



SMYRNA MUNICIPAL PLANNING COMMISSION

December 5, 2024
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order

2. Prayer
Pledge of Allegiance

3. 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".

4. Approval of Minutes of the November 7, 2024 meeting

5. Public Hearing:

a. Plan of Services for Rocky Fork Almaville Road

b. Plan of Services 139 Neal Avenue

6. Old Business:

a. Site Plans:

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

7. New Business:

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

1. Proverbs Build Homes
139 Neal Avenue
Annexation & R-3 Zoning Request

b. Rezoning Requests:

1. Ayoub Eshak
608 Rock Springs Road
Rezoning R-4 to PRD
 2. House On Rock, LLC
Enon Springs Road, West
Rezoning C-2 to PRD
 3. JLJ Strategic Realty
800 Isabella Lane
Rezoning PCD to C-2
 4. Tucker's Pointe
8613 & 8675 Rocky Fork Almaville Road
PRD Amendment
- c. Sketch Plat:
1. Williamsport Drive Subdivision
Williamsport Drive
Owner / Developer: RMG Development
- d. Preliminary Plats:
1. Hidden Springs, Phase III
6304 Lee Road
Owner / Developer: David Weekley Homes
 2. Reverie at Music City
5100 Almaville Road
Owner / Developer: First Baptist Church of Smyrna Tennessee / Dream Finders Homes
- e. Final Plats:
1. Resubdivision of Lot 1 James C. Epps Subdivision
2302 Rocky Fork Road
Owner / Developer: Kepley Properties, LLC
8. December Bond Review Report
 9. Staff comments and/or other business
 10. Adjournment



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 Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town

Present: 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 buy 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](mailto: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](mailto: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 Alarfro 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

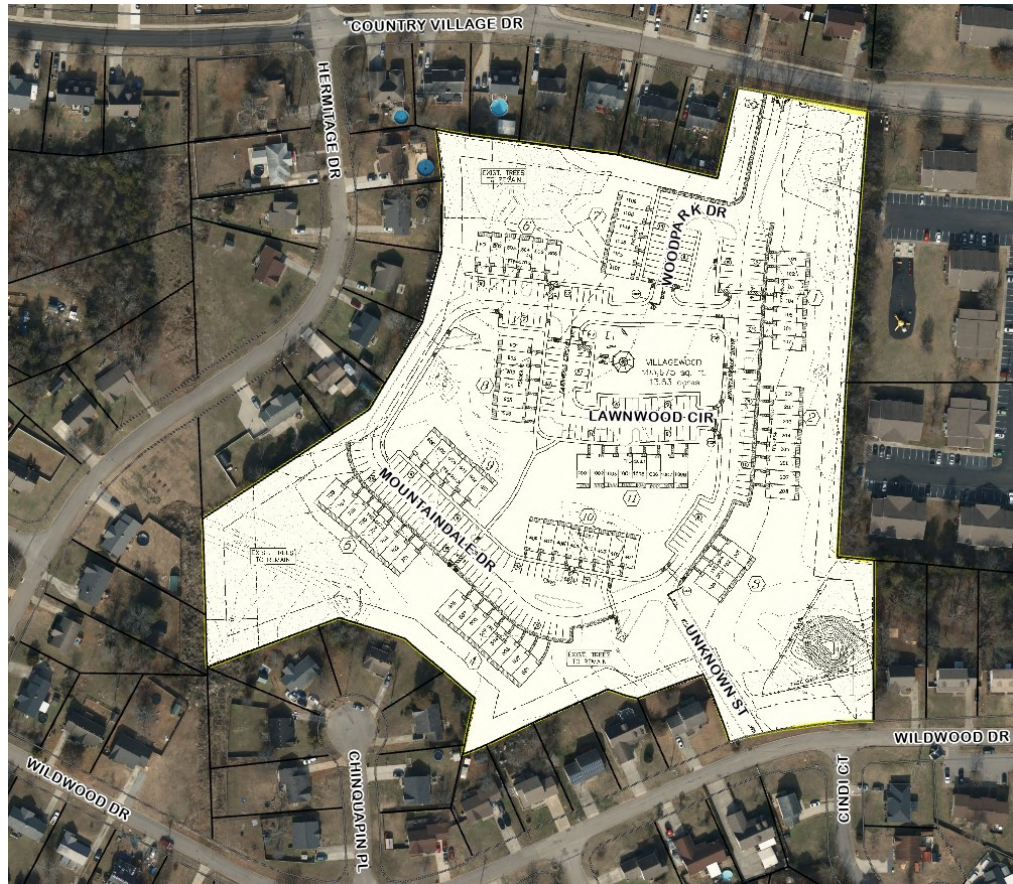
4. Villagewood Townhomes
Wildwood Drive & Country Village Drive
Owner / Developer: Infinity Home Builders / Scott Butler

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

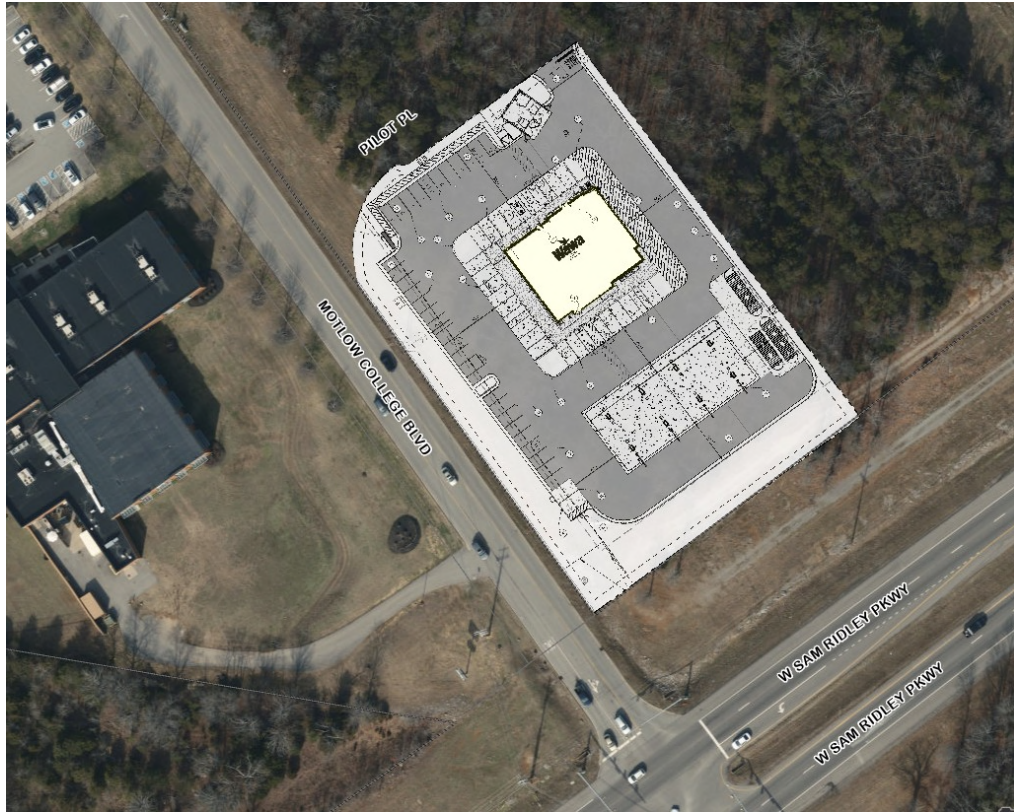
- 5. WAWA
170 Sam Ridley Parkway, West
Owner / Developer: Equitable Property Company, LLC

Location: 170 Sam Ridley Parkway, West	Applicant: Kimley-Horn
Tax Map/Part of Parcel: 18/10.01	Property Owner(s): Sewart's 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 Sewart's 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 Sewart's 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

Handicapped Parking Space(s)	4 Spaces	4 Spaces
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B. Landscaping

Landscape plan shows street trees along Sam Ridley Parkway, West and the future roadway through Sewarts 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:

Certified by:

Kevin Rigsby
Secretary

Councilman Tim Morrell
Chairman

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Rose C. Neal Revocable Trust
Rocky Fork Almaville Road

Tax Map 54, Parcel 18.00, owned by Rose C. Neal Revocable Trust. Bordered on the west and south by Parcel 19.00, owned by Epcon Stewarts Creek LLC; on the east by the Saddle Grove development and the existing right-of-way of Rocky Fork Almaville Road; and on the north by Parcel 8.05, owned by Epcon Stewarts Creek LLC. Area annexed contains approximately 29.79 acres.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s).

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF DECEMBER, 2024

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

WHEREAS, TCA 6-51-102 (a) (2) as amended May 19, 1998, requires that a Plan of Service be adopted by the governing body of a municipality for areas where an annexation ordinance was not final on November 25, 1997.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SMYRNA, TENNESSEE, AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described below, the following plan of service:

Mabel E. Gurney
139 Neal Avenue

Tax Map 50J, Group E, Parcel 15.00, owned by Mabel E. Gurney and requested by Proverbs Build Homes. Bordered on the west by the existing right-of-way of Neal Avenue; on the south by Tax Map 50N, Group B, Parcel 1.00, owned by Austin Harrigan and Jessica Halmontaller; on the east by Tax Map 50, Parcel 54.07, owned by Big Box Property Owner B, LLC; and on the north by Tax Map 50J, Group E, Parcel 14.00, owned James M. Arnal, Sr., and Paige A. Arnal. Area annexed contains approximately .89 acre.

A. Water

Water services will be provided by Consolidated Utility District.

B. Wastewater

Wastewater services will be provided by the Town of Smyrna upon extension of the wastewater mains to the property by the property owner(s).

C. Streets

1. Emergency maintenance of streets (repair of hazardous chuck holes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the present Town limits, will begin in the annexed areas when funds from the State gasoline tax based on the annexed population are received.
3. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the town.

D. Planning and Zoning

The planning and zoning jurisdiction of the Town of Smyrna will extend to the annexed area on the effective date of annexation. Town planning will thereafter encompass the annexed areas.

E. Street Lighting

Street lights will be installed in substantially developed areas within approximately 18 months after the effective date of the annexation, under the standards currently prevailing in the existing Town limits.

F. Recreation

Residents of the annexed areas may use all existing libraries and parks, etc., on and after the effective date of annexation.

G. Street Name Signs

Street name signs where needed will be installed within approximately 18 months after the effective date of annexation.

H. Fire Protection

Fire protection by the present personnel and equipment of the Smyrna Fire Department will be provided on and after the effective date of annexation. Additional personnel and equipment will be provided, if needed, to maintain current standards.

I. Police Protection

Police patrol and response to calls by the Smyrna Police Department will be provided on and after the effective date of the annexation. Police services will be provided with existing personnel and additional personnel will be provided, if needed, to maintain current standards.

J. Traffic Control

Traffic signals, traffic signs, street markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

Any inspection services now provided by the Town of Smyrna will begin in the annexed area on the effective date of the annexation.

Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF JANUARY, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Grand Wash & Gas Station

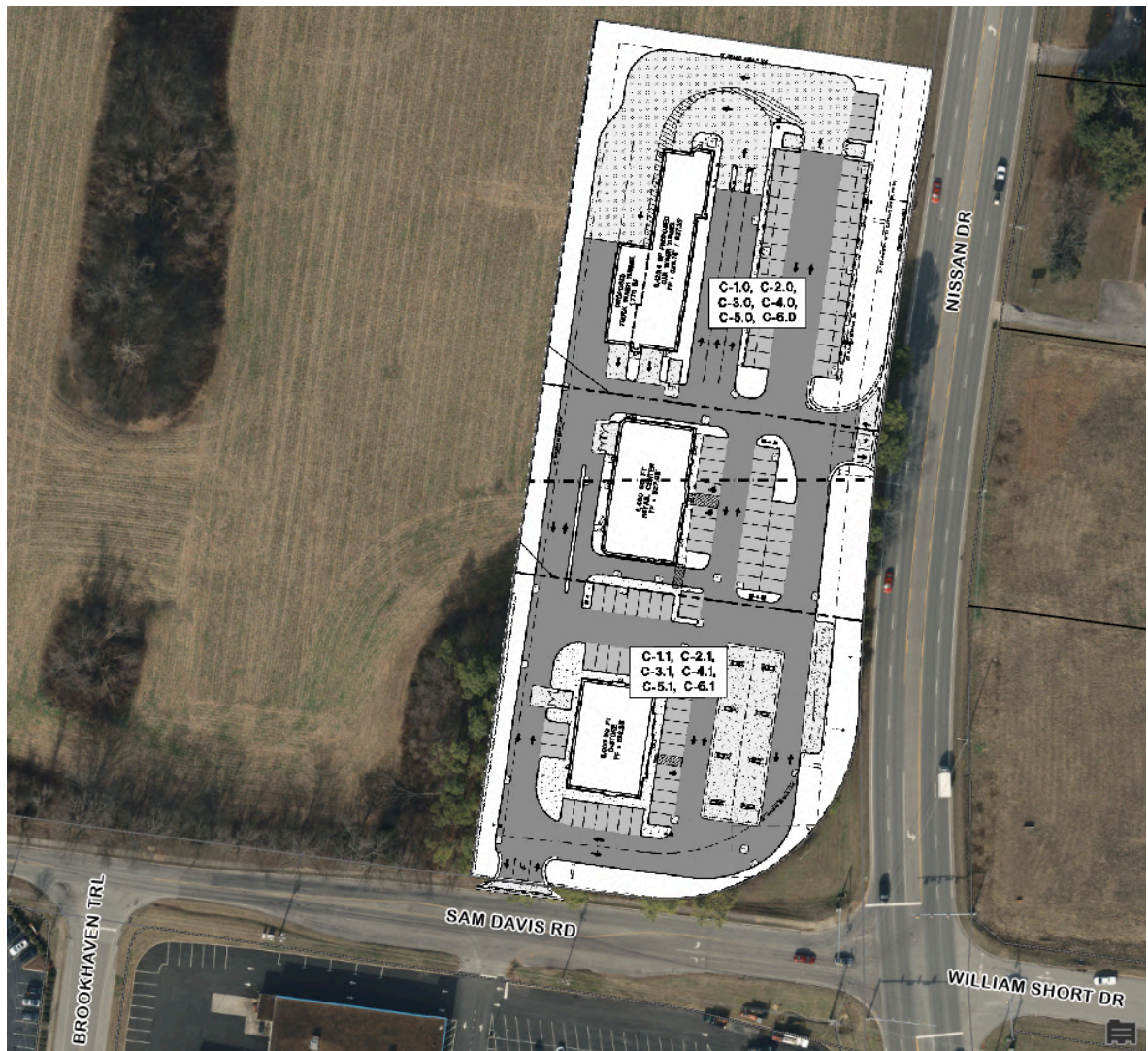
Site Plan

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. A sidewalk is shown along Nissan Drive and has been approved by TDOT. The sidewalk would be maintained by the Town, but located within TDOT right-of-way; the right-of-way line would be located behind the sidewalk. The ROW dedication would occur as part of the final plat process.



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	115 Spaces
Handicapped Parking Space(s)	7 Spaces	7 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 Sam Davis Road, but right-of-way will be required along Nissan Drive to accommodate the proposed right turn lane and sidewalk.
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.
7. Submit a final plat prior to receiving building permits.

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

Subject:

Proverbs Build Homes
139 Neal Avenue
Annexation & R-3 Zoning Request

Summary:

Proverbs Build Homes: Annexation & R-3 Zoning

Location: 139 Neal Avenue

Tax Map: 50J

Group: E

Parcel: 15.00

Acres: 0.89

Requested Zoning: R-3

Existing Zoning: RM

1. The surrounding zoning is I-2 and PRD (Belmont) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. Provide letter of consent from the current property owner, shown as Mabel E. Gurney, for the property to be annexed, or provide proof of purchase by the applicant.
5. Staff would recommend annexation of approximately 240 linear feet of the existing public right-of-way of Neal Avenue in front of the property requested for annexation.
6. CUD has an existing 6" water main along Neal Avenue to serve the annexed property.
7. CUD should be able to meet a fire flow of 1,000 GPM.
8. If applicable, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.
9. If additional fire protection is required, submit a fire hydrant application to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com).

Attachments

Application

Location Map 1

Plan of Service

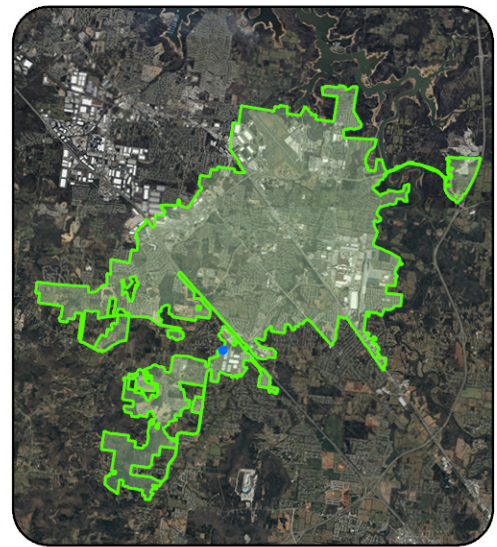
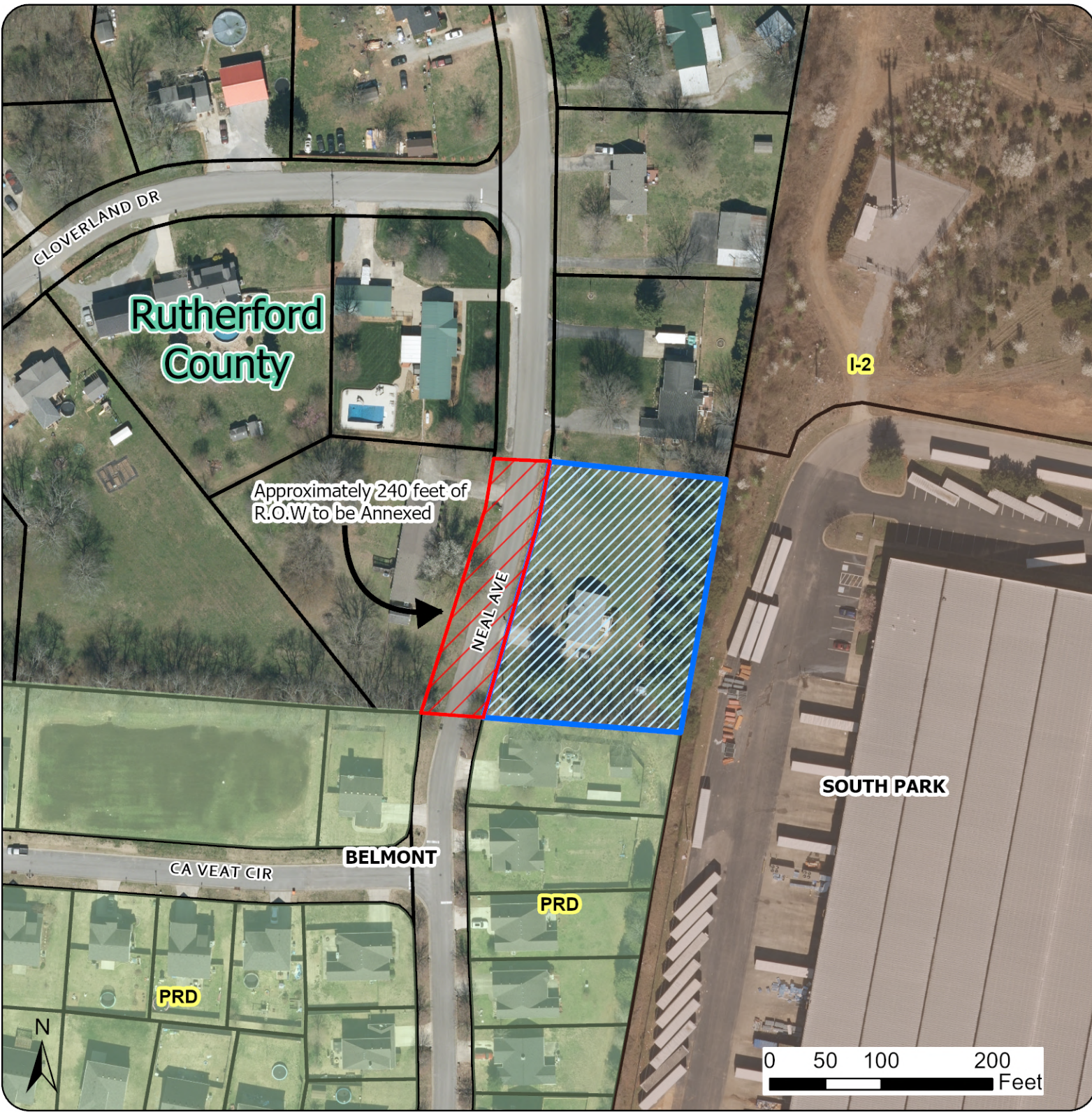





Town of Smyrna

Annexation Request Application

APPLICANT INFORMATION:		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets:		
Tax Map:	Group:	Parcel:
Requested Lot Area (Square feet/Acres):		
Existing Zoning:	Requested Smyrna Zoning:	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: 	Date:	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of annexation as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

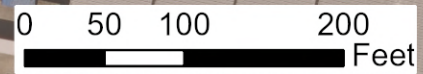


-  Parcels
-  Requested Parcel
-  Road to be Annexed



Mina Naguib
 Annexation & R-3
 Zoning

Tax Map: 50J
Group: E
Parcel: 15.00
Acres: 0.89



RESOLUTION

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF CERTAIN AREAS BY THE TOWN OF SMYRNA, TENNESSEE.

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A. Water

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B. Wastewater

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C. Streets

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I. Police Protection

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K. Refuse Collection

Refuse collection and disposal services shall continue to be provided by private contracts with individual residents.

L. Inspection Services

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Section 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS ____TH DAY OF JANUARY, 2025

TOWN OF SMYRNA, TENNESSEE

Mary Esther Reed, Mayor

ATTEST:

Amber Hobbs, Town Clerk

Subject:

Ayoub Eshak
608 Rock Springs Road
Rezoning R-4 to PRD

Summary:

Ayoub Eshak: Rezoning R-4 to PRD

Location: 608 Rock Springs Road

Tax Map: 28

Parcel: 34.00

Acres: 4.32

Requested Zoning: PRD

Existing Zoning: R-4

1. The surrounding zoning is R-4 and PRD (Spring Branch Townhomes).
2. The Land Use Plan would support Medium Density Single Family Residential development in this area.
3. The Major Thoroughfare Plan designates Rock Springs Road as a collector. Adequate right-of-way dedication would be required upon development of the property.
4. The requested PRD is for 10 single family lots and 13 townhomes.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI.
6. A sidewalk is required to be constructed along Rock Springs Road to connect to the sidewalk constructed with the Spring Branch Townhomes project to the east of this site. Please extend to the western property line.
7. Is the road proposed to be public or private? Please add a note to the plans designating as such.
8. The building diagrams on Pages 12 and 13 show a 38' front setback to the garage, but the chart on Page 11 does not. Please make these consistent.
9. Electrical services for each townhome building will be required to be shown on a pedestal.
10. Staff would recommend brick or stone be at least partially utilized on all housing elevations. This is especially important for houses with direct visibility from Rock Springs Road.

Attachments

Application

Location Map 1

Location Map 2

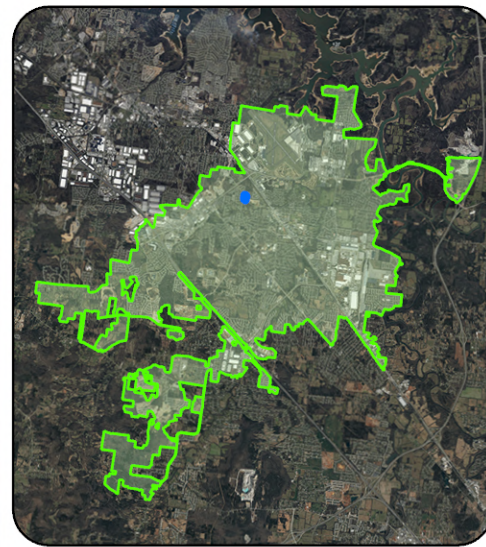
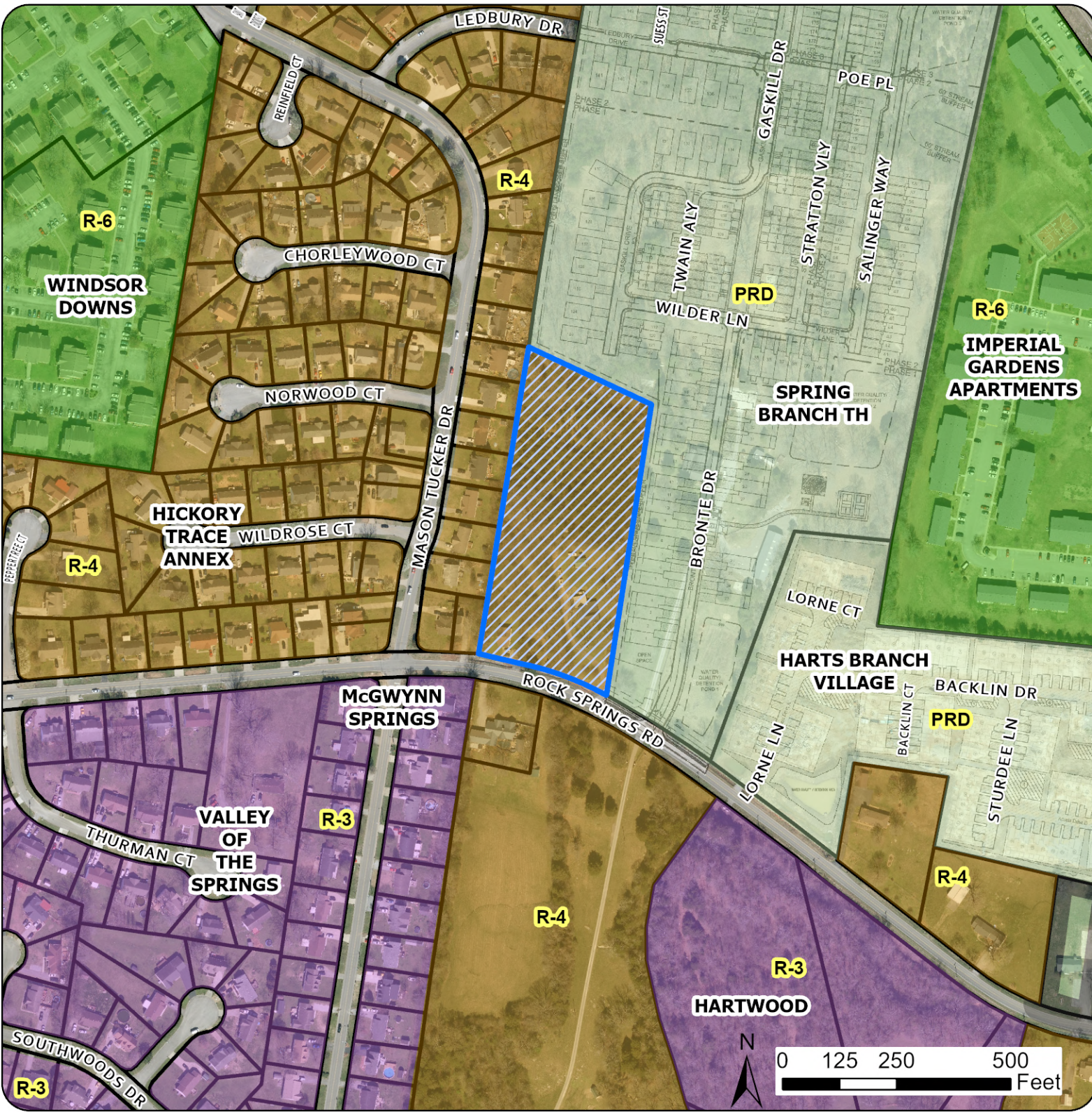




Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Ayoub Eshak		
Street Address: 9808 Albemarle Lane		
City: Brentwood	State: TN	ZIP: 37027
Email: menaayoub90@yahoo.com	Phone: 615-525-6786	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input checked="" type="checkbox"/>		
Name/Company:		
Street Address:		
City:	State:	ZIP:
Email:	Phone:	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 608 Rock Springs Road		
Tax Map: 28	Group:	Parcel: 34.00
Requested Lot Area (Square feet/Acres): 188,356 S.F./4.32 Acres		
Existing Zoning: R-4	Requested Zoning: PRD	
*Current Property Owner (See Note Below): Ayoub Eshak		
APPLICANT AUTHORIZATION		
Applicant Signature:		Date:
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

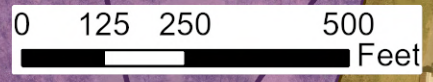


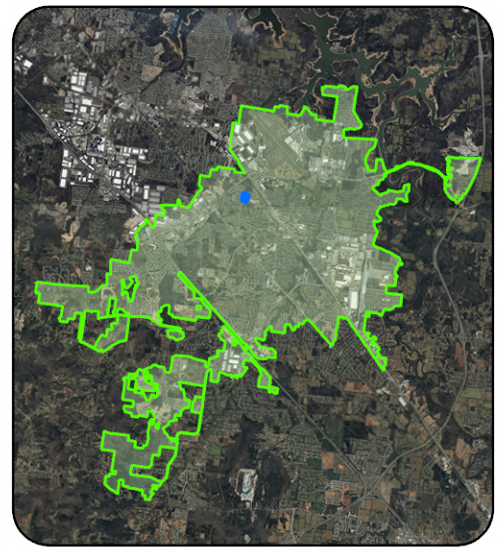
-  Parcels
-  Requested Parcel





Ayoub Eshak
R-4 to PRD Zoning

Tax Map: 28
Parcel: 34.00
Acres: 4.32





-  Parcels
-  Requested Parcel



Ayoub Eshak
 R-4 to PRD Zoning

Tax Map: 28
Parcel: 34.00
Acres: 4.32

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 2.
Department: Planning & Zoning
Date: December 5, 2024**

Subject:

House On Rock, LLC
Enon Springs Road, West
Rezoning C-2 to PRD

Summary:

House On Rock, LLC: Rezoning C-2 to PRD

Location: Enon Springs Road, West

Tax Map: 27P

Group: C

part of Parcel: 4.00

Acres: 4.52

Requested Zoning: PRD

Existing Zoning: C-2

1. The surrounding zoning is C-2 and C-3.
2. The Land Use Plan for this area is the Depot District character area. This would support a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, office, and attached residential and multifamily residential uses are particularly appropriate for this area.
3. The Major Thoroughfare Plan designates Enon Springs Road, West as a minor arterial. Adequate right-of-way would be required to be dedicated for this street.
4. The requested PRD is for 41 townhomes.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI.
6. Show the minimum square footage of each unit.
7. Show an auto-turn maneuvering the entire property to service all buildings. Anything over 150' for dead end areas requires a turn around. Please contact James Lawrence with the Town of Smyrna Fire Department to discuss.
8. Provide the common open space calculations as required by the Zoning Ordinance. Staff would recommend additional amenities beyond a fire pit and grill.
9. Show proposed utility extensions.
10. Each unit must have a fire wall.
11. The visioning imagery does not match the submitted plans. Make these consistent.
12. Show better sidewalk connectivity throughout the development. The sidewalk within the development should connect to the existing sidewalk on Enon Springs Road, West.
13. Add a written statement generally describing the relationship of the proposed development to the current policies and plans of the Town and how the proposed development is proposed to be designed, planned, and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the Zoning Ordinance.
14. The parking shown in the driveways for the four units with garages is required to be 18' wide if it is to be counted towards the required parking as two spaces per unit.

15. The parking spaces are required to be within 60' of the residential units they serve.
This plan does not meet this requirement, especially with regard to Buildings H & I.
16. Adequate parking is not shown. 177 spaces are shown, and 185 are required.
Garages cannot be counted as parking spaces.
17. Staff would recommend brick or stone be at least partially utilized on all elevations.
This is especially important for houses with direct visibility from Enon Springs Road, West.

Attachments

Application

Location Map 1

Location Map 2

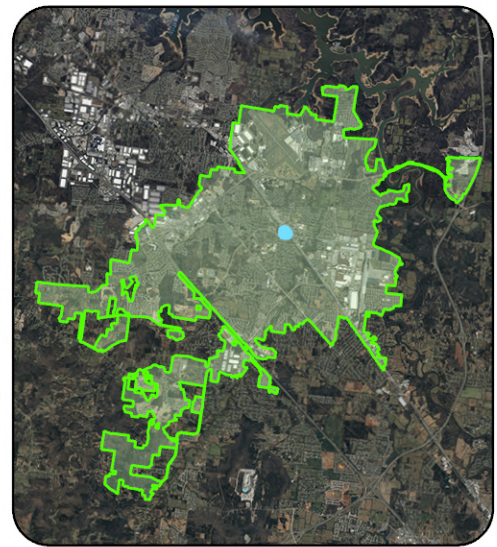
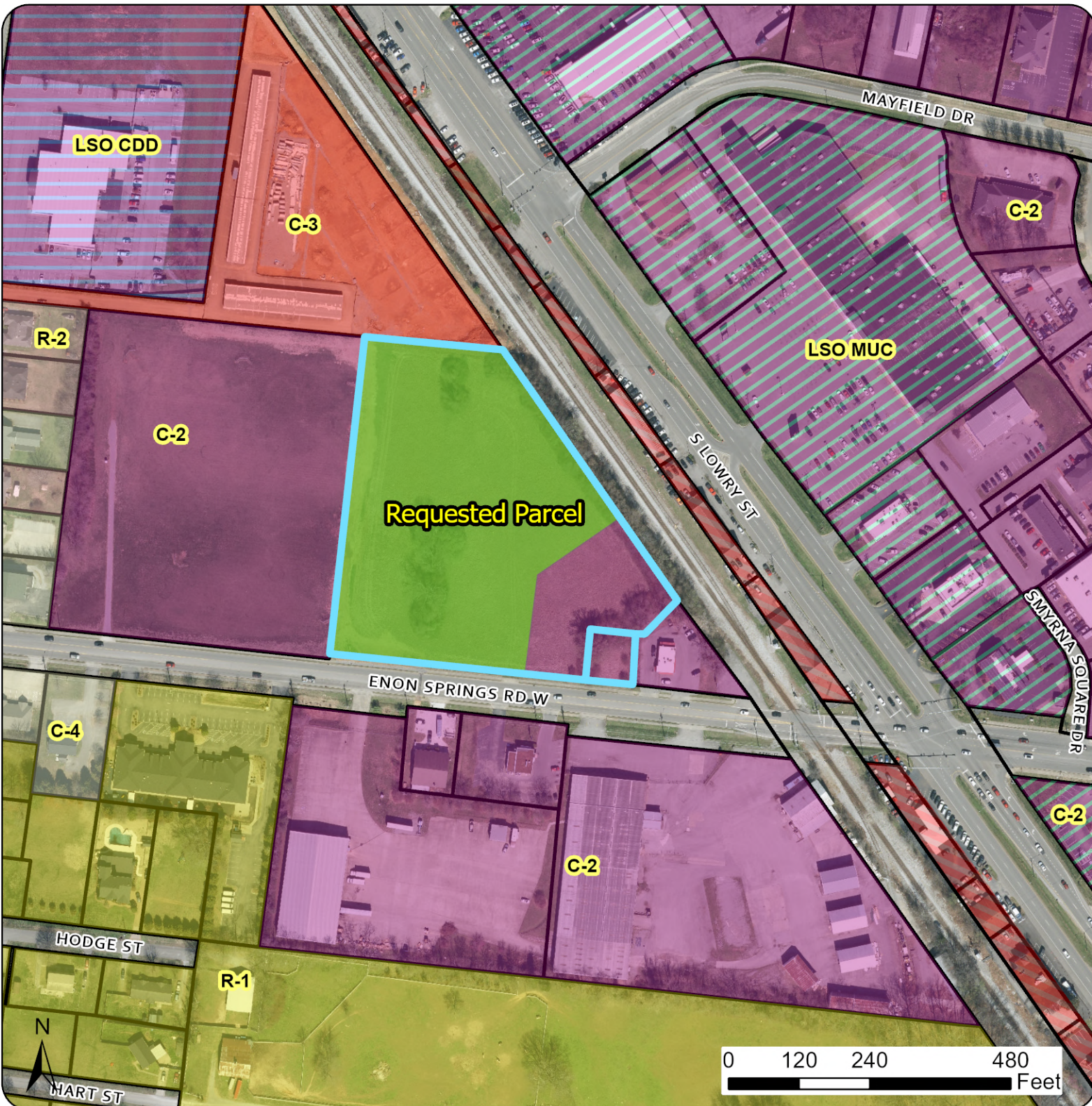





Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: HOUSE ON ROCK LLC		
Street Address: 3409 WHITESAIL CT		
City: ANTIOCH	State: TN	ZIP: 37013
Email: m.makar1979@gmail.com		Phone: (615) 243-9139
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: CATALYST DESIGN GROUP		
Street Address: 1524 WILLIAMS DRIVE SUITE 201		
City: MURFREESBORO	State: TN	ZIP: 37129
Email: JREIKKEN@CATALYST-DG.COM		Phone: (615) 425-6250
PROPERTY INFORMATION		
Street Address/Intersecting Streets: ENON SPRINGS ROAD W		
Tax Map: 004	Group:	Parcel: 027P C 004.00
Requested Lot Area (Square feet/Acres): 4.01 AC.		
Existing Zoning: C-2 (COMMERCIAL)	Requested Zoning: PUD	
*Current Property Owner (See Note Below): HOUSE ON ROCK LLC		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>[Signature]</i>		Date: 8-6-2024
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.

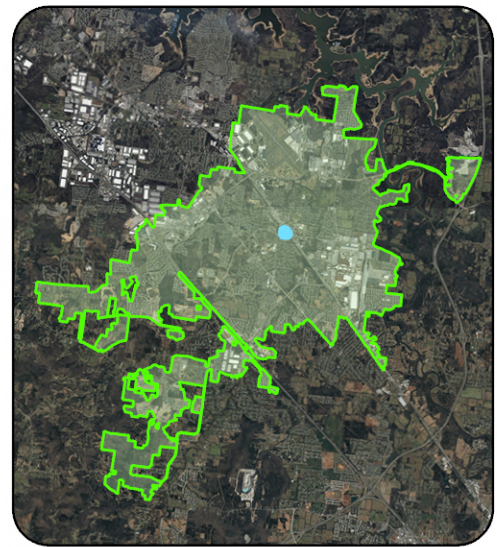




-  Parcels
-  Requested Parcels
-  PRD Requested



Mariam Makar
 C-2 to PRD

Tax Map: 27P
Group: C
P/O Parcel: 4.00
Acres: 4.01



-  Parcels
-  Requested Parcels



Mariam Makar
 C-2 to PRD

Tax Map: 27P
Group: C
P/O Parcel: 4.00
Acres: 4.01

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 3.
Department: Planning & Zoning
Date: December 5, 2024**

Subject:

JLJ Strategic Realty
800 Isabella Lane
Rezoning PCD to C-2

Summary:

JLJ Strategic Realty: Rezoning PCD to C-2

Location: 800 Isabella Lane

Tax Map: 28

Parcel: 72.00

Acres: .69

Requested Zoning: C-2

Existing Zoning: PCD

1. The surrounding zoning is C-2 and PUD (Isabella Lane Self Storage).
 2. The Land Use Plan for this area is the Sam Ridley Corridor character area. This would support a combination of retail uses and services that provide markets for both local and regional customers.
 3. The Major Thoroughfare Plan designates President Place and Isabella Lane as collectors. Adequate right-of-way exists for both streets.
 4. The previously approved PCD would allow for a quick service oil and lube business.
-

Attachments

Application

Location Map 1

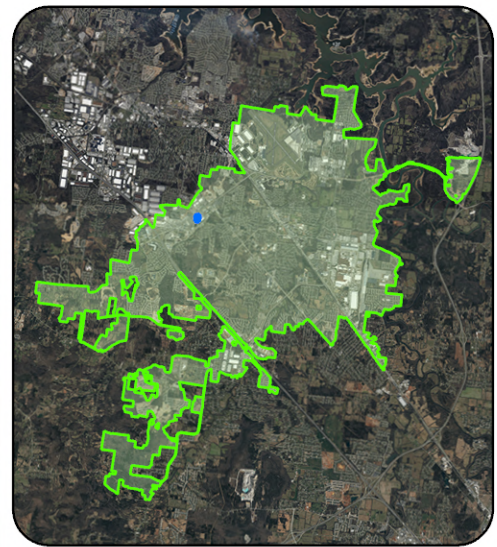
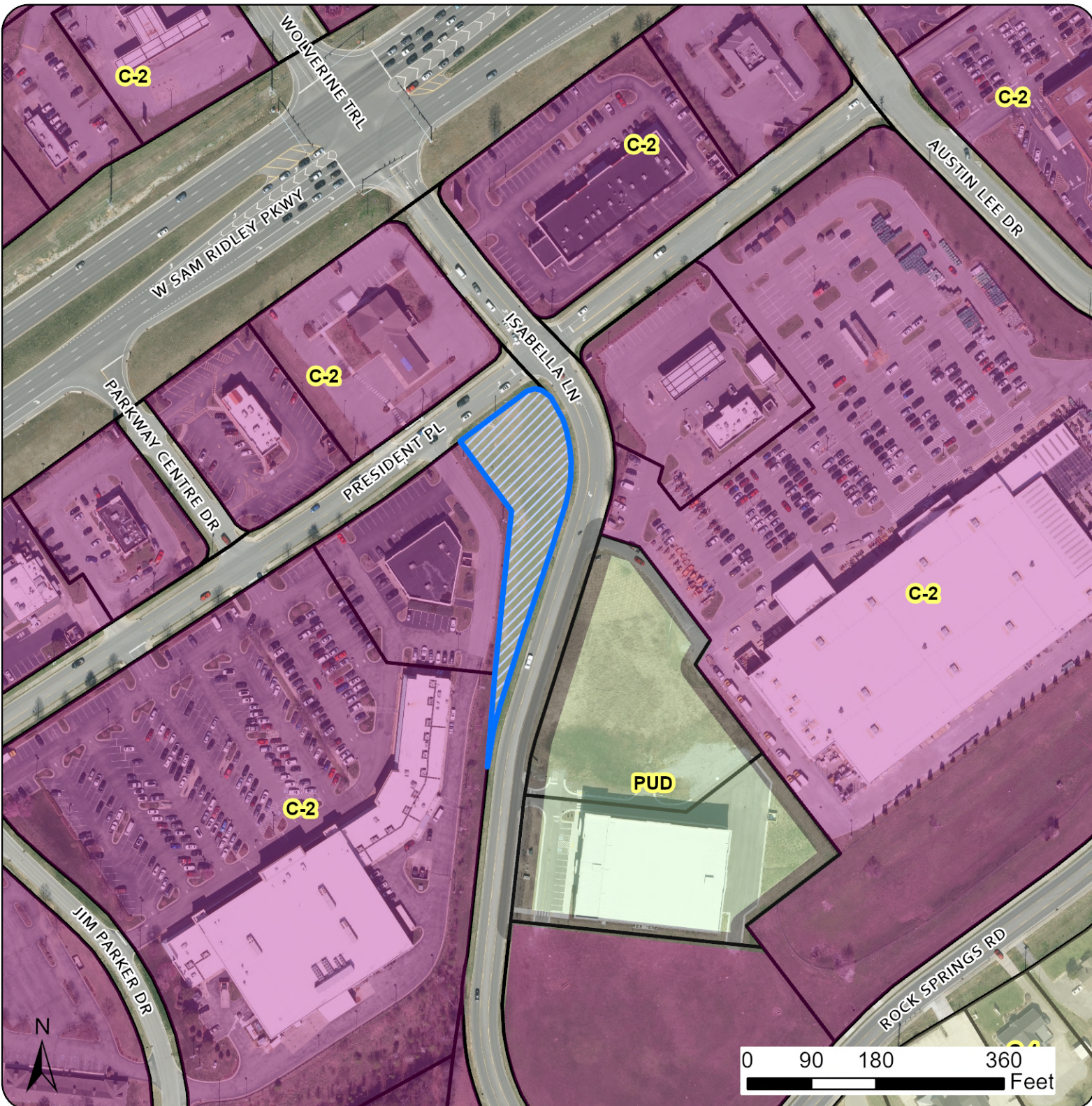




Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: <i>JLJ STRATEGIC REALTY</i>		
Street Address: <i>6215 Belle River Drive</i>		
City: <i>Brentwood</i>	State: <i>TN</i>	ZIP: <i>37027</i>
Email: <i>Jlee@JohnLeeCo.com</i>		Phone: <i>6153511800</i>
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT		
Name/Company: <i>N/A who grew LLC</i>		
Street Address:		
City:	State:	ZIP:
Email:		Phone:
PROPERTY INFORMATION		
Street Address/Intersecting Streets: <i>800 Isabella Lane</i>		
Tax Map: <i>028 072.00</i>	Group:	Parcel: <i>028 07200 0000</i>
Requested Lot Area (Square feet/Acres): <i>182 Acres</i>		
Existing Zoning:	Requested Zoning: <i>C-2</i>	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>[Signature]</i>		Date: <i>10-15-24</i>
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application.



-  Parcels
-  Requested Parcel



JLJ Strategic Realty
 PCD to C-2 Zoning

Tax Map: 28
Parcel: 72.00
Acres: 0.69

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. b. 4.
Department: Planning & Zoning
Date: December 5, 2024**

Subject:

Tucker's Pointe
8613 & 8675 Rocky Fork Almaville Road
PRD Amendment

Summary:

Tucker's Pointe: PRD Amendment

Location: 8613 & 8675 Rocky Fork Almaville Road

Tax Map: 54

Parcel: 41.00 & 44.00

Acres:

38.89

Requested Zoning: PRD Amendment

Existing

Zoning: PRD

1. The surrounding zoning is PRD (Blakeney and The Courtyards at Stewart Creek) in Town and RM in Rutherford County.
2. The Land Use Plan would support Medium Density Residential development in this area.
3. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way would be required to be dedicated for this street.
4. The requested PRD amendment is for 32 townhomes and 59 single family lots with a 1,500 square feet minimum house size. The previously approved PRD is for 33 townhomes and 80 single family lots with a 1,650 square feet minimum house size.
5. The required minimum fire flow is 1,000 GPM @ 20 PSI.
6. All rear alley loaded units will require clear address labeling on the front and rear of the units.
7. Building plans will be required for retaining walls over 4' in height.
8. A Hydrological Determination will be required on any drainage features on the site.
9. A road is shown connecting to this property on the western side of the property. This was shown on the revised Blakeney PRD with three lots near the Tucker's Pointe property, but it was not included on the plat for Blakeney Section 3, Phase 2. It has not been constructed, but it has been shown on this plan. However, the previously approved extension of that road into Tucker's Pointe has been removed. If this connection is approved to be removed, it may require the creation of an IFC compliant turnaround within Blakeney at the existing northern end of Loudwater Court.
10. Add a second mail kiosk for the single family detached lots.
11. Staff would recommend brick or stone be at least partially utilized on all housing options. This is especially important for houses with direct visibility from Rocky Fork Almaville Road.

12. A variance has been requested regarding the required improved open space area. The previously approved PRD complied with the requirements. Staff would recommend the development be required to meet the requirements of the Zoning Ordinance.
13. Please reference CUD Will Serve Letter for Tuckers Pointe issued 9/25/2023 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but only for homes with the water meter installed at an elevation of 768' or below.
14. For specific comments, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Attachments

Application

Location Map 1

Location Map 2

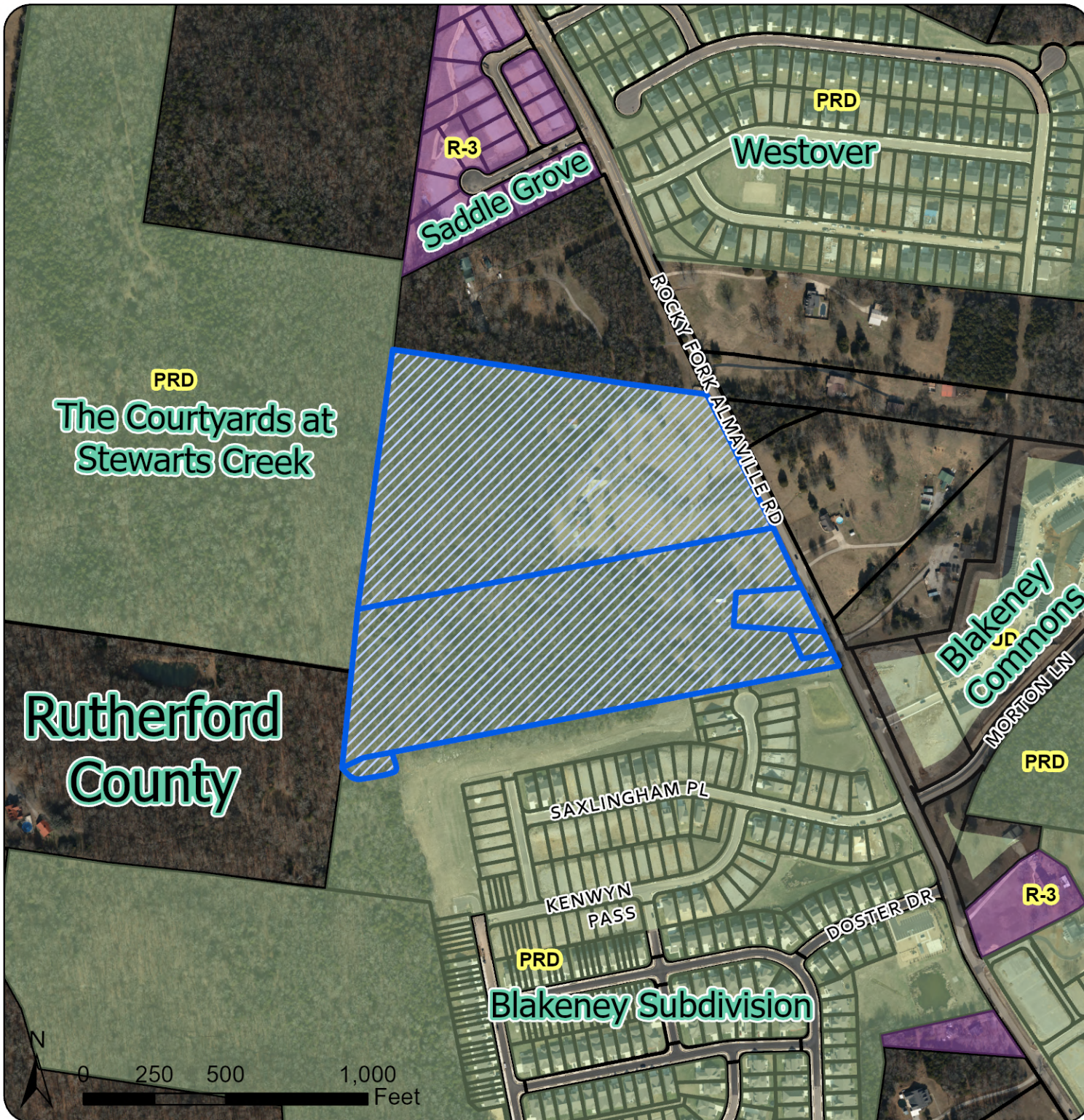




Town of Smyrna

Rezoning Request Application

APPLICANT INFORMATION:		
Name/Company: Land Solutions Company LLC		
Street Address: 2925 Berry Hill Drive		
City: Nashville	State: TN	ZIP: 37204
Email: jennifer@landsolutionsco.net	Phone: (615) 336-7865	
CONTRACTOR/DEVELOPER INFORMATION: CHECK BOX IF SAME AS APPLICANT <input type="checkbox"/>		
Name/Company: Blakeney General Partners		
Street Address: 2925 Berry Hill Drive		
City: Nashville	State: TN	ZIP: 37204
Email: nquinn@freehillventures.net	Phone: (615) 522-8578	
PROPERTY INFORMATION		
Street Address/Intersecting Streets: 8613 & 8675 Rocky Fork Almadale Road		
Tax Map: 54	Group:	Parcel: 41 & 44
Requested Lot Area (Square feet/Acres): 1,694,048.4 SF / 38.89 AC		
Existing Zoning: PRD	Requested Zoning: Amended PRD	
*Current Property Owner (See Note Below):		
APPLICANT AUTHORIZATION		
Applicant Signature: <i>Jennifer Spiron</i>	Date: 11/12/2024	
OFFICE USE ONLY		
Staff Initials:	Review Fee:	Date:

- ***If the applicant is not the current property owner, authorization must be provided by the current property owner for the request of rezoning as mandated by State law.***
- Applications are to be submitted no later than 12:00 PM noon on the initial deadline date unless otherwise noted.
- All meetings are held at Smyrna Town Hall - 315 South Lowry Street - at 5:00 PM in the Town Council Chambers.
- All supporting documents must be submitted at the time of application





-  Parcel(s)
-  Requested Parcels



Jennifer Speich
PRD Amendment

Tax Map: 54
Parcels:
40.00, 41.00, 44.00,
44.01, 45.00
Acres: 38.89



-  Parcel(s)
-  Requested Parcels



Jennifer Speich
PRD Amendment

Tax Map: 54
Parcels:
40.00, 41.00, 44.00,
44.01, 45.00
Acres: 38.89

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. c.
Department: Planning & Zoning
Date: December 5, 2024**

Subject:

Williamsport Drive Subdivision
Williamsport Drive
Owner / Developer: RMG Development

Summary:

Sketch Plat: Williamsport Drive Subdivision

Location: Williamsport Drive

Tax Map: 28

Parcel: 103.01

Acres: 43.03

Zone: R-3

Lots: 73

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. No roads shown on the Major Thoroughfare Plan are affected by this request.
 4. A grading permit fee will be required.
 5. Signs will require a separate permit.
 6. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement. Adequate fire flow at this location may be an issue due to the topography. The engineer will be required to provide fire flow calculations to staff.
 7. No burn permits will be issued for this site.
 8. Show Williamsport Drive (currently shown as Spearing Court) extending into the site. This road name has not been changed. Please show it correctly.
 9. Most if not all of these lots would be critical lots and would be required to be labeled as such on any future preliminary plat submittals.
 10. Cross lot sewer line easements will be required to be a minimum of 30 feet wide.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. d. 1.
Department: Planning & Zoning
Date: December 5, 2024**

Subject:

Hidden Springs, Phase III
6304 Lee Road
Owner / Developer: David Weekley Homes

Summary:

Preliminary Plat: Hidden Springs, Phase III
Location: 6304 Lee Road
Tax Map: 51 Parcel: 8.11 Zoned: PRD
Acres: 15.4 Lots: 47

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. No roads shown on the Major Thoroughfare Plan are affected by this request.
4. A grading permit fee will be required.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI.
7. Submit E911 approval for the road names. The road name in Phases 1 & 2 of this development named Somerby Way must be changed to Napa Valley Drive.
8. Label and provide additional dimensions for the 20' easement crossing OS3 adjacent to Napa Valley Drive.
9. Is the Storm Easement along the eastern edge of the property proposed to be public? If so, please label as such and provide additional dimensions where it crosses OS3 and has variations in its width.
10. If the road isn't completed in Phases 1 & 2 when the road in Phase 3 is completed at Lot 101, a temporary turn around will be required to be constructed.
11. Submit the roadway lighting plan.
12. Please make the construction plans consistent with the preliminary plat for road names.
13. The natural gas line will not be allowed to go cross country with the sewer line. It must stay within the public right-of-way.
14. Remove landscaping from drainage easements.
15. Please reference CUD Will Serve Letter for Hidden Springs Phase 3 issued 7/12/2024 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 500 GPM flow requirement and homes will be required to be fire-sprinkled.

16. Phase 3 plans have been submitted to CUD and are currently in queue to be reviewed by CUD.

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. d. 2.
Department: Planning & Zoning
Date: December 5, 2024**

Subject:

Reverie at Music City
5100 Almaville Road

Owner / Developer: First Baptist Church of Smyrna Tennessee / Dream Finders Homes

Summary:

Preliminary Plat: Reverie at Music City

Location: 5100 Almaville Road

Tax Map: 73

Parcels: 16.01, 16.02, 17.00

Zoned: PRD

Acres: 109.65

Lots: 316

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. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. Adequate right-of-way is shown to be dedicated for this street.
4. A grading permit fee will be required.
5. Signs will require a separate permit.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. If homes are larger than 3,600 sq. ft. fire flow requirements may increase. The required minimum fire flow is 1,500 GPM @ 20 PSI for the amenity center.
7. The proposed lift station must be built with the first phase of development.
8. Submit a flood plain development permit. The bridge over the creek on the walking trail must be considered as a part of the floodplain development permit.
9. The church will be required to be a signatory to the Phase 3 final plat due to the construction of the road extension to Almaville Road across its' property.
10. An ARAP will be required at all road and utility crossings.
11. The improvements as recommended by the submitted traffic study will be required to be constructed by the developer. Staff would recommend that this development and the three adjoining developments (Lyndwood, Briley Downs, Queencliff) provide how the four individual traffic impact studies are to be coordinated and implemented as discussed by the Town Council during the Queencliff PRD annexation discussion and approval.
12. All gates must meet fire code requirements and must be ANSI approved. Provide details on the proposed gates to be utilized.
13. Provide additional dimensions on the sewer easement width on Lot 11.
14. Show, label, and dimension all necessary easements for public utilities and

stormwater infrastructure.

15. Submit road names & E911 approval for those road names.
 16. Show the 100 year floodplain elevation(s) within this development.
 17. The detached single family age restricted lots are required to be 57' wide per the approved PRD, not 55' as shown.
 18. The minimum lot area per the approved PRD is 5,625 square feet. Lots 5, 12, 13, 17, 18, 21, and 25 will not meet that requirement when subdivided after the houses are constructed. Dividing these lots with an HPR is not compliant with the approved PRD.
 19. Label topographic contour lines on all preliminary plat sheets. Proposed grading should be shown on separate grading plan sheets.
 20. Ensure all structures are located within drainage easements or common areas.
 21. Provide an ADA crosswalk along Rocky Fork Almaville Road at the entrance.
 22. Please reference CUD Will Serve Letter for Reverie FKA Lifepoint issued 4/7/2024 for detailed information regarding water line connections and existing flow available to site. CUD can meet the 1,000 GPM flow requirement, but not the assumed 1,500 GPM for the amenity/commercial portion. Owner must submit updated fire flow for the amenity/commercial portion to
 23. CUDengineering@ cudrc.com.
 24. Once available, for specific comments, submit full set of plans directly to
 25. CUDengineering@ cudrc.com for further review and comment.
-

**Planning Commission
Town of Smyrna
Agenda Summary**

**Agenda Item Number 7. e. 1.
Department: Planning & Zoning
Date: December 5, 2024**

Subject:

Resubdivision of Lot 1 James C. Epps Subdivision
2302 Rocky Fork Road
Owner / Developer: Kepley Properties, LLC

Summary:

Final Plat: Resubdivision of Lot 1 James C. Epps Subdivision
Location: 2302 Rocky Fork Road
Tax Map: 33 Parcel: 44.01 Zoned: R-1
Acres: 3.4595 Lots: 3

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. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is shown to be dedicated on the plat.
 4. A grading permit fee will be required.
 5. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any homes over 3,600 sq. ft. would have an increased fire flow requirement.
 6. Signs will require a separate permit.
 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. Please submit these documents.
-

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
3/14/2018	Woodcrest Subdivision, Section V / John Byrnes	12/14/2024	Southern Bank of Tennessee	\$12,300

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (9 out of 9 lots built)

Public Works Department Comments:

1. All sidewalks and cross walks must be ADA compliant.
2. All signage must meet MUTCD regulations.
3. Need striping at Twickenham.
4. Need to remove silt fabric from catch basins before final inspection.
5. All P.U.D.E and ditches need to be put on grade per plan.
6. Submit stormwater as-builts.

Utilities Department Comments:

1. No issues at this time.

DEVELOPER OLIVER CONSTABLE'S COMMENTS:

Mr. Constable did not respond prior to the packet being delivered.

RECOMMENDATION:

End of the maintenance period. Release if all items are completed by 12/14/24. Otherwise, extend three months.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
2/15/2023	Patton Retreat, Phase 2, Section 2 / Hollingshead Land, LLC	12/15/2024	Escrow	\$57,800

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 100% built out. (11 out of 11 lots built)

Public Works Department Comments:

1. Need to finish striping.
2. Some areas of detention pond are eroding and needs to be stabilized. May need rip-rap.
3. Need to install grate on weir box in detention pond.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Add riprap apron underlain with geotextile fabric to both headwalls leading into the detention pond.
6. Stabilize the area along Old Nashville Highway next to the detention pond and Lot 70.
7. Remove riser pipe and rock from the outlet structure in pond.

Utilities Department Comments:

- MH 54 has grout around the inside of the casting that needs removed. Make sure to
 1. get all the grout out of trough and off bench.
- MH 53 needs the extra mastic seal cut off so it does not fall into the inside of the
 2. manhole.

DEVELOPER GARY RINEHART WITH RHB'S COMMENTS:

We have completed part of the punch list. Please begin the maintenance period.

RECOMMENDATION:

Reduce to \$15,000 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
7/13/2022	Derby Run, Phase 1A & 1B/ Charter Commercial, LLC	1/13/2025	Escrow	\$38,400

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 92.7% built out. (51 out of 55 lots built)

Public Works Department Comments:

1. Striping not complete. Crosswalks also still need striping.
All signage must meet MUTCD requirements. Need arrows on top of Pedestrian
2. signs.
3. Remove silt fabric from catch basins before final inspection.
4. All P.U.D.E. and drainage ditches need to be put on grade per plan.
5. Some areas of detention pond are eroding and need to be stabilized.
6. Ensure the swale behind lot 108 through 110 is within the drainage easement.
7. Correct erosion in the swale behind lot 109, 110 and the open space.
8. Remove any construction remnants (wattles, silt fence, inlet bags, etc.).
9. Stabilize areas that lack 70% uniform vegetative coverage. Slopes 30% and above require straw matting at a minimum.

Utilities Department Comments:

1. Manhole B60-224 (Blakeney off site MH-16) has a piece of pipe in the trough.
2. Manhole B60-223 (Blakeney off site MH-15) has mastic seal on the bench that needs to be removed.
3. Manhole B60-219 (Blakeney off site MH-5) has a broken lid that needs changed out and has debris in the trough.
4. Manhole B60-212 (Blakeney off site MH-4) has debris in the trough.
5. Manhole B60-209 (Blakeney off site MH-1) has debris in the trough.
6. Manhole B60-64 (Amberton Section 1 MH-16C) has a piece of pipe on the bench. This is the manhole they tied the sewer to.

DEVELOPER PAT MANGER'S COMMENTS:

We have paved the streets and finished the repairs.

RECOMMENDATION:

Reduce to \$10,000 and extend one year as the maintenance bond.

DATE RECEIVED	DEVELOPMENT / DEVELOPER	EXP. DATE	SURETY COMPANY	AMOUNT
1/14/2022	Stewarts Creek Cottages / Thomas Steffen	1/13/2025	Fourth Capital Bank	\$44,400

Bond is for: Roads, Sewer, Stormwater, Water is CUD

Development is 97.4% built out. (75 out of 77 lots built)

Public Works Department Comments:

1. Place final topping and striping.
2. Crosswalk at entrance needs to be made ADA compliant.
3. Sidewalks not complete.
4. Remove silt fabric from catch basins before final inspection.
5. Some areas of curb and gutter are damaged and need to be repaired or replaced.
6. Some manholes and water valve boxes need to be adjusted.
7. All sidewalks and crosswalks must be ADA compliant.
8. Areas of sidewalk around the tennis courts are out of ADA compliance.
9. All signage must meet MUTCD specifications.

10. All P.U.D.E. and drainage ditches need to be put on grade per plan.
11. Some areas of detention pond are eroding and need to be put on grade per plan.
12. Some areas of detention pond are eroding and need to be put on grade per plan.
13. Stabilize bare areas in the swale on the western boundary of the property (behind pickle ball courts).
14. Remove all construction remnants (straw wattles, check dams, silt fence, etc.).
15. Correct erosion in swale behind lot 4.
16. Correct erosion in swale behind lot 7.
17. Stabilize all areas that lack 70% uniform vegetative coverage. Slopes 30% or greater require straw matting at a minimum.
18. Clear the sediment from the headwall leading into the pond between lots 20 and 21.
19. Regrade the swale leading to the detention pond on the side of and behind lots 16 through 19.

Utilities Department Comments:

1. Manhole B60-305 MH B6 has majestic seal in the trough that needs to be removed.
2. Manhole B60-295 MH B5 has majestic seal in the trough that needs to be removed.
3. Manhole B60-292 MH B2 has majestic seal in the trough that needs to be removed.
4. Manhole B60-291 MH B1 has majestic seal in the trough that needs to be removed.
5. Manhole B60-296 MH A7 has majestic seal in the trough & on the bench that needs to be removed.
6. Manhole B60-289 MH A6 has majestic seal on the bench that needs to be removed, and has majestic seal hanging from under the casting that needs to be removed.

DEVELOPER THOMAS STEFFEN'S COMMENTS:

Mr. Steffen did not respond prior to the packet being delivered.

RECOMMENDATION:

Extend six months.