



SMYRNA MUNICIPAL PLANNING COMMISSION

December 7, 2023
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order
2. Prayer
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Approval of Minutes of the November 2, 2023 meeting **Approved: 7-0**
5. Old Business:
 - a. Sketch Plat:
 1. Lyndwood
Almaville Road & Independent Hill Road
Owner / Developer: DRPAC **Denied: 7-0**
1,500 Residential
Units/Lots
 - b. Site Plans:
 1. Addition to Villages of Valley Green, Section IV - **Request to be deferred**
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings **Deferred: 7-0**
 2. McDonald's **Approved: 7-0**
352 Needham Drive
Restaurant
Owner / Developer: Vester Waldron Family LTD. Partnership
6. New Business:
 - a. Annexation, Zoning, and Plan of Service Request:
 1. Jared Cunningham
Rocky Fork Almaville Road
Annexation & PRD Zoning Request **Positive Recommendation
to the Town Council: 7-0**
103 single family lots
 - b. Preliminary Plats:
 1. Lee Road Subdivision
6554 & 6558 Lee Road
Owner / Developer: David Weekley Homes **Approved: 6-0-1**
100 single family lots

2. Newberry Commons
Almaville Road
Owner / Developer: Newberry Propco, LLC

Approved: 7-0
13 single family lots
7 villas/14 units
84 townhomes
1 commercial lot

c. Final Plats:

1. Greystone, Phase 1B
Rocky Fork Road
Owner / Developer: Greystone West, LLC

Approved: 7-0
70 lots

2. Sam Davis Home Property, Section 1, Lot 1
Nissan Drive & Sam Davis Road
Owner / Developer: Sam Davis Memorial Assoc.

Approved: 7-0
1 commercial lot

d. Site Plans:

1. Almaville Retail Center
1929 Almaville Road
Owner/Developer: Ram Smyrna Partnership/Bhikhabhai J. Patel

Approved: 6-0
3 tenant commercial building

2. Davis Park Commercial, Lot 4
Corner of Old Nashville Hwy. & Davis Park Dr.
Owner/Developer: Richland South LLC/Beltway LLC

Approved: 6-0
3 tenant commercial building

3. Redstone Federal Credit Union
Corner of Sam Ridley Pkwy. W. & Huginn Ln.
Owner/Developer: Redstone Federal Credit Union

Approved: 6-0
Financial institution &
commercial tenant

4. Stewart Creek Station
NE Corner of Poplarwood Drive & Almaville Road
Owner/Developer: Mayan 2022 Inc/Hardik Patel

Approved: 6-0
Gas station

5. Zomi Christian Church, Inc.
815 Rock Springs Road
Owner/Developer: Marjolus Holdings, LLC

Approved: 6-0
Religious facility

7. Mandatory Referrals:

- a. Rocky Fork Almaville Road Right-of-Way and Easement Acquisition

Approved: 6-0

8. December Bond Review Report

Approved: 6-0

9. Staff comments and/or other business

10. Adjournment