



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES AUGUST 4, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, August 4, 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 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; Andrew Atkins III; Tim Slate

Absent: Mike Allen; Amy Wise; Tony Dover

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

Present: Attorney; Kevin Riggsby, Town Planner; Mitchell Wensman, Planner; Mark Crosslin, Planning Technician; Kathryn Bobbitt, Office Coordinator; Bill Culbertson, Fire Chief; Scott Byers, Fire Captain; Charles King, Engineer; Mike Strange, Utilities Director

1. Citizens' Comments: None at this time.
2. Approval of Minutes of the July 7, 2022 meeting.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the Minutes of the July 7, 2022 meeting.

Vote: 4 - 0 Passed - Unanimously

3. Old Business:
 - a. Rezoning Request:
 1. Rob Molchan
349 Chaney Road
Rezoning: R-4 to PRD

A Rezoning request was submitted for 349 Chaney Road. This property can be further referenced by Rutherford County Tax Map: 28, part of Parcel: 57.00, and is comprised of 7.37 acres. The surrounding zoning is R-4, R-6, and C-2 in Smyrna and C-1 Government Use in La Vergne. The Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a mix of retail and service uses on both a local and regional scale as well as high density residential in appropriate locations. The Major Thoroughfare Plan shows Chaney Road as a collector. Adequate right-of-way may exist for this street but would be evaluated further when a site plan is submitted. The requested PRD is for 67 townhomes on 7.37 acres. Approximately 2.64 acres of the parcel would remain zoned R-4 and continue in use as a church. The following staff comment was made:

1. Parking requirements for the church need to be reevaluated. More parking spaces may be required as some of the existing parking would be removed with this plan. This would need to be included with the site plan submittal.

At this time, Councilman Tim Morrell acknowledged Matt Taylor with SEC, Inc to speak regarding this request.

Motion by Andrew Atkins III, seconded by Tim Slate to recommend approval to the Town Council the Rezoning of 349 Chaney Road with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

b. Site Plan:

1. Spartan Raider Smyrna Hotel

Industrial Boulevard / Lot 9 Colonial Town Park

Owner / Developer: Felicitas Debt Fund, L.p. / Spartan Raider Development Partners, LLC

Location: Industrial Boulevard	Applicant: S&ME, Inc. - Eric Lang, P.E.
Tax Map/Parcel: 29/17.03	Property Owner(s): Felicitas Debt Fund, LP
Zoning: PUD	Use Classification: Transient Habitation

Proposal

A. Location Analysis

A new 50,928 square foot, 4 story hotel is proposing to develop on lot 9 within the Colonial Town Park Subdivision. Proposed location has road access to Town Park Drive and is located north of the existing Kohl's and Dollar Tree. The site would have one access point with two proposed stub streets to the adjoining southeastern parcel.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.75 Acres
Square Footage of Open Space/Landscaping	7,656 SF	1.19 Acres
Total Parking	118 Spaces	137 Spaces
Handicapped Parking Space(s)	5 Spaces	7 Spaces

C. Landscaping

Landscape plan shows trees lining the entrance to the property with additional trees and shrubs proposed throughout the parking areas and along the perimeter of the property.

D. Design Review

Architectural elevations submitted show the building to be built with a mixture of brick, stone, and glass/glazing. EIFS is shown as a secondary material with metal accents. The front and left elevations will have at least 79% primary materials. The right elevation has 66% brick and stone, 32% EIFS and 2% metal. Rear elevation shows 37% brick and stone, 58% EIFS and 5% metal.

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 prior to issuance of a building permit.

4. Signs will require a separate permit.
5. There are no streets as shown on the Major Thoroughfare Plan affected with this development.

Staff Comments:

1. The proposed re-subdivision plat must be recorded prior to issuance of any permits.
2. The building is required to be sprinkled and will be required to be reviewed and approved by the State Fire Marshal's office prior to issuance of a building permit.
3. If there is a commercial kitchen as part of the hotel, a 1,500 gallon grease trap is required.
4. As the proposed building height exceeds 40', a H-2 Height Overlay request is required. Any site plan approval would be subject to approval of the H-2 Height Overlay by the Town Council.

Staff Recommendation: Staff recommends approval with staff comments. The approval would be pending the height overlay approval by the Town Council.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Site Plan for Spartan Raider Hotel with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. Sherif Fouad
188 Moore Avenue
Rezoning: C-4 to R-3

A Rezoning request was submitted for 188 Moore Lane. This property can be further referenced by Rutherford County Tax Map: 28E, Group C, Parcel 4.00, and is comprised of 0.24 acres. The surrounding zoning is C-4 and C-2. The Future Land Use Plan would support Medium Density Single Family Residential in this area. No streets on the Major Thoroughfare Plan are affected by this request.

At this time, Councilman Tim Morrell acknowledged applicant Sherif Fouad to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to recommend denial to the Town Council the Rezoning of 188 Moore Ave due to being inconsistent with the surrounding zoning.

Vote: 4 - 0 Passed - Unanimously

2. Frank Malawski
President Place/Isabella Lane
Rezoning: C-2 to PCD

A Rezoning request was submitted for President Place at Isabella Lane. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 72.00, and is comprised of 0.705 acres. The surrounding zoning is C-2. The Future Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a combination of retail and service uses that serve both local and regional customers. The Major Thoroughfare Plan shows both Isabella Lane and President Place as collectors. Adequate right-of-way exists for both streets. The proposed PCD is for a quick service oil and lube business. The building is proposed to be 2,984 square feet. The following comments were made:

1. The developer is requesting a building setback along Isabella Lane of 10' and a setback along the side property line of 5'. The developer is also requesting approval of a sign package totaling 260 square feet where 200 square feet is allowed.
2. Staff would recommend removal of the northernmost access to Isabella Lane due to the close proximity to the intersection with President Place. An alternative would be to access the private drive to the west. A second alternative would be for the applicant to consider flipping the building so that the entrance faces President Place. This would mean vehicles being serviced would enter the northernmost entrance, but would exit at the southern access.

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

At this time, Councilman Tim Morrell acknowledged applicant Frank Malawski with Sevan Engineering to speak regarding this request.

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Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to defer the request for 30 days.

Vote: 4 - 0 Passed - Unanimously

3. Petergaye Taylor
10259 Old Nashville Highway
Rezoning: C-4 to PRD

A Rezoning request was submitted for 10259 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 49, Parcel: 107.00, and is comprised of 4.38 acres. The surrounding zoning is C-2, C-4, R-1, and PUD (Lenox). The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood retail and personal service uses as well as townhomes, attached residential and other multifamily uses in this area. The Major Thoroughfare Plan shows Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street. The requested PRD is for 46 townhomes ranging in size from 1,600 - 2,000 square feet. The following staff comments were made:

1. Provide a Will Serve letter from CUD.
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 Old Nashville Hwy. 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 on the results of the Water Service Availability Request feasibility study.

4. Submit a full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
5. A completed CUDRC "Water Service Availability Form" is to be submitted along with a preliminary plan to CUDengineering@ cudrc.com for a feasibility study and to obtain a CUDRC Will Serve Letter.
6. Roadways need to be 26' wide for fire apparatus movement throughout the site.

At this time, Councilman Tim Morrell acknowledged Chandler Walker with Catalyst Design Group to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Scott Byers, Town of Smyrna Fire Captain to speak regarding this request.

Motion to approve with staff comments from Tim Slate. Motion failed due to lack of a second.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to recommend denial to the Town Council the Rezoning of 10259 Old Nashville Highway.

Vote: 2 - 2 Failed

NAY: Councilman Tim Morrell
Tim Slate

b. Preliminary Plats:

1. Woodmont, Phase 9
Blue Diamond Drive
Owner / Developer: Meritage Homes of Tennessee, Inc.

A Preliminary Plat was submitted for Woodmont, Phase 9 located on Blue Diamond Drive. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 15.00, is comprised of 26.16 acres, and is zoned PRD with 64 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 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 \$3,001.00 will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan shows Blue Diamond Drive as a collector, and adequate right-of-way is shown for this street.
6. Submit roadway lighting plans.
7. Submit road, utility, and stormwater construction plans.
8. Show and provide documentation for the easement for the sewer line across the adjacent property to the northeast.
9. Development will be further evaluated for critical lots upon submittal of the proposed construction plans.
10. It appears that drainage easements may be necessary on some lots due to the natural drainage

pattern. This will be further evaluated after submittal of the construction plans.

11. The common area should be included with this plat as the easements need to be added and the boundary is proposed to be changed. The ownership of this common area will also need to sign the final plat.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Preliminary Plat for Woodmont, Phase 9 with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

2. Woodmont, Phase 10
Blue Diamond Drive
Owner / Developer: Meritage Homes of Tennessee, Inc.

A Preliminary Plat was submitted for Woodmont, Phase 10 located North of Blue Diamond Drive. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 15.00, is comprised of 13.83 acres, and is zoned PRD with 20 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 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 \$1,768.00 will be required.
4. Signs will require a separate permit.
5. Submit roadway lighting plans.
6. Submit road, utility, and stormwater construction plans.
7. Development will be further evaluated for critical lots upon submittal of the proposed construction plans.
8. It appears that drainage easements may be necessary on some lots due to the natural drainage pattern. This will be further evaluated after submittal of the construction plans.

Motion by Tim Slate, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for Woodmont, Phase 10 with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

c. Final Plats:

1. Saddle Grove
8695 Rocky Fork Almaville Road
Owner / Developer: Ashton Nashville Residential, LLC / Ashton Woods Homes

A Final Plat was submitted for Saddle Grove located at 8695 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 17.00, is comprised of 10.98 acres, and is zoned R-3 with 22 lots. The Major Thoroughfare Plan shows Rocky Fork Almaville Road as a collector. Adequate right-of-way is proposed to be dedicated for this street with this plat. 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. Show dimensions from the rear property line to the drainage easements for Lots 10 & 16, due to the irregularity of these easements.
4. Clearly show the location of all fire hydrants. Must be within 500' of all lots.

5. Submit plat directly to CUDengineering@ cudrc.com for further review.
6. Water line construction must be completed and accepted by CUDRC before signature of Plat.
7. All meter locations must be surveyed and shown on plat as constructed "as-built" in the field.
8. Include CUD single family 10'x10' clear space easement detail on plat.
9. Include driveways and sidewalks to plat note #18.
10. Include a 7'x7' CUD easement around all fire hydrant locations.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the Final Plat for Saddle Grove with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

2. Stewarts Glen
8162 Rocky Fork Almaville Road
Owner / Developer: Patterson Company, LLC

A Final Plat was submitted for Stewarts Glen located at 8162 Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 50.03 & 51.00, is comprised of 15.25 acres, and is zoned PRD with 21 lots. The Major Thoroughfare Plan shows Rocky Fork Almaville Road as a collector. Adequate right-of-way is proposed to be dedicated for this street with this plat. The following staff comments were made:

1. Add signatures of the owners and CUD prior to recording.
2. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this project.
3. Submit plat directly to CUDengineering@ cudrc.com for further review.
4. Water line construction must be completed and accepted by CUDRC before signature of Plat.
5. All meter locations must be surveyed and shown on plat as constructed "as-built" in the field.
6. Include CUD single family 10'x10' clear space easement detail on plat.
7. Include CUD single gang 13'x15' clear space easement detail on plat.
8. Include driveways and sidewalks to plat note #19.
9. Include a 7'x7' CUD easement around all fire hydrant locations.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Final Plat for Stewarts Glen with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

d. Site Plans:

1. Cedar Creek Townhomes, Phase 1
Rocky Fork Road
Owner / Developer: Alcorn Properties

Location: Percheron Place & Enon Springs Rd. W.	Applicant: Civil Infrastructure Associates
Tax Map/Parcel: 33/71.01	Property Owner(s): Alcorn Properties
Zoning: PUD	Use Classification: Townhomes

Proposal

A. Location Analysis

The proposed site plan for Cedar Creek Townhomes consists of 10.69 acres located on Enon Springs Road W. Proposed plan is for 87 townhomes divided into two phases; 38 in the first phase and 49 in the second phase. As proposed, the site may be accessed from Rocky Fork Road and the second phase by Percival Street. Private roadways will serve this development.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	Total Site: 67,350 SF
Square Footage of Open Space/Landscaping	Total Site: 6,735 SF	Total Site: > 6,735 SF
Total Parking	Phase 1: 76 Spaces	Phase 1: 86 Spaces
Handicapped Parking Space(s)	N/A	1 Space

C. Landscaping

Landscape plan shows streetscaping along Enon Springs Road West and Percival Street. Additional shrubbery and trees are shown along the interior streets and around the units.

D. Design Review

Architectural elevations show a primary material to be used of fiber cement and secondary material of brick or cultured stone at the base of the new buildings. Proposed elevations meet the approved PRD requirements.

Standard Comments:

1. Signs will require a separate permit.

Staff Comments:

1. Please provide a bus stop.
2. Show dimensions on the parking spaces.

C. Landscaping

Landscape plan shows a variety of shrubs and trees planted throughout the site. Street trees and shrubs are proposed along Tridon Drive with additional trees and shrubs in landscape islands and at the base of the building front.

D. Design Review

Architectural elevations submitted show a mixture of brick, split-face CMU block and CMU block. Elevations will need to be revised to meet Design Review requirements. All elevations will be visible from the public right-of-way and must meet the 75% primary material requirement. The south (front) elevation has 70% primary materials and the east and west elevations have 72% primary materials. The north (rear) elevation has 91% primary materials. The southern, eastern and western elevations need a minimum of an additional 5% primary material added to meet Design Review.

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 \$627.00 will be required prior to issuance of a building permit.
- 4. Signs will require a separate permit.
- 5. No streets on the Major Thoroughfare Plan are affected by this request.

Staff Comments:

- 1. The final plat creating this lot must be recorded prior to issuance of a building permit.
- 2. Please revise elevations to meet Design Review requirements.
- 3. Tridon Drive must be bored for the water line connection.

Staff Recommendation: Staff approval with remaining comments.

Motion by Vice-Mayor Marc Adkins, seconded by Andrew Atkins III to approve the Site Plan for Range USA with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

- 3. Spine and Orthopedic Solutions
Corner of Rock Springs Road and Jim Parker Drive
Owner / Developer: Fishing Day, LLC

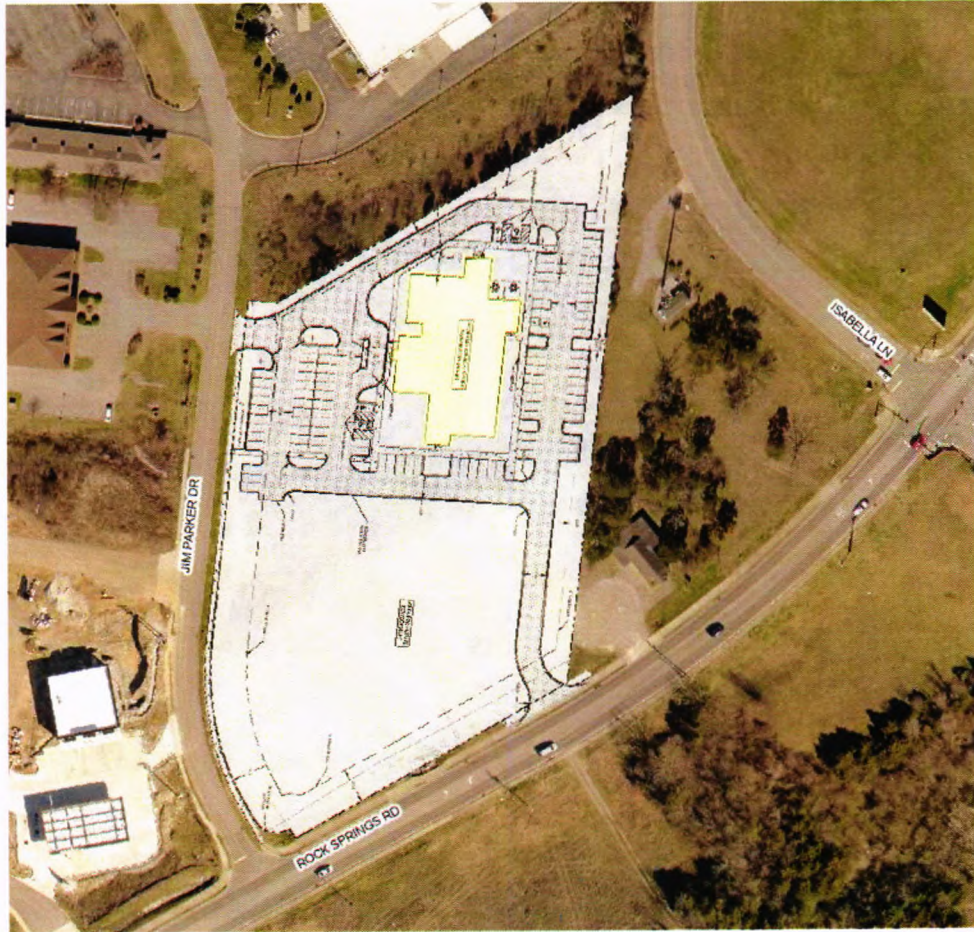
Location: Rock Springs Road & Jim Parker Drive	Applicant: 615 Design Group
Tax Map/Parcels: 28/68.01 & 69.00	Property Owner(s): Fishing Day, LLC
Zoning: C-2	Use Classification: Professional Services, Medical

Proposal

Location Analysis

Spine and Orthopedic Solutions is proposing a medical facility on a vacant tract of land with road frontages on Rock Springs Road and Jim Parker Drive. In its current state, there are two lots which will need to be combined prior to issuance of a building permit. The medical facility is to be 15,194 square feet in size and be positioned in the rear of the site with the front to remain vacant for future

development. The site would have two access points, one onto Rock Springs Road and one onto Jim Parker Drive.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.20 Acres
Square Footage of Open Space/Landscaping	5,229 SF	0.85 Acre
Total Parking	51 Spaces	97 Spaces
Handicapped Parking Space(s)	4 Spaces	6 Spaces

C. Landscaping

Landscape plan shows street trees lining both road frontages. Additional shrubbery is shown with the street trees on Jim Parker Drive where development is to occur on this parcel. Trees are to be planted in landscape islands around the parking lot and shrubs are to be planted at the base of the building. A Type C buffer is shown along the adjacent R-1 zoned tract fronting Rock Springs Road.

D. Design Review

Architectural elevations submitted show a mixture of glass/glazing, stacked stone and hardie board siding. Fiber cement board is listed as a secondary material, per Design Review, at least 75% of any facade visible from the public road shall be finished in primary materials. Elevations do not meet Design Review. All elevations will be visible from the public right-of-way. West (front) elevation shows 62% primary materials with 38% secondary materials. East (rear) elevation has 27% primary material and 73% secondary material. North elevation shows 29% primary material and 71% secondary material. South elevation shows 59% primary materials with 41% secondary material.

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 \$839.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Jim Parker Drive and Rock Springs Road as collectors. Adequate right-of-way exists for both streets.

Staff Comments:

1. Map 28, Parcels 68.01 & 69.00 must be combined into one parcel via combination plat before the issuance of permits.
2. Submit water construction drawings.
3. Must meet Design Review. At least 75% of any building elevation visible from the public right-of-way shall be clad in primary materials of brick, stone, or glass/glazing.
4. Contact James Lawrence with the Town of Smyrna Fire Department in reference to the auto-turn.
5. Fire hydrants must be within 400' of all parts of the building. Contact James Lawrence with the Town of Smyrna Fire Department.
6. Future access points to any future development will occur off the internal access points. No new access points will be allowed onto Rock Springs Road or Jim Parker Drive.
7. Show backflow preventers immediately downstream of all water meters. Backflow preventers shall be reduced pressure type. FDC shall be placed on the downstream side of all backflow preventers and have a hydrant within 100'.
8. Please show total square footage of landscaping proposed without sod area.

Staff Recommendation: Staff recommends approval with the remaining staff comments.

At this time, Councilman Tim Morrell acknowledged C.J. Murrell with 615 Design to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the Site Plan for Spine and Orthopedic Solutions with the above listed staff comments.

Vote: 4 - 0 Passed - Unanimously

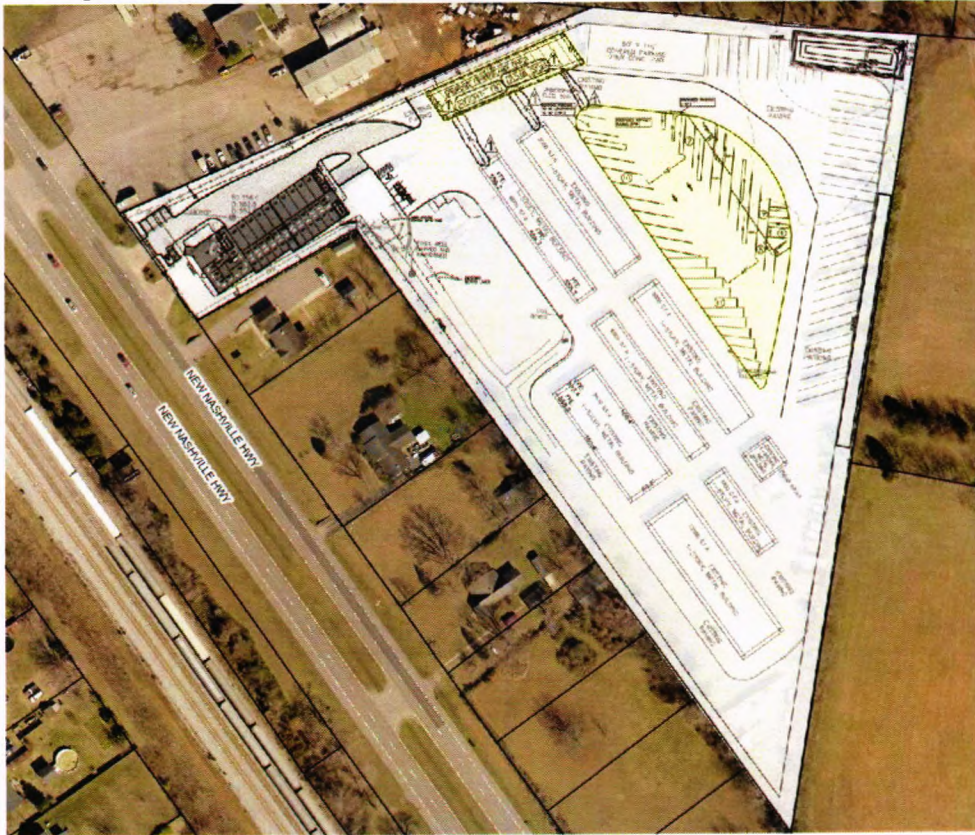
4. Storplace Canopy Addition
5916 New Nashville Highway
Owner / Developer: 2156 Associates

Location: 5916 New Nashville Highway	Applicant: 2156 Associates
Tax Map/Group/Parcel: 57A/A/24.01	Property Owner(s): 2156 Associates
Zoning: PUD	Use Classification: Storage

Proposal

A. Location Analysis

StorPlace is an existing self-storage facility located at 5916 New Nashville Highway. The perimeter of the property is utilized for boat and RV open air storage. This proposed site plan is for a canopy to cover a portion of the parking area along the northern property line. Proposed canopy is to be 7,518 square feet in size and 18 feet tall. Additionally, there are locations on site which are unpaved and are proposed to be paved for additional open air storage spots.



B. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	Total: 5.10 Acres Proposed: 1.00 Acre
Square Footage of Open Space/Landscaping	3,489 SF	3,557 SF

C. Landscaping

Landscape plan shows additional trees and shrubs provided along the eastern property line.

D. Design Review

Architectural elevations are proposed to be a metal canopy.

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 prior to issuance of a building permit.
4. Signs will require a separate permit.

5. The Major Thoroughfare Plan shows New Nashville Highway as a principal arterial. Adequate right-of-way exists for this street.

Staff Comments:

1. CUD's existing infrastructure is adequate to meet the fire flow requirement of 1,000 GPM for this project.

Staff Recommendation: Staff recommends approval with remaining comments.

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

Vote: 4 - 0 Passed - Unanimously

5. Zoning Ordinance Amendment:

a. Article IV, Section 4.010.1.A
Residential Parking Requirements

Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to recommend approval to the Town Council as recommended by staff for the Zoning Ordinance Amendment, Article IV, Section 4.010.1A pertaining to residential parking requirements.

Vote: 4 - 0 Passed - Unanimously

6. Mandatory Referral:

a. Town of Smyrna
The Summit Land Sale
Sam Ridley Parkway, West

Motion by Tim Slate, seconded by Andrew Atkins III to recommend approval to the Town Council for the sale of The Summit property.

Vote: 4 - 0 Passed - Unanimously

7. August Bond Review Report

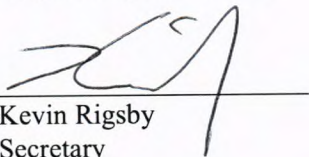
Motion by Vice-Mayor Marc Adkins, seconded by Tim Slate to approve the August Bond Review Report with staff recommendations.

Vote: 4 - 0 Passed - Unanimously

8. Staff comments and/or other business

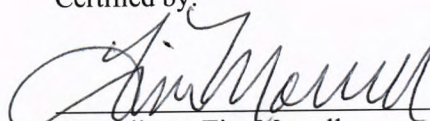
9. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman