stone being used as exterior finishes. Stone extends up 4' in height from base of building. Total height of building is 30' with an 18" accent band between first and second floors. Guard shack is proposed to be built with metal and include a brick landing, built underneath a 20' metal open sided structure.

Standard Comments:

1. Signs will require a separate permit.

Staff Comments:

1. The site plan was approved in June 2017 and has expired. The developer now wishes to obtain building permits, so the site plan has been resubmitted.
2. Submit a traffic study regarding the effect of this development on Aviation Parkway, Lowry Street and Threet Industrial Road.
3. TDEC requires 70% grass coverage of all open areas, please ensure this requirement is being met.
4. The slope adjacent to the outlet structure, which drains into the detention pond, has one or two gullies in it, while the rock apron adjacent to this same outlet structure needs more fabric and rock applied. The bare soil between the structure and the detention pond needs to be reseeded.
5. The landscape buffer requirement in 2017, when this project was originally approved, required a 20' buffer. Plans from 2017 showed retention of existing landscaping along the northern property line. Since approval, it appears most of the existing vegetation was removed, leaving a strip of landscaping along the property line. Current requirements for industrial abutting residential districts are a Type D buffer, which is at least 20' wide with a 4' tall and 5' wide berm at the top. Staff would recommend at minimum a 20' wide landscape buffer, if it is not currently meeting that requirement.

Staff Recommendation: Approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Regina Medlen to approve the Site Plan for Fleet Equipment Trailer storage, with the above listed comments.

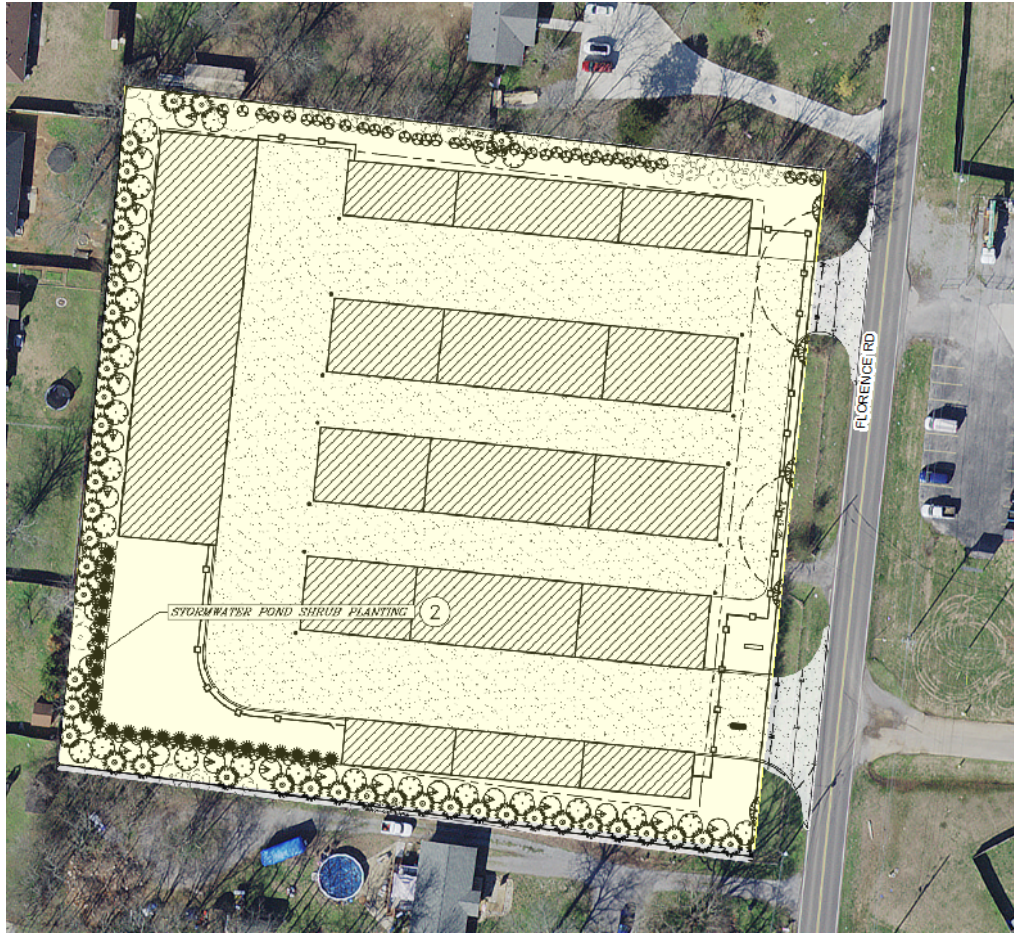
Vote: 7 - 0 Passed - Unanimously

3. **Florence Road Storage II**
7085 Florence Road
Owner/Developer: Sean Saunders

<i>Location:</i> 7085 Florence Road	<i>Applicant:</i> Huddleston-Steele Eng.: Clyde Rountree
<i>Tax Map/Parcel:</i> 35/94.00	<i>Property Owner(s):</i> Florence Road Self Storage LLC
<i>Zoning:</i> PID	<i>Use Classification:</i> Self Storage

1. Location Analysis

Florence Road Self Storage, located at 7112 Florence Road, is proposing for an expansion of the existing self-storage facility across Florence Road on 3.40 acres. The expansion would have 6 buildings; one RV/boat storage building, two covered storage buildings with a solid back wall and three typical self-storage buildings. Surrounding zoning is a mix of R-1 and R-3 on both sides and rear of the property. Being an industrial use abutting a residential district, a Type D landscape buffer will be required to be installed. A Type D buffer is at least 20' wide with a berm at least 4' high and 5' wide at the top. Landscaping on top of the berm shall be similar to a Type C buffer which are alternating offset evergreen trees and supplemented with shrubs or hedges.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	59,100 SF
Square Footage of Open Space/Landscaping	4,728 SF	23,176 SF
Total Parking	N/A	N/A
Handicapped Parking Space(s)	N/A	N/A

3. Landscaping

Landscape plan shows a perimeter landscape buffer around all three residentially adjoining parcels. A Type D buffer will be required as this development is an industrial use abutting residential districts.

4. Design Review

Architectural elevations show the interior buildings to be constructed with metal siding and metal rollup doors, similar to storage units in Phase I. Buildings facing Florence Road are showing an elevation utilizing brick or stone. Elevations have not been provided for Building E, which is proposed to be similar use to Building A, nor Building F, the RV/Boat Storage building.

Standard Comments:

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. Signs will require a separate permit.
 4. A grading permit fee of \$719.00 will be required.
 5. Submit water construction plans.

Staff Comments:

1. Revise auto-turn utilizing the correct Town of Smyrna fire truck.
2. Submit a plat showing right-of-way dedication 40' from the centerline of Florence Road per the PID approval.
3. Please provide architectural elevations for buildings E & F.
4. Landscape berm within the Type D buffer is required to be 4 feet high and 5 feet wide.
5. Please show sediment control measures with details.
6. Units may be required to be sprinkled. Please show construction type to determine.
7. Show current zoning of the property on the typical lot detail.
8. Add table to landscape plan showing total landscape square footage required and provided.
9. Submit lighting plan.

Staff Recommendation: Approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Mike Allen to approve the Site Plan for Florence Road Storage II, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

4. **Seven Oaks Business Park Phase 2B**
869 Seven Oaks Boulevard
Owner/Developer: Seven Oaks Investments, LLC

<i>Location:</i> 881 Seven Oaks Boulevard	<i>Applicant:</i> SEC, Inc. – Matt Taylor
<i>Tax Map/Parcel:</i> 50/7.06	<i>Property Owner(s):</i> Seven Oaks Investments, LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Office/Warehouse

1. Location Analysis

Seven Oaks Business Park is proposing an expansion for a 7th building at 881 Seven Oaks Boulevard. This proposed building is 14,000 square feet, which is within a couple hundred square feet of other buildings sizes on this property. The building would not be visible from Seven Oaks Boulevard, as it is positioned behind an existing residential townhome development. There is sufficient space remaining on this parcel, west of the proposed building, to locate one additional building in the future. Access to this site will utilize the existing ingress/egress off Seven Oaks Boulevard, which is the only entrance point that serves this business park. Seven existing parking spaces will need to be removed to provide adequate traffic flow around the building. There is an approximately 4 acre adjoining parcel, landlocked, bordering I-24, an apartment complex, a townhome development and the business park; and has potential to be built out with additional office/warehouse buildings.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	66,904 SF
Square Footage of Open Space/Landscaping	6,690 SF	22,078 SF
Total Parking	22 spaces	23 spaces
Handicapped Parking Space(s)	1 spaces	2 spaces

3. Landscaping

Landscape plan shows shrubs to be planted along Seven Oaks Boulevard with trees planted along the adjoining property line to the north and around the paved area near the rear of the property.

4. Design Review

Architectural elevations show the front and both sides to be brick with the rear of the building using metal panels with roll-up doors. These elevations are similar to other buildings within this development. Being the rear of this building is visible from a residential development, staff recommends replacing the metal siding with brick to match the other three elevations.

Standard Comments:

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 grading permit fee of \$619.00 will be required.
4. Signs will require a separate permit.

Staff Comments:

1. Staff recommends the rear of the building to be brick to match the rest of the building façade due to it will be facing the adjoining residential area.
2. Revise the dimensions of the fire truck used for auto-turn to show the correct truck length of 48’.
3. Building likely required to be sprinkled with NFPA 13 system.

Staff Recommendation: Approval with staff comments.

At this time, Councilman Tim Morrell acknowledged applicant Matt Taylor and business owner Joey Rhyne to speak regarding this request.

Motion by Regina Medlen, seconded by Tony Dover to approve the Site Plan for Seven Oaks Business Park, Phase IIB, with above listed comments. Following discussion, an amended motion was made by Regina Medlen, seconded by Tony Dover to approve the Site Plan for Seven Oaks Business Park, Phase IIB, with staff comments, but removing staff comment 1. Applicant will be allowed to use an 8ft privacy fence and landscaping in lieu of a bricked rear elevation.

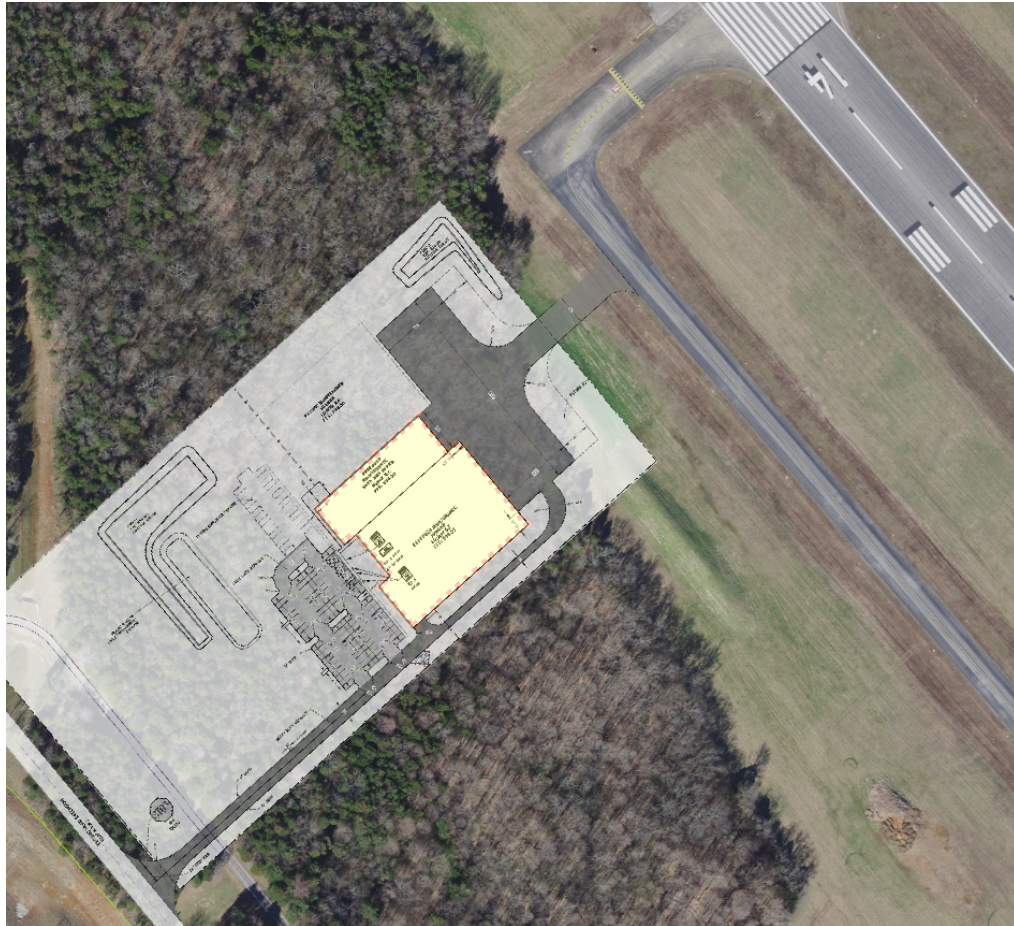
Vote: 7 - 0 Passed - Unanimously

5. **Stevens Smyrna Airport Hangar**
Thunderbird Drive
Owner Developer: Smyrna/Rutherford County Airport Authority

<i>Location:</i> Thunderbird Drive	<i>Applicant:</i> Langston Construction, Piedmont, LLC
<i>Tax Map/Part of Parcel:</i> 19/31.00	<i>Property Owner(s):</i> Smyrna Rutherford County Airport Authority
<i>Zoning:</i> A-1	<i>Use Classification:</i> Hangar

1. Location Analysis

Smyrna/Rutherford County Airport is proposing for an additional hangar to be added on the property. The future hangar and office would be located off an extension of Thunderbird Drive, which is currently located approximately 1,500 feet southeast of the lease area. Lease area encompasses 12.60 acres, within this area as part of this phase of development would be a 40,608 square foot maintenance hangar and a 16,942 square foot maintenance shop and office. There is an identically sized 40,608 square foot maintenance hangar that is proposed for future development north of the proposed office building.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	45,096 SF
Square Footage of Open Space/Landscaping	3,607 SF	4,634 SF
Total Parking	83 spaces	83 spaces
Handicapped Parking Space(s)	4 spaces	4 spaces

3. Landscaping

Landscape plan shows a variety of shrubs and trees to be planted in front of the hangar and office as well as within landscape islands and around the parking lot perimeter.

4. Design Review

Architectural elevations show hangar to be constructed using metal, which is consistent with other hangars at the airport.

Standard Comments:

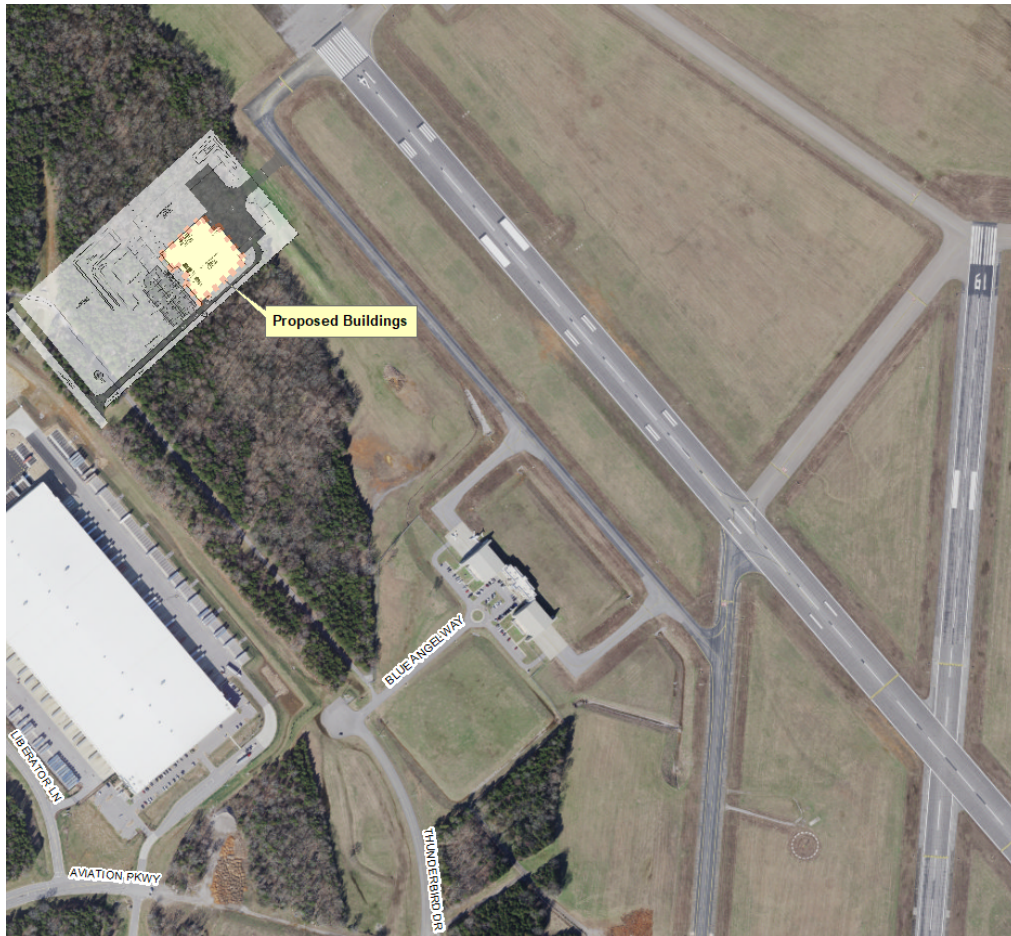
1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any

- grading or building permits.
3. A grading permit fee of \$1645.00 will be required.
 4. Water and sewer construction plans are under review.

Staff Comments:

1. All backflow preventers must be reduced pressure type.
2. The water line extension is required to be installed with fire flow provided prior to issuance of a building permit. A letter was received from the Airport Authority stating that they are aware that the Certificate of Occupancy will be held until the road extension and utilities are in place, but they would request that construction of the hangar take place concurrently with the road and utility installation.
3. There is an existing lift station in the southwest corner. A gravity line will need to be extended to this lift station.
4. Building must be sprinkled with NFPA 409 system.

Staff Recommendation: Approval with staff comments.



At this time, Councilman Tim Morrell acknowledged Smyrna/Rutherford County Airport Authority Executive Director John Black to speak regarding this request.

Motion by Tim Slate, seconded by Andrew Atkins III to approve the Site Plan for Stevens Smyrna Airport Hangar, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

6. **Traditions of Smyrna**
700 Great Circle
Owner/Developer: Traditions of Smyrna

<i>Location: 700 Great Circle</i>	<i>Applicant: Catalyst Design Group – Jack Parker</i>
<i>Tax Map/Part of Parcel: 33/1.04</i>	<i>Property Owner(s): Traditions of Smyrna LLC</i>
<i>Zoning: PUD</i>	<i>Use Classification: Independent Living Facility</i>

1. Location Analysis

Traditions of Smyrna is proposing an additional building, Phase II, to be used as an independent living facility. The current building on site is being utilized as an assisted living facility. An assisted living facility takes a more hands on care approach to the tenants for those who need more help with their daily lives. An independent living facility provides independence for the individual, but does not provide access to medical or nursing care. As part of this phase of development, 68 units would be provided in a four story, 79,138 square foot building.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	Ph 1 & Ph 2: 2.58 acres
Square Footage of Open Space/Landscaping	11,238 SF	11,313 SF
Total Parking	101 spaces	Phase 2: 42 spaces Total: 113 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

3. Landscaping

Landscape plan shows a variety of shrubs to be planted around the base of the building and around the perimeter of the parking lot. Trees are also proposed to be planted in landscape islands.

4. Design Review

Architectural elevations show a primary material of cementitious siding with brick accents, which matches the first building.

Standard Comments:

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. For sites disturbing less than one acre, add the following land disturbance guidelines to the plans which can be found at <http://www.townofsmyrna.org/home/showdocument?id=1841>
4. A grading permit fee of \$3,071.00 will be required.

Staff Comments:

1. Rock at the construction entrances must be 8" thick and 2-4" in diameter.
2. Please relocate the tree shown on top of the waterline near the fire hydrant at the northwestern corner of the building in the landscape island. Add shrubbery in that area to replace the tree.
3. On sheet C 7.0, change the double detector shown as U6 to reduced pressure U5.

Staff Recommendation: Approval with staff comments.

Motion by Vice-Mayor Marc Adkins, seconded by Tony Dover to approve the Site Plan for Traditions of Smyrna, with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

5. Mandatory Referrals:

a. Morton Lane Right-of-Way Abandonment

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council for the 0.603 acres Morton Lane right-of-way abandonment at the intersection of Morton Lane and Rocky Fork Almadale Road.

Vote: 7 - 0 Passed - Unanimously

6. February Bond Review Report

Motion by Tim Slate, seconded by Mike Allen to approve the February Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

7. Staff comments and/or other business

Town Planner, Kevin Rigsby notified the Commission of a road update meeting happening on February 25, 2021 at 4:00pm.

8. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman