



## SMYRNA MUNICIPAL PLANNING COMMISSION

July 7, 2022  
5:00 p.m. meeting

Smyrna Town Hall

### AGENDA

1. Call to Order
2. Prayer  
Pledge of Allegiance
3. Citizens' Comments:
4. Approval of Minutes of the June 2, 2022 meeting.
5. Old Business:
  - a. Rezoning Request:
    1. Petergaye Taylor  
10259 Old Nashville Highway  
Rezoning: C-4 to PRD Positive Recommendation to  
Town Council: 5-1
  - b. Site Plans:
    1. Eli Waldron Boat & RV Storage  
109 Threet Industrial Road  
Owner / Developer: Eli Waldron Approved: 6-0
6. New Business:
  - a. Rezoning Requests:
    1. Maggie Johnson & Gamil Kamel  
806 Enon Springs Road, West / Enon Springs Road, West  
Rezoning: C-4 to C-2 Negative Recommendation to  
Town Council: 6-0
    2. Gamil Kamel  
102 & 104 Weakley Street  
Rezoning: R-2 to R-4 Positive Recommendation to  
Town Council: 6-0
    3. Nathan Melson  
Enon Springs Road, West / Big Son Lane  
Rezoning: PUD Amendment Positive Recommendation to  
Town Council: 5-1
    4. Rob Molchan  
349 Chaney Road  
Rezoning: R-4 to PRD Deferral to next meeting: 6-0

5. Caleb Spearing  
103 Maple Street  
Rezoning: C-2 with LSO to R-2 with LSO

Positive Recommendation to  
Town Council: 5-0-1

b. Preliminary Plats:

1. Talia Trace, Section 1  
12495 Old Nashville Highway  
Owner / Developer: Ole South Properties

Approved: 6-0

c. Final Plats:

1. Gwynne Subdivision, Lots 1 & 2  
4147 Rock Springs Road  
Owner / Developer: Jannette L. Gwynne & Robert W. Gwynne, III

Approved: 6-0

2. Morton Lane  
3178 Morton Lane  
Owner / Developer: James P. & Juanita Still

Positive Recommendation to  
Town Council: 6-0

3. The Vintage, Block 1  
Old Nashville Highway at Genie Lane  
Owner / Developer: Vester Waldron Family Limited Partnership

Approved: 6-0

d. Site Plans:

1. Ken Pilkerton Drive  
611 Ken Pilkerton Drive  
Owner Developer: Tommy Couch

Approved: 6-0

2. Parkway Baptist Church Addition  
1715 Lee Victory Parkway  
Owner / Developer: Church Baptist Parkway of Smyrna

Approved: 6-0

3. Spartan Raider Smyrna Hotel  
Industrial Boulevard / Lot 9 Colonial Town Park  
Owner / Developer: Felicitas Debt Fund, L.p. / Spartan Raider Development  
Partners, LLC

Deferral to next meeting: 6-0

4. Talia Trace  
12495 Old Nashville Highway  
Owner / Developer: Ole South Properties

Approved: 6-0

5. Tridon Drive Industrial  
8100 Tridon Drive  
Owner / Developer: Foundry Commercial

Approved: 6-0

7. Mandatory Referrals:

a. SRM Concrete  
Land Donation to Town of Smyrna  
Hickory Grove Road

Positive Recommendation to  
Town Council: 6-0

8. July Bond Review Report

9. Staff comments and/or other business
10. Adjournment