



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES NOVEMBER 7, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, November 7, 2024 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 Charles Scurr.

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

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Salena Scott; Charles Scurr, PhD

Absent: Amy Wise; Miranda Swift

Staff Present: Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Mark Parker, Assistant Director of Utilities; Kristi Worrell, Building Official

1. Citizens' Comments:

"The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing".

2. Approval of Minutes of the October 3, 2024 meeting.

Motion by Matthew Carver, seconded by Salena Scott to approve the Minutes from the November 7, 2024 meeting.

Vote: 5 - 0 Passed - Unanimously

3. New Business:

a. Annexation, Zoning, and Plan of Service Request:

1. Catalyst Design Group
Rocky Fork Almaville Road
Annexation & PRD Zoning Request

An Annexation and PRD Zoning request was submitted for Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcel: 18.00, is comprised of 29.79 acres, and is zoned RM. The surrounding zoning is R-1, R-3, and PRD (The Courtyards at Stewart Creek). The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way dedication would be required along this route. The requested PRD is for 85 single family lots for a density of 2.85 units/acre. The following staff comments were made:

1. The required minimum fireflow is 1,000 GPM @ 20 PSI.
2. This site will require significant grading. The steepest topography after grading is completed will be located within the open space on the rear of the property outside of the building lots. However, staff would anticipate many of the lots within this development to be considered critical lots.
3. CUD has an existing 12" water main along Rocky Fork Almaville Road to serve the annexed/rezoned property.
4. Please reference CUD Will Serve Letter for Evergreen Pointe issued 1/5/2024 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement.
5. Once available, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.

Motion by Matthew Carver, seconded by Vice-Mayor Marc Adkins to recommend approval to the Town Council the Annexation & PRD Zoning request for Rutherford County Tax Map: 54, Parcel: 18.00 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Rocky Fork Road
2302 Rocky Fork Road
Owner / Developer: Kepley Properties, LLC

A Preliminary Plat was submitted for Rocky Fork Road located at 2302 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 44.01, is comprised of 3.46 acres, is zoned R-1 w/ESO, and consists of 3 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 will be required.
4. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way dedication is shown on this plat.
5. Signs will require a separate permit.
6. The required minimum fireflow is 1,000 GPM @ 20 PSI. If the homes exceed 3,600 square feet, the flow requirement will increase.
7. The legal documents establishing the access easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded

- with the final plat.
8. The proposed 16" steel encasement for the sewer line underneath Rocky Fork Road is not required.
 9. All water services shall be a minimum of 1".
 10. The access easement is required to be at least 50' wide per the Subdivision Regulations.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Preliminary Plat for Rocky Fork Road with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Alfaro PRD
Rocky Fork Almaville Road & Briley Road
Owner / Developer: Porfirio Alfaro

A Preliminary Plat was submitted for Alfaro PRD located at Rocky Fork Almaville Road & Briley Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 57.03, 57.04, 57.05, is comprised of .96 acres, is zoned, PRD, and consists of 5 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 will be required.
4. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way dedication is shown on this plat. A minimum right-of-way dedication of 25' from the centerline is also required and is shown along Briley Road.
5. Signs will require a separate permit.
6. The minimum fireflow is 1,750 GPM @ 20 PSI. If sprinkled it will be reduced to 875 GPM @ 20 PSI. This is based on the proposed building area of 3,900 square feet.
7. According to the Rutherford County Assessor of Property's information, each of the three parcels within this development has a different owner, but only one owner is shown. Have all properties been combined into one ownership recently?
8. The required minimum depth for manholes is 4'.
9. Show all sewer grades at 0.4%.
10. The private entrance drive is required to be a minimum of 26' wide.
11. Submit a water service availability request to CUDengineering@ cudrc.com for feasibility and to obtain Will Serve Letter.
12. CUD's existing infrastructure should be adequate to meet the fire flow requirement of 1,000 GPM for this development, dependent on results of water availability request.
13. Consolidated Utility District of Rutherford County (CUDRC) has an existing twelve (12) inch water main along Rocky Fork Almaville Road and (6) inch water main along Briley Road to serve the properties.
14. For specific comments, submit full set of plans directly to CUDengineering@ cudrc.com for further review and comment.
15. Please submit a signed application by Wednesday, November 6, 2024.

Motion by Matthew Carver, seconded by Vice-Mayor Marc Adkins to approve the Preliminary Plat for the Alfaro PRD with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Final Plats:

1. Alfaro PRD
Rocky Fork Almaville Road
Owner / Developer: Porfirio Alfaro

A Final Plat was submitted for Alfaro PRD located at Rocky Fork Almaville Road & Briley Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 57.03, 57.04, 57.05, is comprised of .96 acres, is zoned PRD, and consists of 5 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 will be required.
4. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way dedication is shown on this plat. A minimum right-of-way dedication of 25' from the centerline is also required and is shown along Briley Road.
5. Signs will require a separate permit.
6. The minimum fireflow is 1,750 GPM @ 20 PSI. If sprinkled it will be reduced to 875 GPM @ 20 PSI. This is based on the proposed building area of 3,900 square feet.
7. According to the Rutherford County Assessor of Property's information, each of the three parcels within this development has a different owner. Have all properties been combined into one ownership recently? Two different owners are shown on this plat.
8. Label and dimension the rear minimum building setback of 38' on all 5 buildable lots.
9. The private entrance drive is required to be a minimum of 26' wide.
10. Submit plat directly to CUDengineering@ cudrc.com for further review and specific comments.
11. Water line construction must be completed and accepted by CUDRC before signature of Final plat.

Motion by Charles Scurr, PhD, seconded by Matthew Carver to approve the Final Plat for Alfaro PRD with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Seven Oaks Business Center, Resubdivision of Lot 7
Almaville Road & Seven Oaks Boulevard
Owner / Developer: Bob Parks & 360 Development, LLC / CSC Properties

A Final Plat was submitted for Seven Oaks Business Center, Resubdivision of Lot 7 located at Almaville Road/Seven Oaks Boulevard. This property can be further referenced by Rutherford County Tax Map: 50L, Group: A Parcel: 7.00, is zoned C-2, is comprised of 1.5 acres, and consists of 2 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 will be required.
4. The Major Thoroughfare Plan designates Almaville Road as a minor arterial and Seven Oaks Boulevard as a collector. Adequate right-of-way exists for Almaville Road, but dedication is required and is shown along Seven Oaks Boulevard.

5. Show the proposed sewer main within the public sanitary sewer easement within lot 7B.

Motion by Matthew Carver, seconded by Charles Scurr, PhD to approve the Final Plat for Seven Oaks Business Center, Resubdivision of Lot 7 with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

3. Lot 1 Seven Oaks Storage
859 Seven Oaks Storage
Owner / Developer: Bob Parks & 360 Development, LLC / Inkana Development

A Final Plat was submitted for Lot 1 Seven Oaks Storage located at 859 Seven Oaks Boulevard. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 7.07, is comprised of 4.47 acres, is zoned PUD, and consists of 1 lot. 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 will be required.
4. The Major Thoroughfare Plan designates Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this road.
5. Signs will require a separate permit.
6. Show public sewer service location with a connection to the sewer main.

Motion by Salena Scott, seconded by Matthew Carver to approve the Final Plat for Lot 1 Seven Oaks Storage with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

1. Big Son Gas Station
206 Big Son Lane
Owner / Developer: Smyrna Investment, Inc.

Location: 260 Big Son Lane	Applicant: Smyrna Investment Inc.
Tax Map/Parcel: 33/71.00	Property Owner(s): Smyrna Investment Inc.
Zoning: PUD with ESO	Use Classification: Convenience Store with Fuel

Proposal

A. Location Analysis

The Cedar Creek PUD subdivision, located on the corner of Enon Springs Road West and Big Son Lane, is proposing the development of a convenience store with a fuel station. This PUD was rezoned in 2019 and amended in 2022 with the allowed use of townhomes and convenience store with a fuel station (on Lot 3 only) with C-4 uses, Government Administrative Services and day care center on the two commercial lots fronting Big Son Lane. If approved and developed, Lot 2, which is owned by the Town, would be the only remaining undeveloped commercial tract within this PUD. The proposed convenience store is to be 5,000 square feet and have 6 fuel pumps.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.73 Acres
Square Footage of Open Space/Landscaping	3,201 SF	3,485 SF
Total Parking	50 Spaces	50 Spaces
Handicapped Parking Space(s)	2 Spaces	3 Spaces

B. Landscaping

Landscape plan shows a Type C landscape buffer along the northern property line abutting the townhomes. Streetscaping is shown along the roadways with shrubbery between the trees. In addition, landscaping is shown in landscaped islands throughout the site and at the base of the convenience store.

C. Design Review

Architectural elevations show the building to be finished with a mixture of all primary materials of brick, glass/glazing and stone. All four wall elevations are shown to have at least 75% primary materials to meet Design Review. In addition the building will need to meet all requirements set forth by the Enon Springs Overlay. Per staff comments listed below, the building does not meet ESO requirements.

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 permit.
3. A grading permit fee will be required.

4. Signs will require a separate permit and shall meet ESO requirements.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial.
Adequate right-of-way exists for this road.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Parking and grading is shown within the 60' stream buffer. This will be reviewed as a part of the grading permit submittal and may be required to be moved to another location on site.
8. Truncated domes within sidewalks are required to meet the requirements of the Americans with Disabilities Act shall be brick pavers that are brick red in color.

Staff Comments:

1. Complete a water customer load sheet.
2. Add water/sewer details.
3. Per the ESO, provide a minimum of 24" base on the building utilizing a different material or color. This should be on all four sides of the building.
4. The ESO requires a minimum of 50% of the facade as window or void area. The front of the building as shown is 31.67%.
5. The site is required to be at least 20% pervious in the ESO, not 15%. It appears that this requirement is met, but please revise the cover sheet to reflect this.
6. Screen any electric transformers, utility pads, water meters, gas meters, electric meters, and ground-mounted air conditioning or mechanical units. Screening may be achieved with vegetation, fencing or walls. Add vegetation, fencing or a wall around the sidewalk on the northern side of the building near the meters.
7. Submit a traffic study in compliance with Section 3.200 of the Zoning Ordinance.

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

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

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

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Site Plan for Big Son Gas Station with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

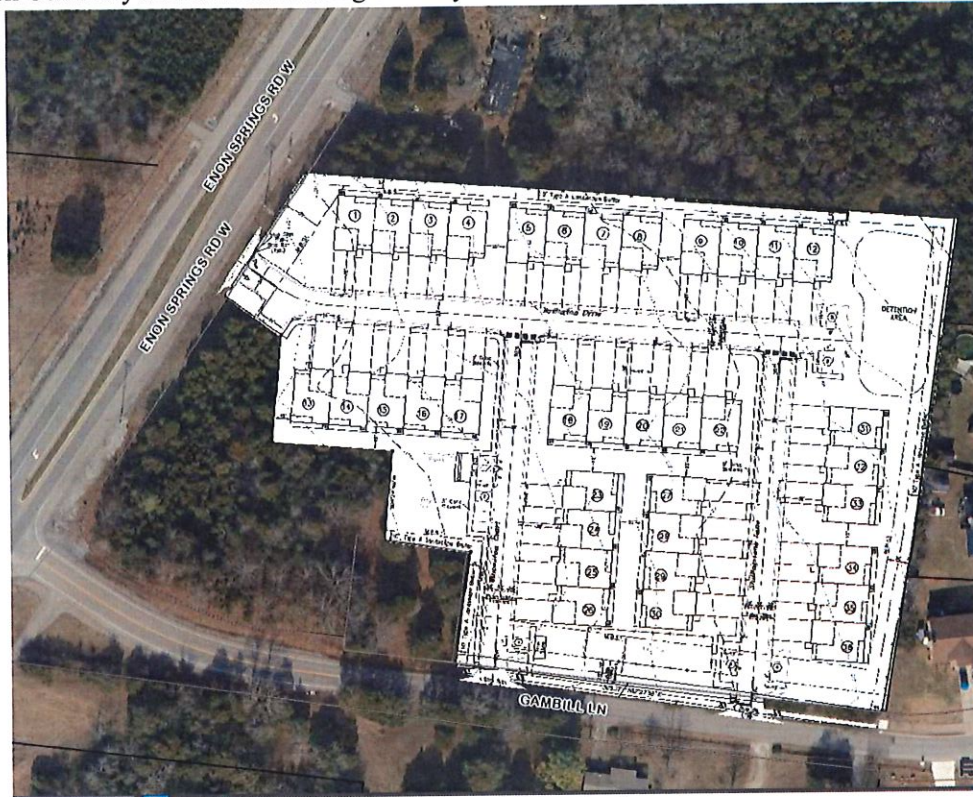
2. Gambill Lane PRD
NE Corner of Gambill Lane & Enon Springs Road, West
Owner / Developer: Hollingshead Land, LLC

Location: NE Corner of Enon Springs Road, West and Gambill Lane	Applicant: Huddleston-Steele Eng.
Tax Map/Part of Parcel: 33/91.00	Property Owner(s): Hollingshead Land, LLC
Zoning: PRD with ESO	Use Classification: Townhomes

Proposal

A. Location Analysis

Hollingshead Land, LLC is proposing to develop 36 townhomes near the intersection of Enon Springs Road, West and Gambill Lane. This portion of Parcel 91.00 was rezoned to PRD in September 2024 for the proposed use of townhomes. Three ingress and egress points are proposed with two on Gambill Lane and one on Enon Springs Road, West. Surrounding zoning consists of a mixture of R-1 (Hendren Cemetery and a 7.18 acre single family tract to the north), R-3 and C-2.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	0.70 Acres
Square Footage of Open Space/Landscaping	3,054 SF	4,500 SF
Total Parking	162 Spaces	168 Spaces
Handicapped Parking Space(s)	N/A	1 Space

B. Landscaping

Landscape plan shows a Type A landscape buffer and a 6 foot tall vinyl privacy fence along the northern and eastern property line along the single family zoned properties, including the cemetery, without the fence. Additional streetscaping is shown along both road frontages as well as spread throughout the private roadways within the development.

C. Design Review

Architectural elevations show the townhomes to have a mixture of brick and fiber cement board siding. The front of the units will be primarily brick with accents of fiber cement board on some of the units, however all units surrounding the garage will be brick. Side elevations will be comprised mainly of brick with the gabled windows on the second floor having a visible siding of fiber cement board. The rear of the units are to have the first floor entirely brick and the second floor gabled windows to have fiber cement board. As presented, the elevations match the approved PRD.

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 permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and shall comply with the ESO.
5. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial and Gambill Lane as a collector. Adequate right-of-way exists along Enon Springs Road, West, but right-of-way dedication would be required along Gambill Lane.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Any retaining wall over 4' tall will require a building permit.

Staff Comments:

1. A subdivision plat separating the commercial lot from the townhome lot as well as dedicating any public easements will be required to be recorded prior to issuance of building permits.
2. Screen any electric transformers, utility pads, water meters, gas meters, electric meters, and ground-mounted air conditioning or mechanical units. Screening may be achieved with vegetation, fencing or walls.

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

Motion by Salena Scott, seconded by Matthew Carver to approve the Site Plan for Gambill Lane PRD with the above listed staff comments.

Vote: 4 - 1 Passed

NAY: Vice-Mayor Marc Adkins

3. Grand Wash/ Retail / Gas Station
NW Corner of Nissan Drive & Sam Davis Road
Owner / Developer: Car Wash Pro Designers / Riverstone Investments, LLC

Location: NW Corner of Nissan Dr. & Sam Davis Rd.	Applicant: Car Wash Pro Designers
Tax Map/Parcel: 27/6.08	Property Owner(s): Riverstone Investments LLC
Zoning: C-2	Use Classification: Car Wash, Convenience Store with Fuel & Retail Center

Proposal

A. Location Analysis

Grand Wash is proposing a second car wash on a commercial parcel on the northwest corner of the intersection at Nissan Drive and Sam Davis Road. In addition to the car wash would be a convenience store with a fuel station and retail center. Access to the site would be provided via both road frontages with the access on Nissan Drive having a deceleration lane to enter the site as well as two exit lanes. Sam Davis Road would have a single entrance with two exit lanes. The car wash use on this site was approved for special exception within a C-2 zone by the Board of Zoning Appeals during the September 2024 meeting. The typical car wash would have adequate stacking for 24 vehicles with a secondary smaller "truck wash" attached to service oversized vehicles, not semi-trucks.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.28 Acres
Square Footage of Open Space/Landscaping	9,922 SF	0.92 Acres
Total Parking	98 Spaces	116 Spaces
Handicapped Parking Space(s)	5 Spaces	5 Spaces

B. Landscaping

Landscape plan shows a bolster Type C landscape buffer along the property lines adjoining the remaining Sam Davis Property, which is zoned R-1. Due to the existing vegetation on the site, the applicant is required, per the Design Review Manual, to replace trees above 18” caliper of a similar species in as close of a location to the original. Additional street trees are shown fronting Nissan Drive and Sam Davis Road with shrubbery offset lining the parking areas. Further shrubbery is shown within landscaped islands throughout the site.

C. Design Review

Architectural elevations show the car wash on all four sides to have a mixture of various materials including brick, stone, glass/glazing, EIFS and fiber cement board. All elevations meet the minimum 75% primary material requirement, per the Design Review Manual. The convenience store and retail center would have similar materials as the car wash, and all sides are to be finished with a minimum of 75% primary materials.

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 permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Nissan Drive as a principal arterial and Sam Davis Road as a collector. Adequate right-of-way exists for these two streets.
6. The required minimum fire flow is 2,000 GPM at 20 PSI for the gas station and car wash, and 2,250 GPM at 20 PSI for the retail building.

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

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

At this time, Councilman Tim Morrell acknowledged Nick Spalone, with Car Wash Pro Designers to speak regarding this request.

Motion by Charles Scurr, PhD, to approve the Site Plan for GrandWash / Retail / Gas Station to set aside right-of-way dedication and escrow, for sidewalks and with the above listed staff comments. Motion failed for lack of a second.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to defer the Site Plan for Grand Wash / Retail / Gas Station until the December Planning Commission meeting.

Vote: 4 - 1 Passed

NAY: Councilman Tim Morrell

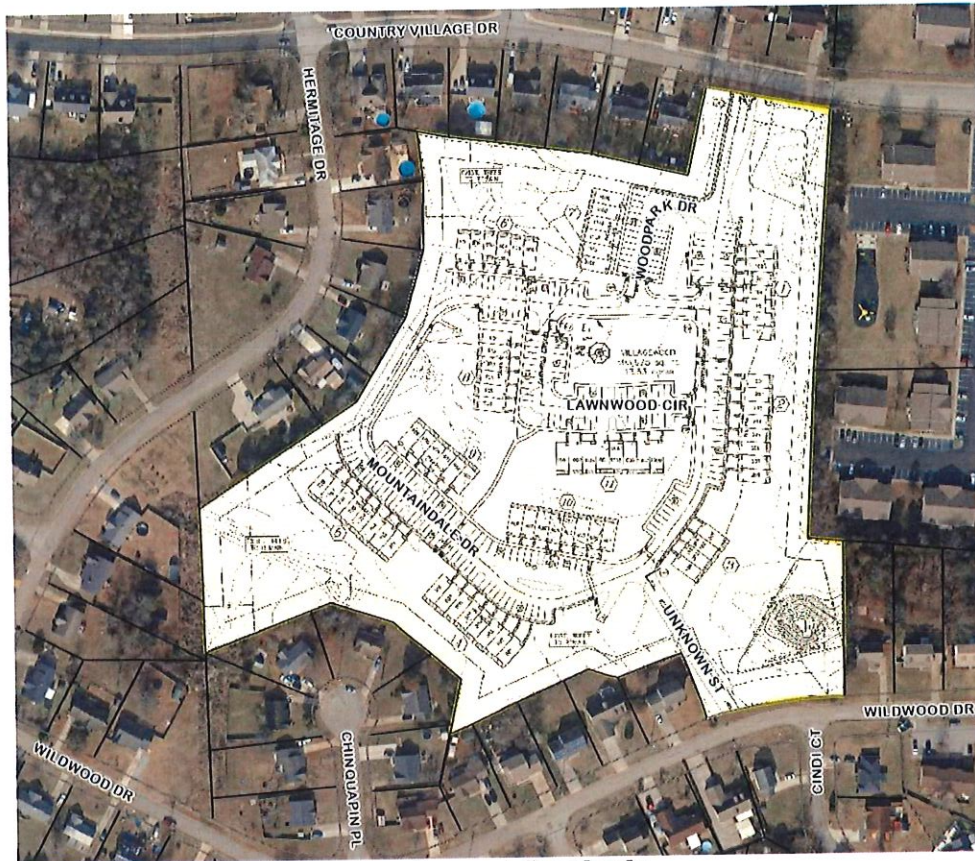
4. Villagewood Townhomes
Wildwood Drive & Country Village Drive
Owner / Developer: Infinity Home Builders / Scott Butler

Location: Country Village Drive and Wildwood Dr.	Applicant: Huddleston Steele Eng.
Tax Map/Parcel: 33/77.00	Property Owner(s): Scott Butler
Zoning: PRD	Use Classification: Multi-Family Residential

Proposal

A. Location Analysis

Villagewood is a multi-family residential development previously approved for PRD zoning by the Town Council in October 2006. Proposed development consists of 75 units spread across 13.63 acres. There are several topographical features on this property which resemble sinkholes and are being developed around. Two access points are shown for this development; one on Country Village Drive and one on Wildwood Drive.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.67 Acres
Square Footage of Open Space/Landscaping	11,667 SF	11,750 SF - New 3.35 Acres - Total
Total Parking	150 Spaces	234 Spaces
Handicapped Parking Space(s)	N/A - 10 Spaces Shown	

B. Landscaping

Landscape plan shows a Type A landscape buffer along the property lines bordering the single family properties. In locations where the buffer is not shown, the applicant is preserving the existing vegetation. Shrubs are shown in front of each unit as well as trees planted within landscape islands throughout the parking lot.

C. Design Review

Architectural elevations show the front elevation to be built utilizing a minimum of 60% brick/stone mixture with the sides and rear to be hardie-board. Elevations within the approved PRD required vinyl siding; in lieu of vinyl, the applicant is proposing to substitute the fiber cement board for vinyl.

Standard Comments:

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

Staff Comments:

1. The Fire Department must be able to reach within 150' of all portions of the buildings. Contact James Lawrence with the Town of Smyrna Fire Department.

Staff Recommendation: Staff recommends approval with above listed comments.

Motion by Matthew Carver, seconded by Salena Scott to approve the Site Plan for Villagewood Townhomes with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

- 5. WAWA
170 Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company, LLC

Location: 170 Sam Ridley Parkway, West	Applicant: Kimley-Horn
Tax Map/Part of Parcel: 18/10.01	Property Owner(s): Sewarts Landing Partners LP
Zoning: PUD	Use Classification: Convenience Store with Fuel

Proposal

A. Location Analysis

Wawa is proposing to locate a gas station within the Sewarts Landing PUD on the corner of Sam Ridley Parkway, West and Motlow College Boulevard across from the YMCA. This development would be the first within this PUD. A future roadway connecting additional parcels within Sewarts Landing would provide the only ingress and egress point to this development. The convenience store is to be 6,374 square feet with 16 fuel pumps.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	1.49 Acres
Square Footage of Open Space/Landscaping	6,500 SF	7,633 SF
Total Parking	64 Spaces	77 Spaces

B. Landscaping

Landscape plan shows street trees along Sam Ridley Parkway, West and the future roadway through Sewart's Landing. Additional trees and shrubbery are shown within landscape islands within the development around the building. As shown, the landscape plan does not meet Design Review requirements.

C. Design Review

Architectural elevations show the building to have a mixture of brick, glass/glazing and stone. As presented, all four elevations have entirely primary materials meeting Design Review requirements.

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 permit.
3. A new grading permit and fee will be required. The currently issued grading permit for this site will not be valid.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Sam Ridley Parkway, West as a principal arterial and Motlow College Boulevard as a collector. Adequate right-of-way exists for these two streets.
6. The required minimum fire flow is 2,250 GPM at 20 PSI residual.
7. The approved plat will need to be recorded prior to issuance of building permits.
8. Existing utilities shown have not yet been installed.

Staff Comments:

1. Please relocate street trees to within the property boundaries, outside of the right-of-way.

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

At this time, Councilman Tim Morrell acknowledged Mark Parker, Assistant Utilities Director to speak regarding this request.

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

At this time, Councilman Tim Morrell acknowledged Nick Medonia, with Kimley-Horn to speak regarding this request.

Motion by Matthew Carver, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for WaWa with planter boxes required in lieu of foundation plantings, and the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. Zoning Ordinance Amendment:

- a. Amendment to the Zoning Ordinance: Article IV, Section 4.070

Motion by Matthew Carver, seconded by Salena Scott to recommend approval to the Town Council the Amendment to the Zoning Ordinance: Article IV, Section 4.070.

Vote: 5 - 0 Passed - Unanimously

5. November Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the November Bond Review Report with staff recommendations.

Vote: 5 - 0 Passed - Unanimously

6. Staff comments and/or other business

At this time, Kevin Rigsby informed the Planning Commission of the upcoming Thoroughfare Plan to discuss with several Boards such as; Council, Parks, and Planning.

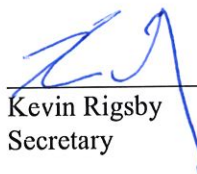
At this time, Councilman Tim Morrell acknowledged New Town Manager David Santucci.

At this time, Vice-Mayor Marc Adkins congratulated Jerome Dempsey and welcomed him to the Town Council.

At this time, Councilman Tim Morrell wished Planning Commission member Amy Wise a Happy Birthday and well wishes from knee surgery.

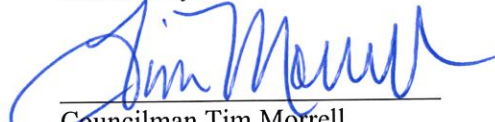
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman