



SMYRNA MUNICIPAL PLANNING COMMISSION

February 1, 2024
5:00 p.m. meeting

Smyrna Town Hall

AGENDA

1. Call to Order Absent: Marc Adkins & Miranda Swift
2. Prayer
Pledge of Allegiance
3. Citizens' Comments: None at this time.
4. Approval of Minutes of the January 4, 2024 meeting. Approved: 5-0
5. Old Business:
 - a. Site Plans:
 1. Addition to Villages of Valley Green, Section IV
Enon Springs Road W & Wildwood Drive
Owner / Developer: JSD Holdings Approved: 4-1
13 Townhomes, 47 Apartments &
5,250 SF Commercial
6. New Business:
 - a. Rezoning Requests:
 1. Marian Masoud
540 Rock Springs Road
PUD Amendment Positive Recommendation to the
Town Council: 4-1
Allow retail sales of clothing and
linens to existing PUD
 2. Sammy Said
6070 & 6092 Seminary Road Deferred 1 Month: 5-0
Rezoning R-3 to C-2
 - b. Sketch Plats:
 1. Hidden Hills, Section VI, Phase II
Summerlin Road, Tamland Avenue, & Shetland Drive
Owner / Developer: Amnon Shreibman / Nir Homes, Inc. Approved: 5-0
49 Single family lots
on 22.48 acres
 2. Lyndwood
Almaville Road / Independent Hill Road Deferred 1 Month: 5-0
Owner / Developer: DRAPAC
 - c. Preliminary Plats:

1. The Courtyards at Stewarts Creek, Phase 2
9351 Rocky Fork Almaville Road
Owner / Developer: Blakeney Partners, GP

Deferred 1 Month: 5-0

d. Final Plats:

1. Burnett Ridge, Section 1
Fortitude Trail
Owner / Developer: David Patterson / Trace Construction, Inc.

Approved: 5-0

33 Single family lots
on 9.80 acres

2. Burnett Ridge, Section 2
Seneca Court
Owner / Developer: David Patterson / Trace Construction, Inc.

Approved: 5-0

37 Single family lots
on 13.24 acres

3. Newberry, Lots 1 & 2
3510 Almaville Road
Owner / Developer: Larry D. Davis Sr. & Heidi Kilimanjaro-Davis / Newberry PropCo, LLC

Positive Recommendation to the Town Council: 5-0

Subdivision of a lot utilizing a septic system

e. Site Plans:

1. 323 Lake Farm Road
323 Lake Farm Road
Owner / Developer: Jason R. Lloyd

Deferred 2 Months: 5-0

2. Advance Auto Parts
1923 & 1929 Almaville Road
Owner / Developer: JMB Investment Company

Approved: 5-0

10,112 SF
commercial retail

3. Seven Oaks Storage
855 & 859 Seven Oaks Boulevard
Owner / Developer: Slade Blackwell / Inkana Development

Approved: 5-0

2 self-storage climate
controlled buildings

7. February Bond Review Report **Approved: 5-0**

8. Staff comments and/or other business

9. Adjournment