



TOWN OF SMYRNA

MUNICIPAL PLANNING COMMISSION MEETING

AGENDA



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

August 7, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

Prayer

Pledge of Allegiance

2. Citizen Comments

- a. Theresa Stewart Fitzcharles, 6586 Lee Road, Smyrna - Hidden Springs, Phase 1 Final Plat
- b. Simeon Panagatos, 611 Tammy Circle, Smyrna - Under Preservation of Green Space

3. Approval or Correction of Minutes

- a. July 1, 2025 Regular Meeting
- b. July 31, 2025 Quarterly Joint Workshop meeting

4. Old Business

- a. Annexation, Zoning, and Plan of Service Request:
 1. 452 Properties, LLC - **Recommended to be deferred until September**
Bill France Road & I-840
Annexation & PUD Zoning Request

5. New Business

- a. Rezoning Requests:
 1. Gamble Design Collaborative
Rocky Fork Almadillo & Briley Road
Rezoning R-3 to PRD & PRD Amendment
 2. Sewart's Landing
2001 Motlow College Blvd. & Sam Ridley Pkwy, West
Rezoning C-2 to PUD & PUD Amendment

- b. Sketch Plat:
 - 1. Hidden Hills, Section 7
West of Tamland Drive, Burgundy Drive, & Bonifay Drive
Owner / Developer: OpenLand Communities
- c. Preliminary Plats:
 - 1. Greystone, Phase 1D
Winnager Way
Owner / Developer: Meritage Homes
 - 2. Sewart's Landing - Squadron Street
2050 Motlow College Blvd.
Owner / Developer: Sewart's Landing Partners, LP
- d. Final Plats:
 - 1. Cornerstone, Section I
Hollingshead Circle
Owner / Developer: Southern Rock Manufacturers, LLC, Michael A. Hollingshead, Hollingshead Land, LLC
 - 2. Bulldog Drive Subdivision
Lee Victory Pkwy & Bulldog Pkwy
Owner / Developer: Nir Homes, Inc. / Kroger Limited Partnership I
 - 3. Hidden Springs, Phase 1
Lee Road
Owner / Developer: David Weekley Homes
- e. Site Plans:
 - 1. 12415 Old Nashville Highway
12415 Old Nashville Highway
Owner / Developer: BLP Investments, Inc.
 - 2. Sewart's Landing, Phase 1.5
Pilot Place & Motlow College Blvd.
Owner / Developer: Equitable Property Company
 - 3. SRM Block Plant
Hickory Grove Road
Owner / Developer: Hollingshead Land, LLC

6. Subdivision Regulations Amendment

- a. Section 7-101.2 and addition of Appendix A

7. Mandatory Referral

- a. Imperial Boulevard Water Line Extension
- b. Unimproved ROW Description between Lots 24 & 25 Preserve at Stewarts Creek

- 8. Bond Review Report**
 - a. August Bond Review Report
- 9. Staff Comments and/or Other Business**
- 10. Adjournment**