



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES APRIL 7, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, April 7, 2022 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 Tony Dover and the Pledge of Allegiance was led by Andrew Atkins III.

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

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

Staff Present: Brian Hercules, Town Manager; Eric Hennessee, Assistant Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain; Mike Strange, Utilities Director; Charles King, Engineer

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the March 3, 2022 meeting.

Motion by Tim Slate, seconded by Amy Wise to approve the Minutes of the March 3, 2022 meeting.

Vote: 7 - 0 Passed - Unanimously

3. New Business:
 - a. Rezoning Requests:
 1. Allen Jones
835 Isabella Lane
PUD Amendment Request

A PUD Amendment request was submitted for 835 Isabella Lane. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 72.07, and is comprised of 1.76 acres. The surrounding zoning is C-2 and PUD (climate controlled storage). The Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a combination of retail and service uses that are both regional and local in scale. The Major Thoroughfare Plan shows Isabella Lane as a collector. Adequate right-of-way exists for this street. The current approved PUD for this lot shows a 15,000 square foot commercial strip center. The requested amendment is for a 8,210 square foot restaurant. The following staff comments were made:

1. The applicant is requesting as a part of the PUD amendment that the building be allowed to be constructed with a minimum of 75% primary materials and 25% accent materials, which is a deviation from the normal requirements. Accent materials used would be wood and metal, and this type of materials are normally limited to 10% of the overall building elevation.
2. The applicant is also requesting as a part of the PUD amendment for more signage. The Sign Ordinance for single use commercial buildings allows for 200 square feet total on site. It appears that the 8 wall signs total approximately 464 square feet.
3. Gas is located on the south side of Rock Springs Road if needed.

At this time, Councilman Tim Morrell acknowledged Jessica Albright to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged applicant Allen Jones to speak regarding this request.

Motion by Tim Slate, seconded by Tony Dover to recommend approval to the Town Council the PUD amendment request for 835 Isabella Lane with the building and signage as submitted, and with staff comments.

Vote: 6 - 1 Passed

NAY: Mike Allen

2. Ayoub Eshak - Delacy Place
12372 Old Nashville Highway
Rezoning Request: C-2 to PRD

A Rezoning request was submitted for 12372 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 33.00, and is comprised of 13.85 acres. The surrounding zoning is C-2, R-1, and R-2. The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood scale retail and personal service uses as well as townhomes and attached residential development. The Major Thoroughfare Plan shows Mason Tucker Drive extending as a collector from Todd Lane through the site to connect with Old Nashville Highway at the existing intersection with Rocky Fork Road. This extension would be difficult at that location due to the existence of TVA owned power poles in the area near Old Nashville Highway. This extension has been shown and proposed to align with the proposed driveway for Talia Trace, which has been approved by the Town Council. The requested PRD is for 100 townhomes with 5.18 acres of the parcel to remain C-2. The cemetery is shown as a part of this parcel on the Property Assessor's map. It is included in the rezoning request but will be divided off as a part of this development. The following staff comments were made:

1. Show fire hydrant locations.

At this time, Councilman Tim Morrell acknowledged Chris Maguire with Huddleston-Steele Engineering, Inc. to speak regarding this request.

Motion by Tim Slate, to approve with staff comments. The motion died for lack of a second.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to recommend approval to the Town Council the PRD zoning request for 12372 Old Nashville Highway with staff comments, and to include flipping 8 units that face Mason Tucker Drive, adding fenced back patios to all units, and on the east side of Mason Tucker Drive remove the 6 units that face Todd Lane and replace them with a playground.

Vote: 6 - 1 Passed

NAY: Tim Slate

3. Hardik Patel
Corner of Almaville Road & Seminary Road
Rezoning Request: I-2 to C-2

A Rezoning request was submitted for the corner of Almaville Road and Seminary Road. This property can be further referenced by Rutherford County Tax Map: 55, Parcel: 07.02, and is comprised of 2.94 acres. The surrounding zoning is I-2, R-3, R-1, and PRD (Belmont and Preserve at Stewart Creek) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential in this area. The Major Thoroughfare Plan designates Seminary Road as a collector and Almaville Road as a minor arterial. Adequate right-of-way exists for both streets. The following staff comments were made:

1. Staff would recommend that Tax Map 55, Parcel 7.01 also be considered for rezoning to C-2 if the requested parcel is rezoned. Parcel 7.01 is approximately 3,000 square feet and is currently owned by CUD and has an inactive water lift station on it. If the adjoining parcel is rezoned, it should be rezoned as well. The existing use is allowed in both districts.
2. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
3. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Almaville Road and an existing eight (8) inch water main along Seminary Road to serve the rezoned area. Any further development would be subject to the property owner(s) submitting a Water Service Availability Request to CUDRC for feasibility study and approval. CUD's current infrastructure is sufficient to serve any existing structures. Any water service provided to future structures would be dependent of the results of the Water Service Availability Request feasibility study.

At this time, Councilman Tim Morrell acknowledged Jim Sellers to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council the rezoning at the corner of Almaville Road and Seminary Road, further referenced by Rutherford County Tax Map: 55, Parcel: 7.02, as well as Parcel 7.01 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

- b. Preliminary Plats:

1. Derby Run, Phase 2
Rocky Fork Almaville Road
Owner / Developer: Charter Commercial, LLC

A Preliminary Plat was submitted for Derby Run Phase 2 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 53.00, 54.00, 55.00, 56.01, Tax Map: 55, Parcels: 29.01, 31.00, 31.01, 32.02, Tax Map: 73, Parcel: 14.00, and is comprised of 69.02 acres, and is zoned PRD with 147 lots. The following staff 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 grading permit fee of \$6,049.00 will be required.
3. Signs will require a separate permit.
4. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is proposed to be dedicated for this street.
5. Construction plans are under review.
6. Show and label ROW dedication 40 feet from the centerline along Rocky Fork Almaville Road.
7. Submit roadway lighting plans.
8. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this development.
9. Submit a full set of construction plans to CUDengineering@ cudrc.com for further review.

Motion by Tony Dover, seconded by Amy Wise to approve the Preliminary Plat for Derby Run, Phase 2 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Final Plats:

1. 8286 Rocky Fork Almaville Road
8286 Rocky Fork Almaville Road
Owner / Developer: SCollins2 Properties, LLC, Blakeney Partners, GP, Ashton Nashville Residential, LLC

A Final Plat was submitted for 8286 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 50.01, 50.02, & 51.00, and is comprised of 20.2 acres and is zoned R-3/PRD with 3 lots. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way shown. The following staff comments were made:

1. Add the signature of the land surveyor.
2. The owners, CUD, and TDEC Groundwater Protection signatures must be obtained prior to recording.

Motion by Amy Wise, seconded by Tim Slate to approve the Final Plat for 8286 Rocky Fork Almaville Road with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Cedar Creek Townhomes, Phase 1
Enon Springs Road West
Owner / Developer: Alcorn Properties, LLC

A Final Plat was submitted for Cedar Creek Townhomes Phase 1 located on Enon Spring Road, West. This property can be further referenced by Rutherford County Tax Map: 33, Parcels: 53.02, 71.00, and 71.01, and is comprised of 10.6 acres and is zoned PUD. The Major Thoroughfare Plan designates Percival Street as a collector and Enon Springs Road, West as a minor arterial. Adequate right-of-way exists for both streets. The following staff comment was made:

1. Add signatures of the owner and legal counsel prior to submittal for recording.

Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the Final Plat for Cedar Creek Townhomes, Phase 1 with the above listed staff comment.

Vote: 7 - 0 Passed - Unanimously

3. Greystone, Phase 1A
Rocky Fork Road
Owner / Developer: Greystone West, LLC, Encompass Land Group, LLC, c/o Andrew Ethridge

A Final Plat was submitted for Greystone, Phase 1A located on Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 50, p/o Parcel: 2.01, and is comprised of 41.95 acres and is zoned PRD with 150 lots. The Major Thoroughfare Plan designates Greentree Drive as a collector and Rocky Fork Road as a principal arterial. Adequate right-of-way is shown for both streets. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners prior to recording.
3. No building permits will be issued until Olive Branch sewer and the extension from that sewer is complete.
4. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review.

Motion by Amy Wise, seconded by Vice-Mayor Marc Adkins to approve the Final Plat for Greystone, Phase 1A with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

4. Greystone, Phase 1B
Rocky Fork Road
Owner / Developer: Greystone West, LLC, Encompass Land Group, LLC, c/o Andrew Ethridge

A Final Plat was submitted for Greystone, Phase 1B located on Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 50, p/o Parcel: 2.01, and is comprised of 18.06 acres and is zoned PRD with 70 lots. The Major Thoroughfare Plan designates Greentree Drive as a collector and Rocky Fork Road as a principal arterial. Adequate right-of-way is shown for both streets. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners prior to recording.
3. No building permits will be issued until Olive Branch sewer and the extension from that sewer is complete.

Motion by Tim Slate, seconded by Tony Dover to approve the Final Plat for Greystone, Phase 1B with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

5. Smyrna Commons, Resubdivision of Lot 7
South end of Sgt. Asbury Hawn Way
Owner / Developer: Smyrna Commons Development Partners, LLC / RREAF Holdings, LLC

A Final Plat was submitted for Smyrna Commons, Resubdivision of Lot 7 located on Sgt. Asbury Hawn Way. This property can be further referenced by Rutherford County Tax Map: 34G, Group: C, Parcel: 6.01, and is comprised of 4.83 acres and is zoned C-2 with 2 lots. The Major Thoroughfare Plan designates Sgt. Asbury Hawn Way as a collector. Adequate right-of-way exists for this street. The following staff comment was made:

1. Add signatures of the owner prior to recording.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Final Plat for Smyrna Commons, Resubdivision of Lot 7 with the above listed staff comment.

Vote: 7 - 0 Passed - Unanimously

6. Westover, Phase 2B
Rocky Fork Almaville Road
Owner / Developer: Westover Developers, LLC

A Final Plat was submitted for Westover Phase 2B located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 15.23, and is comprised of 10.57 acres, and is zoned PRD with 37 lots. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown for this street. The following staff comments were made:

1. Signs will require a separate permit.
2. Add signatures of the owners and CUD prior to recording.
3. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and specific comments.
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](mailto:CUDengineering@ cudrc.com).
5. All meter locations must be surveyed and shown on plat as constructed "as-built" in the field.
6. Water line construction must be completed and accepted by CUDRC before signature of Plat.

Motion by Tony Dover, seconded by Mike Allen to approve the Final Plat for Westover, Phase 2B with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

d. Site Plans:

1. 2nd Wave
Motlow College Blvd, Sam Ridley Pkwy W, Genie Lane
Owner / Developer: 2nd Wave Development

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to defer the Site Plan for 2nd Wave to the May 2022 Planning Commission meeting per the applicants request.

Vote: 7 - 0 Passed - Unanimously

2. Airline Maintenance Services Storage Hangar
612 B Fitzhugh Blvd
Owner / Developer: Airline Maintenance Services, Inc.

<i>Location:</i> Fitzhugh Blvd.	<i>Applicant:</i> Thomas & Hutton – Cory Hall
<i>Tax Map/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

Proposal

1. Location Analysis

Airline Maintenance Services, Inc. is proposing to build a 5,700 square foot hangar on airport property. Access to the hangar would be off Fitzhugh Boulevard. The building is proposed to be constructed south of Fire Hall 2, which is located near the intersection of Eighth Avenue and Fitzhugh Boulevard. The area where the hangar is proposed is currently open grass space.



Development Standards

	Required	Proposed
Total Parking	6 spaces	6 spaces
Handicapped Parking Space(s)	1 space	1 space

2. Landscaping

Landscape plan is not being proposed at this time due to location on airport property.

3. Design Review

Architectural elevations submitted show an entirely metal building, consistent with other hangars on airport property.

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.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Fitzhugh Boulevard as a collector. Adequate right-of-way exists for this street.

Staff Comments:

This building will be assigned a new address.

Staff Recommendation: Staff recommends approval with the above listed comments.

At this time, Councilman Tim Morrell acknowledges John Black, Director of the Smyrna Rutherford County Airport Authority to speak regarding this request.

Motion by Tony Dover, seconded by Tim Slate to approve the Site Plan for Airline Maintenance Services Storage Hangar with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

3. Extended Stay America
 South end of Sgt. Asbury Hawn Way
 Owner / Developer: Smyrna Commons Development Partners, LLC / RREAF Holdings, LLC

<i>Location:</i> Sgt. Asbury Hawn Way	<i>Applicant:</i> SEC, Inc.
<i>Tax Map/Group/Part of Parcel:</i> 34G/C/6.01	<i>Property Owner(s):</i> Smyrna Commons Development
<i>Zoning:</i> C-2	<i>Use Classification:</i> Transient Habitation

Proposal

1. Location Analysis

Extended Stay America is proposing a new three story 51,990 square foot building on Sgt. Asbury Hawn Way. The property is currently vacant and would be subdivided. The subdivision plat will need to be recorded prior to issuance of a building permit. As proposed, there would be one access point off Sgt. Asbury Hawn Way. Surrounding zoning consists of C-2, I-2 and PRD (Copperfield Apartments).



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	62,278 SF
Square Footage of Open Space/Landscaping	6,228 SF	11,790 SF
Total Parking	121 spaces	126 spaces
Handicapped Parking Space(s)	5 spaces	5 spaces

3. Landscaping

Landscape plan shows a Type C landscape buffer along the western, rear, property line, bordering an apartment complex. Shrubbery is proposed around the base of the building. Additional shrubs and trees are shown within landscape islands and around the parking lot.

4. Design Review

Architectural elevations show building materials consisting primarily of brick and stone with EIFS. The rear side elevation would be visible from the entrance ramp to South Lowry Street from Nissan Drive and will be required to meet the 75% primary material requirement. Currently, 61% primary material is shown.

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 will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sgt. Asbury Hawn Way as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. Show material percentages for the entire building.
2. Submit water/sewer plans.
3. Move fire and meter backflows to the right-of-way at the street.
4. Show the RBP and water meter closer to the road.
5. The rear side of the building elevation will need to meet the 75% primary exterior building material requirement as it would be visible from the entrance ramp to South Lowry Street from

Nissan Drive. Please revise.

Staff Recommendation: Approval with above listed comments.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Site Plan for Extended Stay America with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

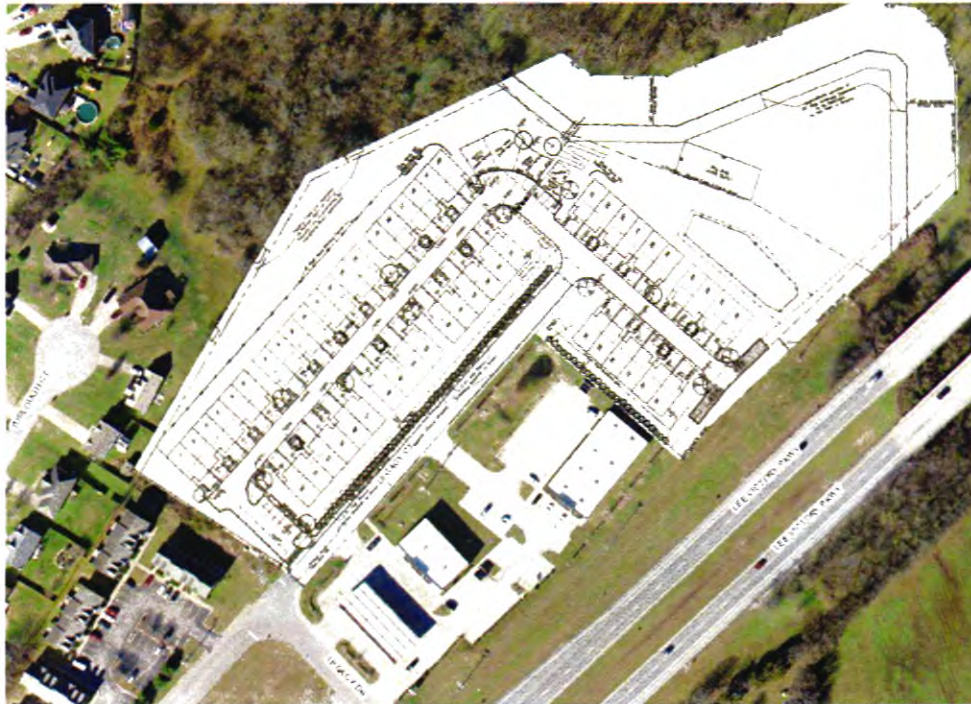
- 4. Legacy Luxury Townhomes
Legacy Court
Owner / Developer: Legacy Joint Venture

<i>Location:</i> Legacy Court & Legacy Drive	<i>Applicant:</i> Huddleston-Steele Eng. – Steve Steele
<i>Tax Map/Part of Parcel:</i> 34/52.04	<i>Property Owner(s):</i> Legacy Joint Venture
<i>Zoning:</i> PRD	<i>Use Classification:</i> Multi-Family Residential

Proposal

1. Location Analysis

Legacy Luxury Townhome development is planned to include 52 units on approximately 8.50 acres. Site is zoned PRD and site plan is consistent with approved PRD. Most of this site is located within the 100-year floodplain with the northeastern ¼ located in the floodway. Property is surrounded by a mix of zoning districts, including C-2, R-3 and R-6. Access to this site would be provided off of Legacy Court, a private roadway.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	28,050 SF
Square Footage of Open Space/Landscaping	2,805 SF	3,000 SF

Total Parking	104 spaces	208 garage & driveway 17 guest parking 225 total spaces
Handicapped Parking Space(s)	N/A	1 space

3. Landscaping

Landscape plan shows shrubs lining Legacy Court and in the rear of the units behind the existing liquor store. A variety of trees and shrubs are proposed to be planted in front of each unit. A 6' privacy fence will also be installed behind the 20 units which back up to the single family detached homes on Turlough Court.

4. Design Review

Architectural elevations show building materials consistent with the approved PRD of brick and cementitious siding. An optional stone component was part of the PRD approval as well, but is not shown on elevations submitted.

Standard Comments:

1. The Major Thoroughfare Plan designates Legacy Drive as a collector. Adequate right-of-way exists for this street.
2. Signs will require a separate permit.

Staff Comments:

1. Submit updated plans to show all changes made to the water and sewer. Manhole 4: 6" duct iron pipe (0.25 grade).

Staff Recommendation: Approval with above listed comments.

Motion by Andrew Atkins III, seconded by Amy Wise to approve the Site Plan for Legacy Luxury Townhomes with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

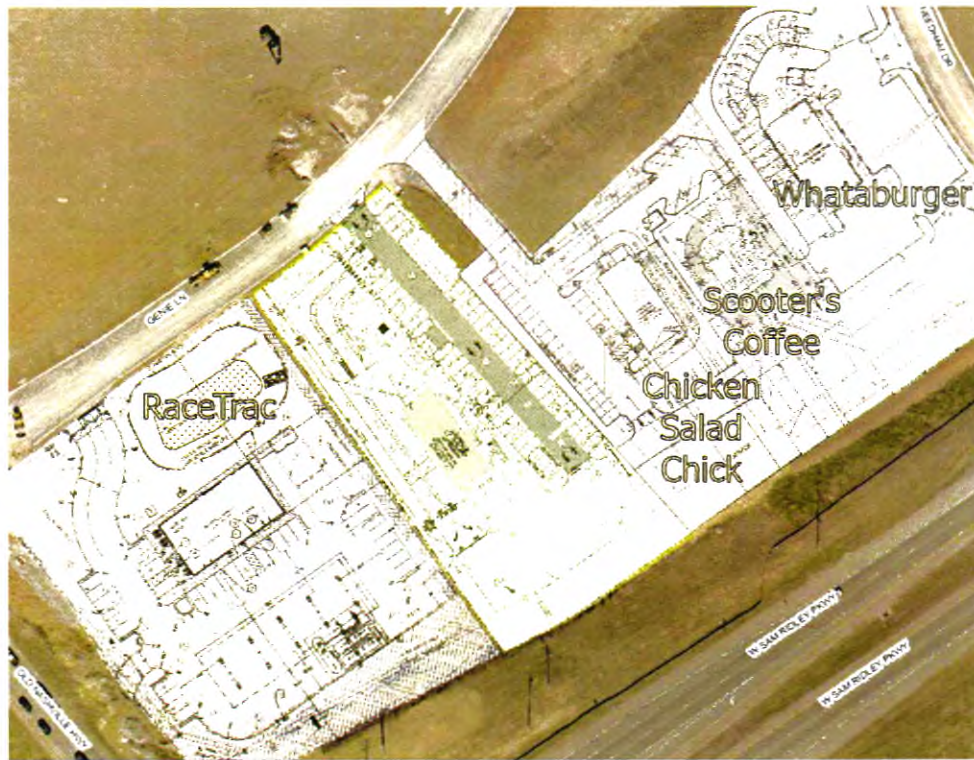
5. Raising Cane's
380 Sam Ridley Parkway, West
Owner / Developer: Raising Cane's Restaurant, LLC

<i>Location:</i> 380 W. Sam Ridley Pkwy.	<i>Applicant:</i> Kimley-Horn & Associates Inc.
<i>Tax Map/Parcel:</i> 28/44.15	<i>Property Owner(s):</i> Raising Canes Restaurant, LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Restaurant

Proposal

1. Location Analysis

Raising Cane's is proposing a 3,331 square foot building along Sam Ridley Parkway, West and Genie Lane. The property is situated between RaceTrac and Chicken Salad Chick and has road access to Genie Lane and a private access drive. Proposed drive thru stacking lanes have the ability to accommodate approximately 25 vehicles, which should provide adequate stacking.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	28,911 SF
Square Footage of Open Space/Landscaping	2,891 SF	3,188 SF
Total Parking	33 spaces	44 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

2. Landscaping

Landscape plan shows trees and shrubs planted along Genie Lane, the private drive and along the drive aisle. Additional shrubs are shown at the base of the building and in landscaped islands throughout the site.

3. Design Review

Architectural elevations submitted show a mixture of brick, glass/glazing and EIFS. All four elevations have a primary material of brick and glass/glazing at least 75.3%. The remaining material is comprised of EIFS. The building elevations are meeting the Design Review Manual.

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.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Genie Lane as a collector and Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for both streets.

Staff Comments:

Provide backflow for irrigation line.

Staff Recommendation: Staff recommends approval with the above listed comments.

Motion by Tim Slate, seconded by Amy Wise to approve the Site Plan for Raising Cane's with the above listed comments.

Vote: 7 - 0 Passed - Unanimously

At this time, Chairman Morrell turned the meeting over to Vice-Chairman Adkins.

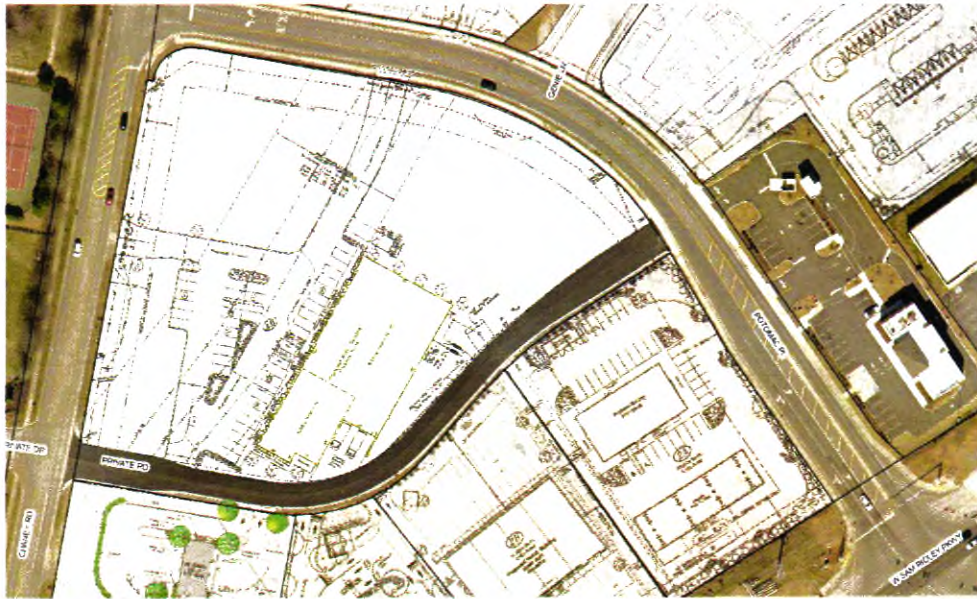
- 6. Lot 4B, Phase 1, Lee Bohman Subdivision
 Corner of Potomac Place & Chaney Road
 Owner / Developer: John Lee, LLC

<i>Location:</i> Chaney Rd.	<i>Applicant:</i> Huddleston-Steele Eng.- Steve Steele
<i>Tax Map/Parcel:</i> 28/67.14	<i>Property Owner(s):</i> John Lee, LLC
<i>Zoning:</i> C-2	<i>Use Classification:</i> Retail & Package Sales

Proposal

1. Location Analysis

A retail and package sales building is being proposed for Lot 4B within the Lee Bohman Subdivision. This is the last lot to be developed within this subdivision with potential extra area to develop on the same parcel. The proposed building size is to be 10,625 square feet of retail space, 4,150 square feet of warehouse space for a total square footage of 14,775 square feet. As proposed, there would be three access points; Chaney Road, Potomac Place and a private road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	25,142 SF
Square Footage of Open Space/Landscaping	2,514 SF	4,500 SF
Total Parking	44 spaces	44 spaces
Handicapped Parking Space(s)	2 spaces	2 spaces

2. Landscaping

Landscape plan shows trees at the entrance off Chaney Road as well as around the eastern and western building perimeter. Shrubbery is shown at the base of the building and within landscaped islands throughout the parking lot.

3. Design Review

Architectural elevations submitted show the building to be built with a primary material of brick and glass/glazing. Accent materials used include varying colors of steel and limestone. All four elevations contain at least 90% primary materials and meet the Design Review Manual.

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.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Chaney Road and Potomac Place as collectors. Adequate right-of-way exists for both streets.

Staff Comments:

1. Show the distance of the FDC from the building. It must be at least 30'.
2. The building location is required to be staked prior to a footing inspection due to the proposed close proximity to the Enbridge easement.
3. Provide a landscape and streetscape plan that meets Design Review.
4. Staff is concerned with the loading/unloading zone near the access road with trucks backing into the site from the road with the access to the property across the street in such close proximity.
5. Tap the 8" line and there should be a stub out for domestic.
6. Add a fire hydrant within 100' of the FDC.
7. Rework auto-turn to show apparatus turning left into development off Potomac Place.

Staff Recommendation: Staff recommends one of two options:

1. Approval with staff recommendations and revisions to site plan to be reviewed by staff for site modifications
2. Deferral to allow applicant time to revise plans to satisfy staff concerns.

Motion by Tony Dover, seconded by Mike Allen to defer the Site Plan for Lot 4B, Phase 1, Lee Bohman Subdivision to the May 2022 Planning Commission meeting due to staff's recommendation.

Vote: 6 - 0 Passed

Other: Councilman Tim Morrell (ABSTAIN)

At this time, Vice-Chairman Adkins turned the meeting back over to Chairman Morrell.

7. Seven Oaks Self-Storage
Seven Oaks Blvd
Owner / Developer: Bob Parks

<i>Location:</i> Seven Oaks Boulevard	<i>Applicant:</i> Sec, Inc.
<i>Tax Map/Parcel:</i> 50/7.07	<i>Property Owner(s):</i> Bob Parks
<i>Zoning:</i> PUD	<i>Use Classification:</i> Office & Self Storage

Proposal

1. Location Analysis

Seven Oaks Business Center is proposing the third phase of the development including two additional office/retail/warehouse buildings and a climate controlled self-storage building. The property was approved for a rezoning from C-2 to PUD during the July 2021 Town Council meeting. Access to the development will utilize a single entrance point off Seven Oaks Blvd. and will connect, in the rear, to the existing Seven Oaks Business Center development to the north.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	72,991 SF
Square Footage of Open Space/Landscaping	7,299 SF	16,993 SF
Total Parking	71 spaces	93 spaces
Handicapped Parking Space(s)	4 spaces	6 spaces

2. Landscaping

Landscape plan shows trees lining the rear of the property adjoining I-24. Streetscaping including a variety of trees and shrubs are shown along Seven Oaks Boulevard. Additional shrubs and trees are shown in landscape islands and around the base of the office buildings.

3. Design Review

Architectural elevations submitted show a primary material of brick on the front and sides of all three buildings. Rear elevations consist of primarily metal. The elevations are consistent with the approved PUD.

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.
 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 front buildings are required to be sprinkled.
2. A plat dedicating public easements is required.
3. Submit water/sewer construction plans.
4. Cleanouts need to be placed every 75' and 10' from the sewer manhole.
5. Submit a full set of Utility plans including the sewer profiles.

Staff Recommendation: Staff recommends approval with the above listed comments.

Motion by Tim Slate, seconded by Tony Dover to approve the Site Plan for Seven Oaks Self-Storage with the above listed comments.

Vote: 6 - 1 Passed

NAY: Mike Allen

4. April Bond Review Report

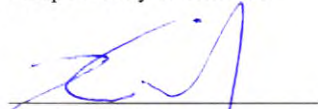
Motion by Vice-Mayor Marc Adkins, seconded by Amy Wise to approve the April Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

5. Staff comments and/or other business

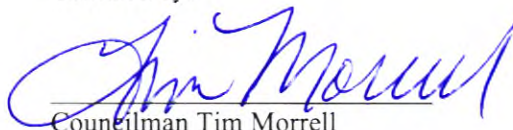
6. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman