



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES JULY 1, 2021

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, July 1, 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 Mike Allen and the Pledge of Allegiance was led by Amy Wise.

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

Present: Tim Morrell, Councilman; Mike Allen; Amy Wise; Andrew Atkins III; Tim Slate; Tony Dover

Absent: Marc Adkins, Vice-Mayor

Staff Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town

Present: Attorney; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Jennifer Bizarri, Planning Technician; Charles King, Engineer; Kathryn Bobbitt, Office Coordinator; Charles King, Engineer; Mike Strange, Utilities Director; Kathy Ferrell, Public Information Officer

1. Citizens' Comments: None at this time.
2. Public Hearing:
3. Critical Lots - Subdivision Regulations

At this time Councilman Tim Morrell opened the public hearing regarding Section 5-101.4 Character of the Land of the Subdivision Regulations, adding provisions regarding Critical Lot's. No one spoke at the public hearing.

Motion by Tony Dover, seconded by Andrew Atkins III to move the Critical Lot's agenda item up on the agenda to take action on it at this time.

Vote: 6 - 0 Passed - Unanimously

4. Subdivision Regulations Amendment: Critical Lots

Motion by Tony Dover, seconded by Tim Slate to approve the proposed amendment regarding Critical Lots as set forth with staff recommendations, and the addition of a maximum driveway slope of 15%.

Vote: 6 - 0 Passed - Unanimously

5. Approval of Minutes of the June 3, 2021 meeting.

Motion by Mike Allen, seconded by Amy Wise to approve the Minutes of the June 3, 2021 meeting.

Vote: 6 - 0 Passed - Unanimously

6. Old Business:

a. Site Plans:

1. Pinto Place Townhomes

Pinto Drive

Owner / Developer: Egbert Reberio

<i>Location:</i> Pinto Drive	<i>Applicant:</i> Dr. Egbert Reberio
<i>Tax Map/Group/Parcel:</i> 27O/D/10.00	<i>Property Owner(s):</i> Harmony Health, LLC
<i>Zoning:</i> PRD	<i>Use Classification:</i> Multi-Family Residential

Proposal

1. Location Analysis

Pinto Place Townhomes is a proposed multi-family residential development located along Pinto drive. In its current state, the property is heavily wooded. The PRD zoning of this property was approved by the Town Council during the February meeting for 22 townhomes. Surrounding zoning consists of R-4, duplexes to the south, and C-2 along other property boundaries. The development would have two access points onto Pinto Drive.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	26,127 SF
Square Footage of Open Space/Landscaping	2,613 SF	17,000 SF
Total Parking	44 spaces	61 spaces
Handicapped Parking Space(s)	0 spaces	0 spaces

3. Landscaping

Landscape plan shows a Type C landscape buffer along the property boundaries as well as trees planted in landscape islands around the parking lot. Street trees are shown along Pinto Drive.

4. Design Review

Architectural elevations show buildings to be built entirely with brick and fiber cement accents. Approved PRD showed a mix of brick and fiber cement board, staff finds the elevations would still be consistent as proposed entirely brick with fiber cement accents.

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. 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 grading permit fee of \$599.00 will be required to be submitted prior to issuance of a grading permit.
 4. Signs will require a separate permit.
 5. The Major Thoroughfare Plan designates Pinto Drive as a minor street. Adequate right-of-way exists for this street.
 6. Water and sewer constructions plans are under review.
 7. No burn permit will be allowed to clear this site.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Andrew Atkins III, seconded by Amy Wise to approve the Pinto Place Townhomes Site Plan with staff comments.

Vote: 6 - 0 Passed - Unanimously

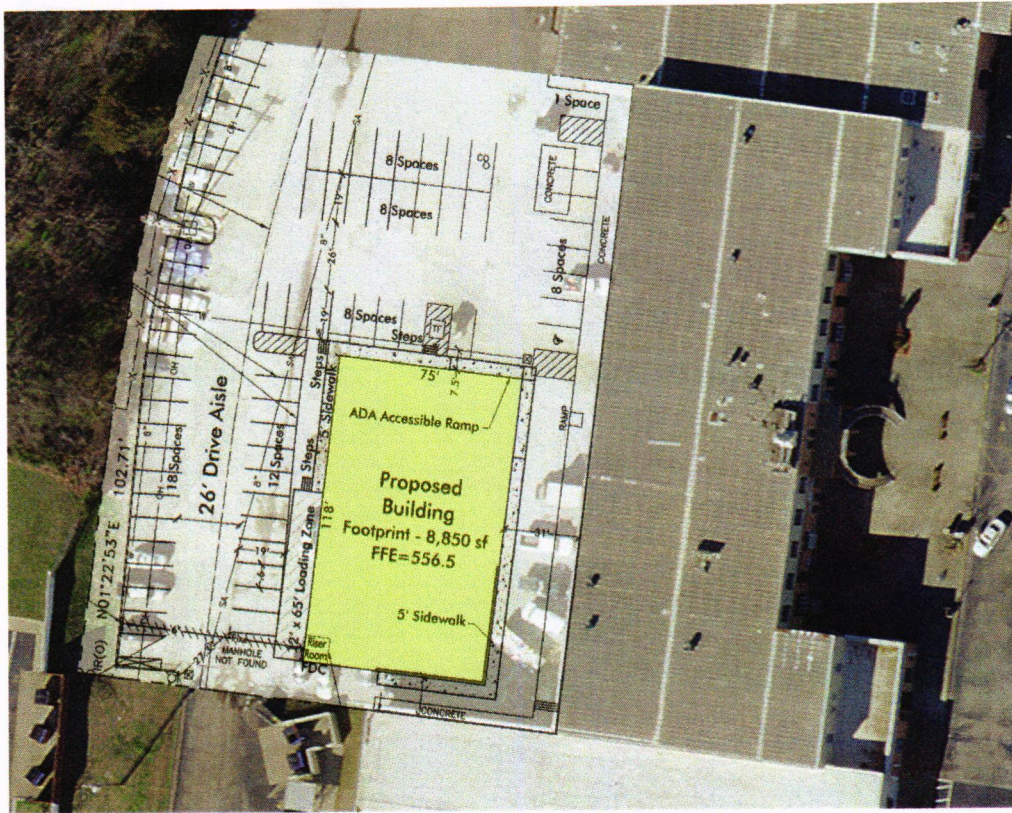
2. Smyrna Storage
11691 Old Nashville Highway
Owner / Developer: Akbar Arab

<i>Location:</i> 11691 Old Nashville Highway	<i>Applicant:</i> TNG Contractors, LLC
<i>Tax Map/Part of Parcel:</i> 33/38.03	<i>Property Owner(s):</i> Akbar Arab
<i>Zoning:</i> C-2	<i>Use Classification:</i> Storage

Proposal

1. Location Analysis

The applicant is proposing a 8,850 square foot building behind the principal structure, out of sight from Old Nashville Highway and Hazelwood Drive. As existing, this piece of the larger parcel is being utilized as parking. The purpose of this building is for extra storage for the existing tenants in the strip center. The property is zoned C-2 and has commercial uses ranging from offices, retail, medical and religious activities on the same parcel in a larger strip center.



2. Development Standards

	Required	Proposed
Total Parking	385 spaces	385 spaces
Handicapped Parking Space(s)	0 spaces	1 space

3. Design Review

Architectural elevations show a primary material of EIFS with a brick band along the bottom of the building. Because this building is less than 50% of the existing building, Design Review is not applicable.

Standard Comments:

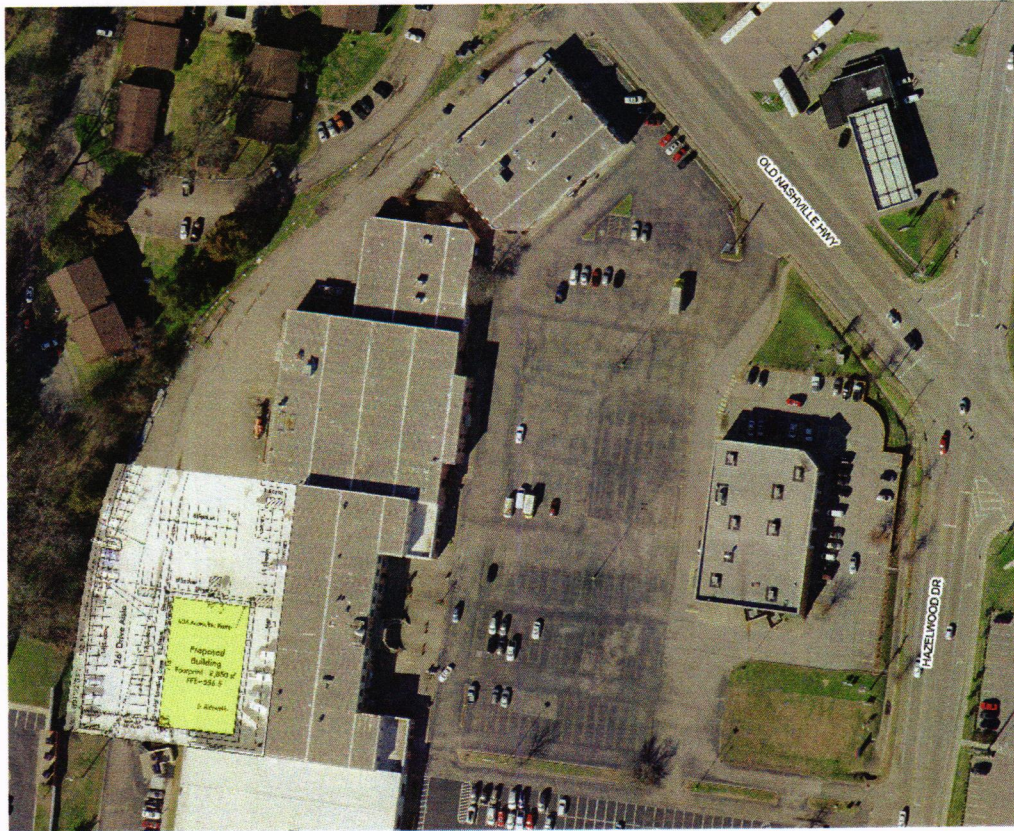
1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$1,314.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Old Nashville Highway and Hazelwood Drive as Minor Arterials. Adequate right-of-way exists for this street.

Staff Comments:

1. The shown existing water service line is not in the correct location. Two existing water service lines are located to the south under the proposed building. Both water service lines must be relocated around the proposed building.

2. Reduced pressure backflow preventer at the tap is required. Fire line shall have a reduced pressure backflow preventer. DDCV is not allowed.
3. The building meets MTEMC requirement of 10' distance away from the transformer, but the steps will need to meet a 7' space requirement from the transformer. The steps will have to be shifted to meet this requirement.
4. Reroute the existing water service to the existing building to be more than 10' away from the existing building.
5. Parking spaces will be required to be striped per plans.

Staff Recommendation: Approval with above listed comments.



Motion by Andrew Atkins III, seconded by Tony Dover to approve the Smyrna Storage Site Plan with staff comments.

Vote: 6 - 0 Passed - Unanimously

7. New Business:
 - a. Annexation and Plan of Service Request:
 1. Prologis Southpark, Phase II
1852 Almaville Road
Annexation and PID Zoning
Rezoning C-2 and I-2 to PID

Subject:

Prologis Southpark, Phase II
1852 Almaville Road Annexation and PID Zoning Rezoning C-2 and I-2 to PID

Summary:

Prologis L.P. Annexation & Zoning Request to PID Rezoning Request C-2 and I-2 to PID

Location: NW of Almaville Road & I-24

Tax Map: 50	Parcel: 22.00	Acres: 40.0	Current Zone: RM
Tax Map: 50	Parcel: 23.00	Acres: 18.56	Current Zone: RM
Tax Map: 50	Parcel: 23.01	Acres: 19.52	Current Zone: RM
Tax Map: 50	Parcel: 54.00	Acres: 9.9	Current Zone: C-2 and I-2

1. Surrounding zoning consists of C-2 and I-2 in Town and RM in Rutherford County.
2. The Future Land Use Plan would support Light Industrial/Commercial development in this area.
3. The proposed PID is for 837,200 square feet of industrial space in 3 buildings.
4. The Major Thoroughfare Plan shows a collector street connecting through this property from Almaville Road to Olive Branch Road and then through to Rocky Fork Road. This development would remove this possibility. If this development were commercial in nature, this connection would make sense. If this development is approved, this becomes problematic. Staff would not recommend mixing industrial and residential traffic.
5. A 4.55 acre portion of Parcel 22.00 is not a part of the request for annexation and zoning. This will not be included if there is a recommendation to the Town Council for approval.
6. Connecting to the public sewer line along Olive Branch is not allowed at this time. It will be completed Summer 2022.
7. Ingress/Egress easement is required to connect to the adjoining Southpark development. Provide documentation of this easement prior to site plan approval.
8. Parcel 23.00 is labeled incorrectly as Parcel 23.01.
9. Contact Consolidated Utility District regarding the water plans. Is there adequate fire flow for this development?
10. A completed CUDRC "Water Service Availability Form" is to be submitted to CUDengineering@ cudrc.com along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
11. If water service is to be provided off the existing private line for South Park Industrial, provide hydraulic calculations to CUD detailing that adequate water service can be supplied via the existing private connections.
12. Submit full set of plans to CUD for further review.

At this time Councilman Tim Morrell acknowledged Charles King Town Engineer to speak regarding this request.

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council the annexation request and plan of services for Prologis Southpark, Phase II with staff comments.

Vote: 5 - 1 Passed

NAY: Mike Allen

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council the rezoning request for Prologis Southpark, Phase II with staff comments.

Vote: 5 - 1 Passed

NAY: Mike Allen

b. Rezoning Requests:

1. Alissa Sieben
West Sam Ridley Parkway near Motlow College Boulevard
Rezoning Request R-6 to PRD

A rezoning request of R-6 to PRD was submitted for property located at West Sam Ridley Parkway near Motlow College Boulevard. This property can be further referenced by Rutherford County Tax Map:28, Parcel: 44.00, and is comprised of 39.1 acres. The surrounding zoning consists of C-2 and R-6. The proposed PRD is for 462 units with 350 apartments in 10 buildings, 46 duplex units in 23 buildings, and 66 single family detached dwellings. The Future Land Use Plan would support Office/Retail/Multi-Family development in this area. The Major Thoroughfare Plan shows Genie Lane as a collector street connecting Old Nashville Highway to Motlow College Boulevard. This has been platted as a part of the Ravens Pointe development and will be constructed by that developer. The following comment was made:

1. Please provide Fire Department access within 150' of all points of all buildings. For any building over 30' tall, this access must be at least 26' wide. We are primarily concerned about Buildings A, B, and D.

At this time Councilman Tim Morrell acknowledged applicant Alissa Sieben to speak regarding this request.

Motion by Tim Slate, seconded by Mike Allen to recommend approval to the Town Council for the rezoning request for Alissa Seiben from R-6 to PRD with staff comments.

Vote: 6 - 0 Passed - Unanimously

2. Frederick Grace
NE Quadrant of North Lowry Street & Aviation Parkway
Rezoning Request I-3 to I-1

A rezoning request of I-3 to I-1 was submitted for property located at Aviation Parkway/N. Lowry St. This property can be further referenced by Rutherford County Tax Map: 18, Parcel: 6.00, and is comprised of 8.5 acres. Surrounding zoning consists of I-3 and PUD (Fleet Equipment Storage). The Future Land Use Plan would support Heavy Industrial development in this area. The Major Thoroughfare Plan designates Aviation Parkway as a collector and N. Lowry St. as a principal arterial. Adequate right-of-way exists for both streets.

Motion by Tim Slate, seconded by Mike Allen to recommend approval to the Town Council for the rezoning request for Frederick Grace with staff comments.

Vote: 6 - 0 Passed - Unanimously

3. Shawn Collins & Andre Jaeckle
8162 Rocky Fork Almadale Road
PRD Zoning Amendment

A rezoning request of R-3 to PRD Rezoning and PRD Amendment was submitted for the property located at 8162 Rocky Fork Almaville Road & 8286 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 51.00 and Part of Parcel 50.01, and is comprised of 15.2 total acres. The approved PRD is for 20 single family lots and 32 age restricted townhomes on 14.2 acres. The requested PRD is for 18 single family lots and 41 age restricted townhomes on 15.2 acres. Surrounding zoning consists of R-3 and PRD (Cedar Hills, Blakeney, Derby Run) in Town and RM in Rutherford County. The Future Land Use Plan would support Medium Density Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way will be required to be dedicated as a part of this development. The proposal is to amend the approved PRD as well as add additional land to it. The following comments were made:

1. Please submit updated utility construction plans.
2. 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 500 GPM. Further improvements must be completed to meet the 1,000 GPM fire flow requirement, namely the Laura Ridge/Briley Road pump station as note in the Updated Stewarts Glen Will Serve Letter issued by CUD on 8/7/2020.
3. A completed CUDRC "Water Service Availability Form" is to be submitted to CUDengineering@ cudrc.com along with a preliminary plan to CUDRC for a feasibility study and to obtain a CUDRC Will Serve Letter.
4. Once more detailed construction plans are available, submit plans directly to CUDengineering@ cudrc.com for further review.
5. Show all proposed utilities including communications, electric lines, boxes, transformers, and services to each lot must be shown on plans. CUD reserves the right for further review once electric and other utilities have been added to plans.

Motion by Tony Dover, seconded by Tim Slate to recommend approval to the Town Council for the rezoning and PRD zoning amendment for Shawn Collins and Andre Jaeckle with staff comments.

Vote: 6 - 0 Passed - Unanimously

d. Final Plats:

1. 2nd Resub of Lot 4, Phase I, Lee Bohman Subdivision
Chaney Road & Potomac Place
Owner / Developer: Dave Bohman with John Lee, LLC

A Final Plat for the 2nd Resub of Lot 4, Phase I, Lee Bohman Subdivision located at Chaney Road & Potomac Place was submitted. The property can be further referenced by Rutherford County Tax Map: 28, Parcel: 67.14. The subdivision is comprised of 2 lots on 4.39 acres and is zoned C-2. The following staff comments were made:

1. The Major Thoroughfare Plan designates Chaney Road and Potomac Place as collector streets. Adequate right-of-way is provided for both streets.
2. Add signatures of the owner prior to recording.
3. If any building is going to face the private drive it will require a road name and E911 approval.

Motion by Andrew Atkins III, seconded by Mike Allen to approve the Final Plat for the 2nd Resub of Lot 4, Phase I, Lee Bohman Subdivision with the above listed comments.

Vote: 6 - 0 Passed - Unanimously

2. Seven Oaks Business Park, Resub of Phase 2
 Seven Oaks Boulevard
 Owner / Developer: John Blankenship with Seven Oaks Investments, LLC

A Final Plat for Seven Oaks Business Park, Re-subdivision of Phase 2 and 3rd Re-subdivision of Phase 1 located on Seven Oaks Blvd was submitted. The property can be further referenced by Rutherford County Tax Map: 50, Parcel: 7.06. The subdivision is comprised of lot on 7.86 acres, and is zoned C-2. The following staff comments were made:

1. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way is provided for this street.
2. Add signatures of the owner prior to recording.

Motion by Tony Dover, seconded by Mike Allen to approve the Final Plat for Seven Oaks Business Park, Resubdivision of Phase 2 and 3rd Resubdivision of Phase 1 with the above listed comments.

Vote: 6 - 0 Passed - Unanimously

e. Site Plans:

1. **Almaville Station - Withdrawn**
 929 One Mile Lane
 Owner / Developer: Patel Group Development, LLC
2. Dutch Bros Coffee
 NE Intersection of Sam Ridley Pkwy W & Needham Drive
 Owner / Developer: MarbleHill Partners GP

<i>Location:</i> NE Intersection of Sam Ridley Pkwy W and Needham Drive	<i>Applicant:</i> Ragan Smith – Cole Wigger
<i>Tax Map/Parcel:</i> 28/44.19	<i>Property Owner(s):</i> MarbleHill Partners, GP
<i>Zoning:</i> C-2	<i>Use Classification:</i> Restaurant

Proposal

1. **Location Analysis**

Dutch Bros. Coffee is proposing a new 950 square foot shop located off Needham Drive within the Stonetrace Commercial Subdivision. Proposed site has no road frontage on Needham Drive so a shared access easement will be utilized to serve the site through Lot 4. Surrounding zoning consists of C-2. As proposed, the site has adequate stacking for approximately 19 vehicles.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	23,170 SF
Square Footage of Open Space/Landscaping	2,317 SF	2,370 SF
Total Parking	10 spaces	10 spaces
Handicapped Parking Space(s)	1 space	1 space

3. Landscaping

Landscape plan shows a variety of trees and shrubs to be planted around the perimeter of the parking lot and shrubs in landscaped islands and around the base of the building.

4. Design Review

Architectural elevations show the building to be built entirely of brick, utilizing two different colors to contrast one another. Metal awnings are proposed to be hung over the drive thru area.

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. 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 grading permit fee of \$466.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.

5. The Major Thoroughfare Plan designates Needham Drive as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The plat will need to be amended and recorded again to show the ingress/egress easement to be shared with this lot and Lots 4, 4A, and 4B.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tony Dover, seconded by Tim Slate to approve the Dutch Bros Coffee Site Plan with staff comments.

Vote: 6 - 0 Passed - Unanimously

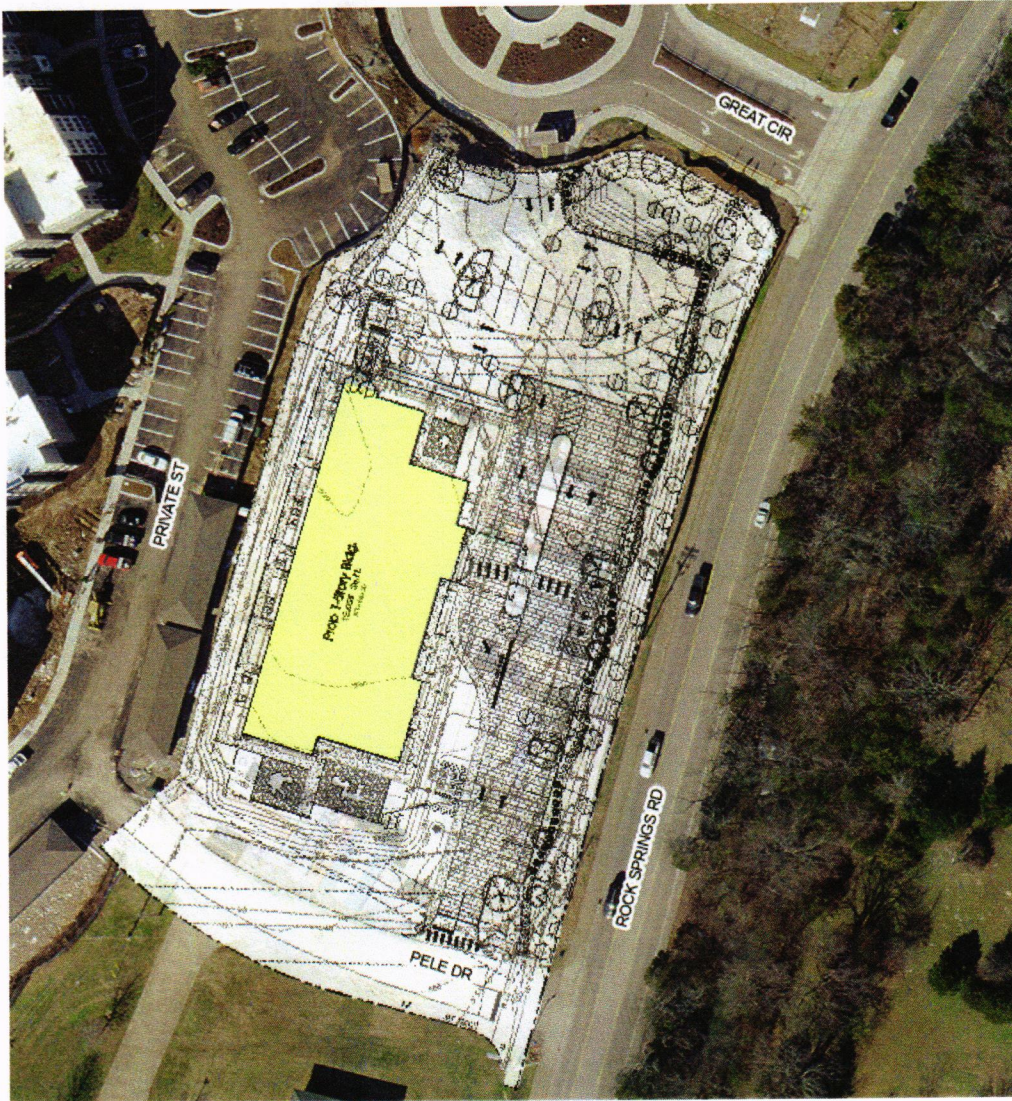
3. Rock Springs Daycare
200 Great Circle
Owner / Developer: NGU, LLC

<i>Location:</i> 200 Great Circle	<i>Applicant:</i> SEC, Inc. – Matt Taylor
<i>Tax Map/Parcel:</i> 33/1.07	<i>Property Owner(s):</i> NGU, LLC
<i>Zoning:</i> PUD	<i>Use Classification:</i> Daycare

Proposal

1. Location Analysis

A daycare facility is proposing a 15,656 square foot building located off Great Circle and Pele Drive off Rock Springs Road. Proposed site has access off Great Circle and Pele Drive and road frontage along Rock Springs Road. This development is part of the Sterling at Stonecrest PUD. Adjacent to this tract is the Fire Station Rock Springs Station No. 5 to the south and apartments to the west.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	29,708 SF
Square Footage of Open Space/Landscaping	2,971 SF	3,691 SF
Total Parking	47 spaces	55 spaces
Handicapped Parking Space(s)	3 spaces	3 spaces

3. Landscaping

Landscape plan shows a variety of trees and shrubs lining Rock Springs Road and Great Circle. Several trees and shrubs are shown throughout the site in landscape islands and around the building.

4. Design Review

Architectural elevations show the building to be built entirely of brick and stone. Overall, the building is to be 73% brick and stone, 6% frieze board with the remaining 22% consisting of doors and glass.

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. 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 grading permit fee of \$633.00 will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way exits for this street.

Staff Comments:

1. If food is being prepared in the building, at 1,500 gallon minimum grease trap will be required.
2. Revise the site to show the apparatus movement through the facility utilizing both entrances that doesn't leave the drive aisles and enter into the parking spaces.
3. Provide fire department access within 150' of all points of the building.
4. The domestic and irrigation lines will come off the 6" fire line.
5. A fire hydrant is required within 100' of the FDC.
6. Show all storm pipe as RCP. HDPE is not allowed.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the Rock Springs Road Daycare Site Plan with staff comments.

Vote: 6 - 0 Passed - Unanimously

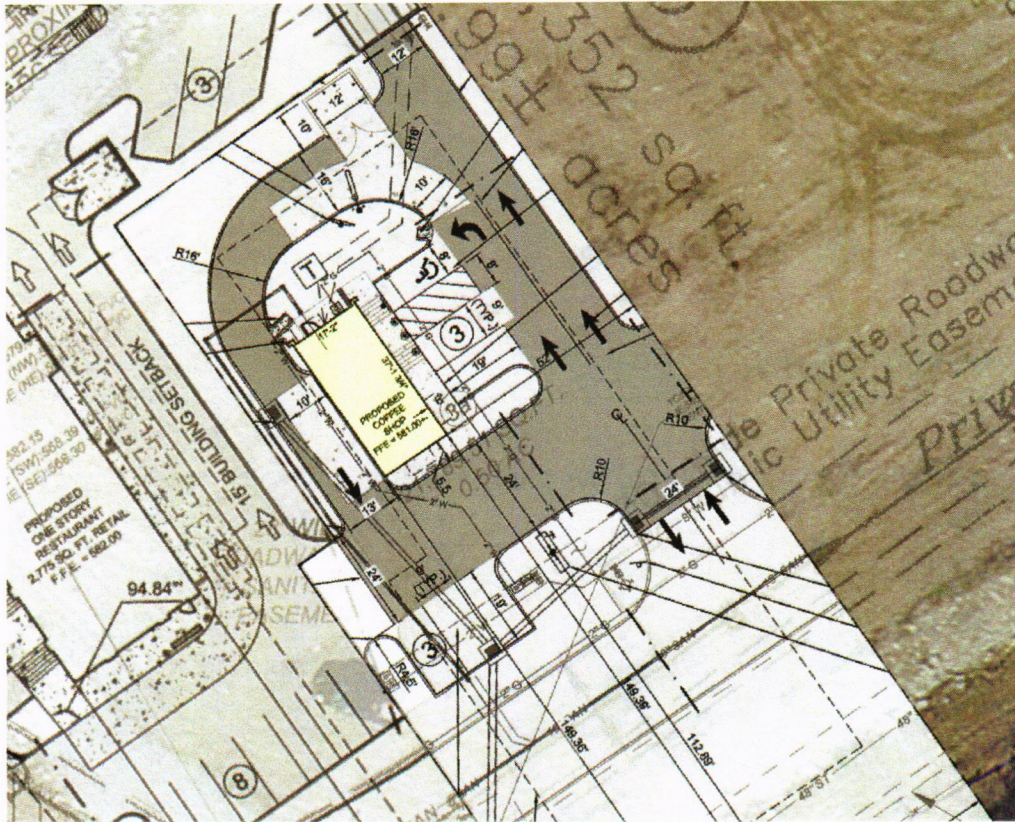
4. Scooter's Coffee
 NW corner of Sam Ridley Pkwy W & Needham Drive
 Owner / Developer: Music City Specialty Coffee Sam Ridley, LLC

<i>Location:</i> 366 Sam Ridley Pkwy, West	<i>Applicant:</i> Gresham Smith – Joe Johnston
<i>Tax Map/Part of Parcel:</i> 28/44.16	<i>Property Owner(s):</i> Music City Specialty Coffee
<i>Zoning:</i> C-2	<i>Use Classification:</i> Restaurant

Proposal

1. Location Analysis

Scooter's Coffee is proposing a new 641 square foot drive thru shop located off a private access drive within the Stonetrace Commercial Subdivision. Proposed site has road frontage on the private access drive, so a shared access easement will be utilized to serve the site through Lots 3 and 3b. At the time of this report, a Final Plat has been approved to subdivide the existing Lot 3 into 3 lots, but has not been recorded. Plat will be required to be recorded prior to any permits being issued. As proposed, the site has adequate stacking for approximately 7 vehicles.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	7,420 SF
Square Footage of Open Space/Landscaping	742 SF	1,200 SF
Total Parking	6 spaces	6 spaces
Handicapped Parking Space(s)	1 space	1 space

3. Landscaping

Landscape plan shows trees planted along the private access road and in landscape islands throughout the site. Shrubs are shown surrounding parking areas, drive-thru and at the base of the building.

4. Design Review

Architectural elevations show the building to be built with brick and EIFS.

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. 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 grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. Show RCP instead of HDPE on Sheet C300.

Staff Recommendation: Staff recommends approval with above listed comments.



Motion by Mike Allen, seconded by Tim Slate to approve the Scooter's Coffee Site Plan with staff comments.

Vote: 6 - 0 Passed - Unanimously

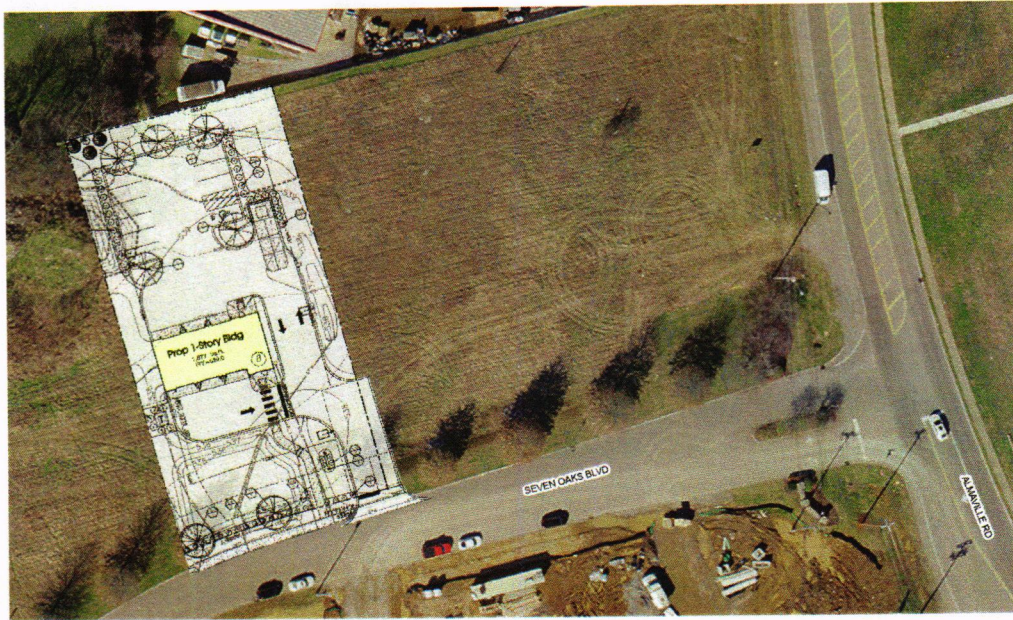
5. Strickland Brothers Oil & Lube
Seven Oaks Boulevard
Owner / Developer: N3 Property Advisors, LLC

<i>Location:</i> Seven Oaks Boulevard	<i>Applicant:</i> SEC, Inc – Matt Taylor
<i>Tax Map/Part of Parcel:</i> 50/7.03	<i>Property Owner(s):</i> Bob Parks
<i>Zoning:</i> PCD	<i>Use Classification:</i> Automobile Service

Proposal

1. Location Analysis

Strickland Brothers Oil & Lube is proposing a 1,877 square foot building located on Seven Oaks Boulevard. Proposed site is currently part of a larger parcel, Seven Oaks Business Center Lot 8, with an approved Final Plat to subdivide the parcel into 3 parcels. The plat has not been recorded at the time of this report, and will need to be recorded prior to any permits being issued. Surrounding zoning consists of R-1 and C-2. The property would have a single access point from Seven Oaks Boulevard, which is a shared access with the proposed adjoining eastern tract.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	11,755 SF
Square Footage of Open Space/Landscaping	1,176 SF	1,369 SF
Total Parking	5 spaces	10 spaces
Handicapped Parking Space(s)	1 space	1 space

3. Landscaping

Landscape plan shows a variety of trees and shrubs to be planted along Seven Oaks Boulevard and around parking areas. Heavier landscaping, similar to a Type C buffer is proposed in the northwest corner of the property where it adjoins a residential district.

4. Design Review

Architectural elevations show the building to be built entirely of brick on the north and west elevations. South elevation has 16% EIFS and east elevation has 18% EIFS with the rest comprised of brick. The north, east and west elevations will be visible from Seven Oaks Boulevard. The building elevations are consistent with the approved PC

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. 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 grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. The final plat creating this lot will need to be recorded prior to any permits being issued.

2. A 1,500 gallon oil/water separator is required. Oil/water separator shown is not acceptable.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tim Slate, seconded by Mike Allen to approve the Strickland Brothers Oil & Lube Site Plan with staff comments.

Vote: 6 - 0 Passed - Unanimously

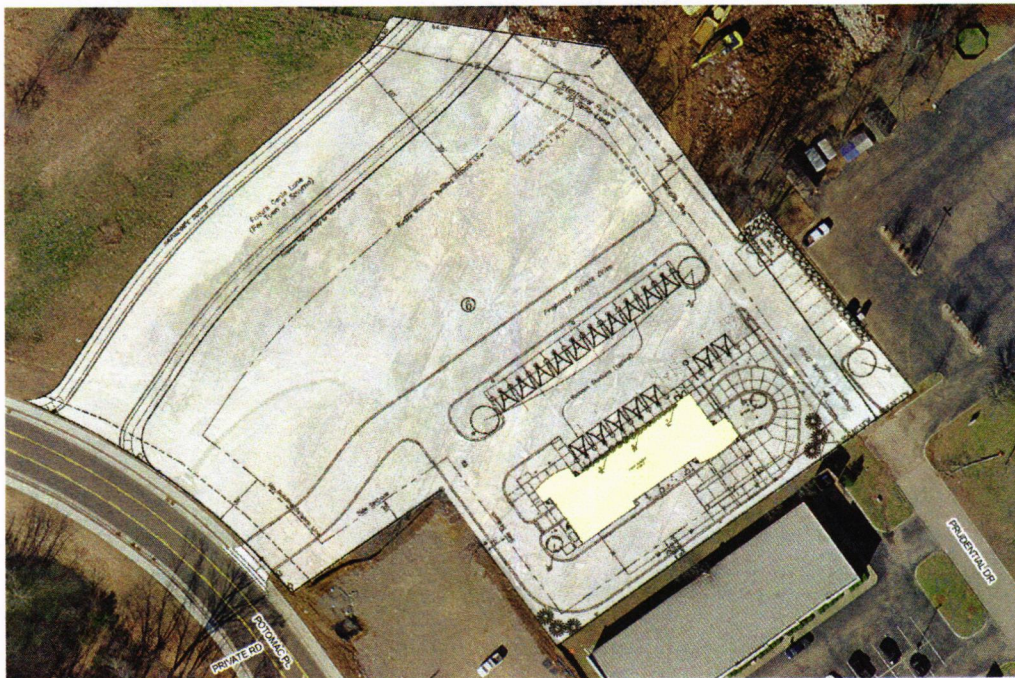
6. Tommy's Car Wash
Potomac Place (Lot 6, Lee Bohman Subdivision)
Owner / Developer: Scott Findlay

<i>Location:</i> Prudential Drive	<i>Applicant:</i> Scott Findlay – Tommy's Car Wash
<i>Tax Map/Part of Parcel:</i> 28/67.16	<i>Property Owner(s):</i> John Lee LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Car Wash

Proposal

1. Location Analysis

Tommy's Express Car Wash is proposing their first location within Smyrna on Potomac Place and Prudential Drive. Site is zoned C-2, but was previously approved by the Board of Zoning Appeals in May 2021 for the use of a car wash. As part of the BZA approval, three conditions were set in place: 1) Landscaping is used along the eastern property line as a buffer from the church, 2) The ingress/egress off Potomac Place may be a L/R in and L/R out until Genie Lane is extended and completed, connecting to Potomac Place. Upon completion, the entrance shall be converted to a L/R in and Right out only and 3) The proposed road connecting Prudential Drive to Genie Lane shall be a private road. Surrounding zoning consists of C-2. Upon completion of Genie Lane, the property would have 3 access points; one each on Potomac Place, Prudential Drive and Genie Lane. As proposed, the site has adequate stacking for approximately 25 vehicles.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	26,460 SF
Square Footage of Open Space/Landscaping	2,646 SF	2,936 SF
Total Parking	10 spaces	10 spaces
Handicapped Parking Space(s)	1 space	1 space

3. Landscaping

Landscape plan shows shrubs planted at the base of the building along the west building elevation as well as along the eastern property line adjoining the church parking lot. Several trees are shown planted in landscape islands and around the southern property corners.

4. Design Review

Architectural elevations show the building to be built primarily using three different colors of brick with some pre-finished aluminum composite panels on the western and eastern end at the entrance and exit. These elevations are consistent with the BZA approval.

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. 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 grading permit fee will be required to be submitted prior to issuance of a grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Potomac Place as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. Show the access point to Potomac Place per the BZA approval once Genie Lane is constructed. This can be done on a separate sheet. Staff recommends a raised island to be installed rather than signs and pavement markings.
2. Show pavement markings, signage, etc., that will be used to prevent any cars from blocking the exit on the west end of the building.
3. Show size of the water service line.
4. Show the size of sewer service and call out size of grit chamber structures.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Tim Slate, seconded by Mike Allen to approve the Tommy's Car Wash Site Plan with staff comments.

Vote: 6 - 0 Passed - Unanimously

8. July Bond Review Report

Motion by Tim Slate, seconded by Andrew Atkins III to approve the July Bond Review Report with staff comments.

Vote: 6 - 0 Passed - Unanimously

9. Staff comments and/or other business

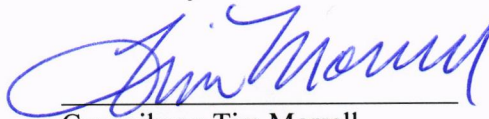
10. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman