



SMYRNA MUNICIPAL PLANNING COMMISSION

November 2, 2023
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order Absent: Mike Allen
2. Prayer
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Approval of Minutes of the October 5, 2023 meeting. Approved: 6-0
5. Old Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Collins Grove **Positive Recommendation
to Town Council: 5-0-1**
6 Single Family Lots &
0.32 Acres Zoned R-3
8673 Briley Road
Annexation & PRD Zoning Request
 2. Joe Haddix - **Request two month deferral** **Deferred 2 months: 6-0**
Bill France Road & Interstate 840
Annexation & I-2, C-2, & R-3 Zoning Request
 - b. Rezoning Request:
 1. Andrea Patty **Negative Recommendation
to Town Council: 6-0**
Expand automotive rental use
onto adjoining parcel
63 N Lowry Street
Rezoning C-2 to PCD
6. New Business:
 - a. Rezoning Requests:
 1. Carl Garrett **Positive Recommendation
to Town Council: 6-0**
105 Richardson Street
Rezoning C-1 to R-4
 2. Ellen Mays **Negative Recommendation
to Town Council: 6-0**
13016 Old Nashville Highway
Rezoning R-2 to R-6
 3. Gayle Snoddy **Positive Recommendation
to Town Council: 6-0**
406 College Street
Rezoning R-2 to R-4

4. Jyotheen Karam
Rock Springs Road
Rezoning C-4 to C-2

**Positive Recommendation
to Town Council: 6-0**

5. Ryan Hollingshead
6267 Lee Road
Rezoning PRD to PUD

**Positive Recommendation to
Town Council: 5-1**
436 Single Family Lots,
220 Townhomes &
6 Commercial Lots - 214 Ac.

6. Seven Oaks Business Park, Phase 3
Seven Oaks Boulevard
PUD Amendment

**Positive Recommendation
to Town Council: 6-0**
2 single story climate
controlled self-storage bldgs.

b. Sketch Plat:

1. Lyndwood
Almaville Road & Independent Hill Road
Owner / Developer: DRPAC

Deferred 1 month: 6-0

c. Final Plats:

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

Approved: 5-0
29 Single Family Lots

2. Addition to Villages of Valley Green, Section IV
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings

Approved: 6-0
Dedication of easements

3. Hart's Branch Village, Phase 3
Rock Springs Road
Owner / Developer: Regent Homes, LLC

Approved: 6-0
Dedication of easements

d. Site Plans:

1. Addition to Villages of Valley Green, Section IV
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings

Deferred 1 month: 6-0

2. LC Jones, Lot 6A
310 Quecreek Circle
Owner / Developer: Venture Properties, LLC

Approved: 6-0
Office building

3. McDonald's
352 Needham Drive
Owner / Developer: Vester Waldron Family LTD. Partnership

Deferred 1 month: 6-0

7. November Bond Review Report

Approved: 6-0

8. Staff comments and/or other business

9. Adjournment