



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES FEBRUARY 6, 2025

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, February 6, 2025 by Chairman 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 Matthew Carver.

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

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

Staff Present: Dave Santucci, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; James Lawrence, Asst. Chief of Fire Prevention; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; Mark Crosslin, Planning Technician; Kristi Worrell, Building Official; Charles King, Engineer; James Hardison, Utilities Project Engineer

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 January 9, 2025 meeting
Approval of Minutes of the January 28, 2025 Special Called meeting
Approval of Minutes of the January 30, 2025 Quarterly meeting

Motion by Councilman Steve Sullivan, seconded by Salena Scott to approve the Minutes of the January 9, 2025 meeting, January 28, 2025 Special Called meeting, and January 30, 2025 Quarterly meeting.

Vote: 7 - 0 Passed - Unanimously

3. Old Business:

- a. Preliminary Plats:

1. Estates at Williamsport - **Requesting one month deferral**
Williamsport Drive
Owner / Developer: RMG Development

Preliminary Plat: Estates at Williamsport

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 of \$4,688.00 will be required.
5. Signs will require a separate permit.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. 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.
8. No burn permits will be issued for this site.
9. Any retaining walls greater than 4' will require a building permit from the Codes Dept.
10. Show Williamsport Drive on the southern side of this property extending into the site to connect to Bonifay Drive where Spearing Court is shown. The existing portion of Williamsport Drive on the southern side of this development will be required to be renamed and every house along it will be required to change the address.
11. Submit road names & E911 approval for those road names.
12. Show and label all easements with measurements.
13. Do not show existing structures without a mass grading permit.
14. Add a fire hydrant at the end of Road "A".
15. Locate the fire hydrant outside of the sidewalk at Lots 4 & 49.
16. Add the water and sewer line sizes.
17. Since the Finished Floor Elevation of this project is below the rim elevation of the next upstream sewer manhole, the sewer exiting the first floor of this building must pass through a backwater valve in compliance with section 714 of the International Plumbing Code (2018 ed.). Note that plumbing from the upper stories may NOT pass through this backwater valve. Note backwater valves on the drawings.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to defer the Preliminary Plat for Estates at Williamsport one month to the March meeting.

Vote: 7 - 0 Passed - Unanimously

b. Site Plans:

1. 7 Brew
SW Corner of President Place & Isabella Lane
Owner / Developer: Who Brew, LLC

| | |
|------------------------------------|--|
| Location: 800 Isabella Lane | Applicant: Who Brew LLC |
| Tax Map/Parcel: 28/72.00 | Property Owner(s): JLJ Strategic Realty LLC |
| Zoning: C-2 | Use Classification: Restaurant |

Proposal

A. Location Analysis:

7 Brew Coffee is proposing a new facility at the corner of Isabella Lane and President Place. The building would be 750 square feet and two drive-through lanes only; there would be no service from the building interior. Queuing would accommodate approximately 23 vehicles in two stacking lanes. As shown, there would be a single ingress and egress point of access off of Isabella Lane aligned across from the entrance to Home Depot and Champy's Chicken.



Development Standards

| | Required | Proposed |
|---|-----------------|-----------------|
| Square Footage of Vehicular Use Area | N/A | 11,054 SF |
| Square Footage of Open Space/Landscaping | 1,105 SF | 1,331 SF |
| Total Parking | 8 Spaces | 8 Spaces |
| Handicapped Parking Space(s) | 1 Space | 1 Space |

B. Landscaping:

Landscape plan shows boxwood shrubs planted throughout the site with sugar maple and willow oaks. Due to the presence of underground utility lines along Isabella Lane, streetscaping meeting Design Review requirements is not met, but the streetscaping proceeds the entire length of the property along Isabella Lane. Along President Place, streetscaping for trees is not being met due to pavement being built up to the edge of the property line.

C. Design Review:

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing, fiber cement siding and metal. All wall faces meet Design Review requirements of at least 75% primary materials on all four elevations.

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. This project must follow the Town of Smyrna land disturbance guidelines for property under 1 acre.
3. Signs will require a separate permit and may not be located within any easements.
4. The Major Thoroughfare Plan designates President Place and Isabella Lane as collectors. Adequate right-of-way exists for both streets.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.
6. The required minimum fire flow is 1,500 GPM at 20 PSI.

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

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

Motion by Matthew Carver, seconded by Salena Scott to approve the Site Plan for 7 Brew with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

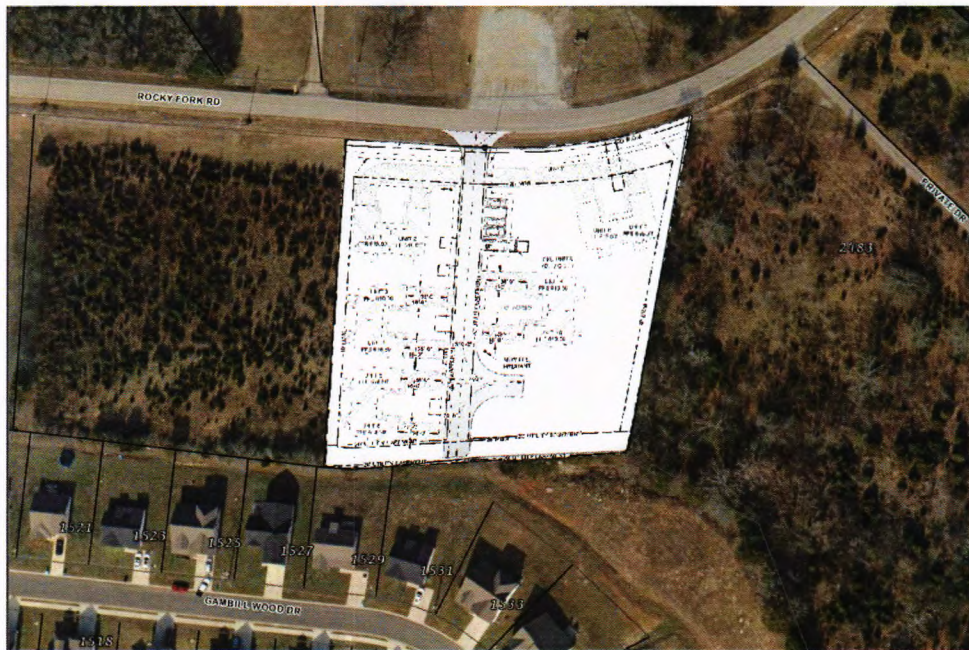
2. Janet Ibrahim - **Requesting one month deferral**
Rocky Fork Road
Owner / Developer: Janet Ibrahim

| | |
|----------------------------------|--|
| Location: Rocky Fork Road | Applicant: Rhodes Engineering |
| Tax Map/Parcel: 33/73.03 | Property Owner(s): Philo Construction LLC |
| Zoning: PRD | Use Classification: Duplexes |

Proposal

A. Location Analysis:

A new duplex development is planned on Rocky Fork Road following a recent approval by the Town Council for a rezoning to PRD in November 2024. The development would consist of 5 duplexes/10 units on 2.10 acres with one ingress/egress point off of Rocky Fork Road.



Development Standards

| | Required | Proposed |
|---|-----------------|-----------------|
| Square Footage of Vehicular Use Area | N/A | 9,981 SF |
| Square Footage of Open Space/Landscaping | 998 SF | 9,974 SF |
| Total Parking | 45 Spaces | 45 Spaces |
| Handicapped Parking Space(s) | N/A | 1 Space |

B. Landscaping:

Landscape plan shows a Type A landscape buffer along the eastern and western lot lines abutting the adjacently zoned R-3 property. Willow Oak trees are shown along Rocky Fork Road with shrubbery planted between the trees. There is preserved vegetation shown in the southwestern corner of the property with no vegetation shown on the remainder of the southern lot line due to the presence of underground utilities and easements. Additional shrubbery and trees are shown within the development.

C. Design Review:

Architectural elevations show the units to be finished with a mixture of brick, glass/glazing and fiber cement boards. The front elevations show to be entirely brick on the first floor with primarily fiber cement board on the second floor and windowed eaves to be brick. The right and left elevations mirror one another with the front half being single story shown as brick and the entire second half of the side elevations are to be fiber cement board. The rear of the units are entirely fiber cement board.

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 of \$555.00 will be required.
4. Signs will require a separate permit and may not be located within any easements.
5. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. Adequate right-of-way is required to be dedicated for this street.
6. The required minimum fire flow is ____ GPM at 20 PSI.

7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.

Staff Comments:

1. Submit the required water load sheet for water meter sizing.
2. Submit and record the final plat prior to receiving building permits. Show right-of-way dedication and utility easements on the plat.
3. How is the drainage going to the detention pond? Please show on the plans.
4. Provide documentation where the developer has permission from the adjacent property owner to extend the sewer through the easement.
5. Submit architectural elevations to match what is shown on the approved PRD.
6. Landscape and storm structures cannot overlap. Out fall running through the buffer.
7. Provide parking details.
8. Show all existing utilities around offsite sewer tie-in.
9. The maximum run of a sewer main from manhole to manhole is 350 feet.
10. Submit profile pages for proposed water and sewer mains.
11. Submit a full set of construction plans.
12. Submit a plan showing proposed lighting and screening consistent with the requirements of the Enon Springs Overlay.
13. Show the existing tree canopy area including which portion of it will be preserved.
14. Provide a color palette for the proposed buildings.
15. Show the existing water, sewer and gas mains on Gambillwood Drive.
16. Why are existing trees being shown on top of sewer lines?
17. No trees are allowed within sewer easements.
18. Show all proposed easements and offsite sewer easements.
19. Submit road name and E911 approval of that road name.
20. Show crosswalk where truncated domes are located.

Staff Recommendation: Staff recommends denial or deferral due to the list of outstanding comments remaining.

Motion by Vice-Mayor Marc Adkins, seconded by Salena Scott to defer the Site Plan for Janet Ibrahim one month to the March meeting.

Vote: 7 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Requests:

1. House On Rock, LLC
Enon Springs Roads, West
C-2 to PRD Rezoning Request

A C-2 to PRD Rezoning request was submitted for Enon Springs Road, West. This property can be further referenced by Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00, is comprised of 4.65 acres, and is zoned C-2. The surrounding zoning is C-2 and C-3. 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. 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. The requested PRD is for 35 townhomes. The following staff comments

were made:

1. The required minimum fire flow is 1,000 GPM @ 20 PSI.
2. Label the correct bus shelter location. The shelter should not be located within the public right-of-way.
3. Confirm that the buildings within the development would be 100 feet off of the centerline of the railroad track. Verify the location of the railroad easement with CSX. Are structures of any kind approved to be located in that area by CSX? Provide confirmation about the playground, patio structures, and HVAC units being allowed to be located in the CSX easement.

At this time, Chairman Tim Morrell acknowledged Jack Parker with Catalyst Design to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Councilman Steve Sullivan to recommend denial to Town Council the C-2 to PRD Rezoning Request for Rutherford County Tax Map: 27P, Group: C, part of Parcel: 4.00 due to inconsistent zoning.

Vote: 7 - 0 Passed - Unanimously

2. Caravan Ventures
Tridon Drive
C-2 to I-1 Rezoning Request

A C-2 to I-1 Rezoning request was submitted for Tridon Drive. This property can be further referenced by Rutherford County Tax Map: 50, Parcel: 14.07, is comprised of 3.57 acres, and is zoned C-2. The surrounding zoning is C-2. The Land Use Plan for this area is the 24 Gateway character area, which would support a mix of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for these areas. No roads shown on the Major Thoroughfare Plan are affected by this request.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to recommend approval to Town Council the C-2 to I-1 Rezoning request for Rutherford County Tax Map: 50, Parcel: 14.07

Vote: 7 - 0 Passed - Unanimously

- b. Preliminary Plats:

1. Lyndwood, Section 1, Phase 1 & 2
Almaville Road
Owner / Developer: Stars & Stripes 30, LLC / St. Bourke

A Preliminary Plat was submitted for Lyndwood, Section 1, Phase 1 & 2 located on Drew Street. This property can be further referenced by Rutherford County Tax Map: 73, Parcel: 18.00, is comprised of 44.95 acres, is zoned PRD, and is comprised of 139 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. No roads shown on the Major Thoroughfare Plan are affected by this request.
5. Signs will require a separate permit.

6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
8. Submit E911 approval for the road names. Submit road name approval via PDF. Road names that have not been approved: Sunrise Street, Twilight Cove, Sun Circle, Sundale Drive.
9. It appears that there is proposed work within Rutherford County road right-of-way on Drew Street. This will need to be coordinated with the Rutherford County Highway Department.
10. The improvements as recommended by the traffic study are required to be installed by the developer. What is the status of the coordination effort for the traffic studies for this development along with The Reverie at Music City, Briley Downs, and Queencliff Court developments?
11. How will 4 parking spaces be provided on each lot? Will the garages be set back at least 35'? Show how this will be done on the typical lot layouts.
12. Show a PUDE for the drainage swales crossing Lots 135-137, and Lots 92-98. Show and label.
13. The open area within the roundabout is required to be maintained by the HOA. This can be done by designating it a common open space and removing it from the public right-of-way, or an agreement can be put in place requiring the HOA to maintain that portion of the public right-of-way.
14. Please reference CUD Will Serve & FID Results Letter for Lyndwood issued 9/15/2023 for detailed information regarding water line connections and existing flow available to site. CUD can only meet 1,000 GPM flow requirement for approximately 200 lots with water meters at or below elevation of 683' and will require a connection to the proposed 12" water main at the end of Briley Downs subdivision.
15. Submit full set of plans directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Preliminary Plat for Lyndwood, Section 1, Phase 1 & 2 with a 25' setback for the house as approved in the PRD but requiring a 35' setback for a front entry garage, and with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

c. Final Plats:

1. Briley Downs, Section 1, Phase 1
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC

A Final Plat was submitted for Briley Downs, Section 1, Phase 1 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 57.00, 57.02, ax Map: 73, Parcels: 13.00, 13.01, 13.03, is comprised of 11.465 acres, is zoned PRD, and consists of 28 lots. The following staff comments were made:

1. 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.
2. A grading permit fee will be required.
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. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and

- referenced on the final plat.
6. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
 7. Add the owner's signature prior to submittal for recording.
 8. The floodplain development permit application has not been received for this project.
 9. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
 10. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

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

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Final Plat for Briley Downs, Section 1, Phase 1 with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

2. Briley Downs, Section 1, Phase 2
Rocky Fork Almaville Road
Owner / Developer: Southcoast DFH Nashville, LLC

A Final Plat was submitted for Briley Downs, Section 1, Phase 2 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, Parcels: 57.00, 57.02, Tax Map: 73, Parcels: 13.00, 13.01, 13.03, consists of 14.898 acres, is zoned PRD, and is comprised of 27 lots. The following staff comments were made:

1. 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.
2. A grading permit fee will be required.
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. Signs will require a separate permit.
5. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and referenced on the final plat.
6. Add the owner's signature prior to submittal for recording.
7. The required minimum fire flow is 1,000 GPM @ 20 PSI. Any house construction over 3,600 square feet will increase the required minimum fire flow.
8. The floodplain development permit application has not been received for this project.
9. Water line construction must be completed and fully released by the CUD inspector prior to CUD signature of final approval of final plat.
10. Submit plat directly to CUDengineering@ cudrc.com for review and specific comments.

Motion by Councilman Steve Sullivan, seconded by Matthew Carver to approve the Final Plat for Briley Downs, Section 1, Phase 2 with the above listed staff comments.

Vote: 6 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

d. Site Plans:

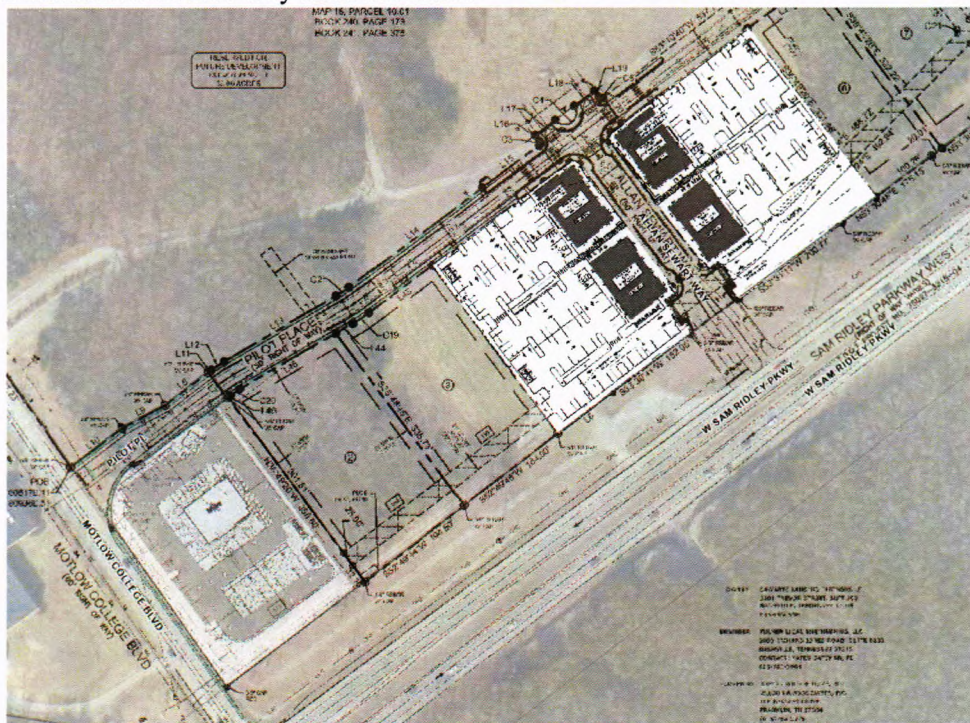
1. Sewart's Landing Outparcels 4 & 5
 Allan Sewart Way
 Owner / Developer: Equitable Property Company

| | |
|---|---|
| Location: Corner of Allan Sewart Way & Pilot Place | Applicant: Fulmer Lucas Engineering |
| Tax Map/Part of Parcel: 18/10.01 | Property Owner(s): Stewarts Landing Partners, LP |
| Zoning: PUD | Use Classification: Office & Retail |

Proposal

A. Location Analysis:

Lots 4 and 5 within the Sewart's Landing development are proposed for four buildings, two on each lot. The proposed use for these buildings would be a mixture of office and retail space among the total 47,166 square feet of building space. These parcels would be located at the main entrance to the Sewart's Landing off of W. Sam Ridley Parkway and would have shared parking with primary points of access from Allan Sewart Way and Pilot Place.



Development Standards

| | Required | Proposed |
|---|-----------------|-----------------|
| Square Footage of Vehicular Use Area | N/A | 3.41 Acres |
| Square Footage of Open Space/Landscaping | 0.34 Acres | 0.50 Acres |
| Total Parking | 207 Spaces | 231 Spaces |
| Handicapped Parking Space(s) | 7 Spaces | 9 Spaces |

B. Landscaping:

Landscape plan shows a variety of street trees and ornamental trees planted throughout the site to be developed and along all right-of-ways. Nearly all islands around the parking areas contain a mixture of shrubs and trees. Trees along Sam Ridley Parkway W. are shown within the right-of-way and staff will need to be provided approval from TDOT to plant vegetation within their right-of-way.

C. Design Review:

Architectural elevations show the buildings to be finished in a mixture of brick, limestone, EFIS, metal veneer and glass/glazing. Four colors of brick are shown to be used, black, white, gray and peach. All elevations are to have a minimum 75% primary materials for all wall faces to meet 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 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 Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for this street.
6. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. Please provide documentation from TDOT for landscaping within the right-of-way.
2. The minimum road width is 26' for any building over 30' tall.
3. The required minimum fire flow is 1,750 at 20 PSI. Buildings A & C will require a fire sprinkler system. No FDC's are allowed on the building and a fire hydrant must be within 100' of the FDC.

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

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

Motion by Councilman Steve Sullivan, seconded by Vice-Mayor Marc Adkins to approve the Site Plan for Sewart's Landing Lots 4 & 5 with the above listed staff comments.

Vote: 7 - 0 Passed - Unanimously

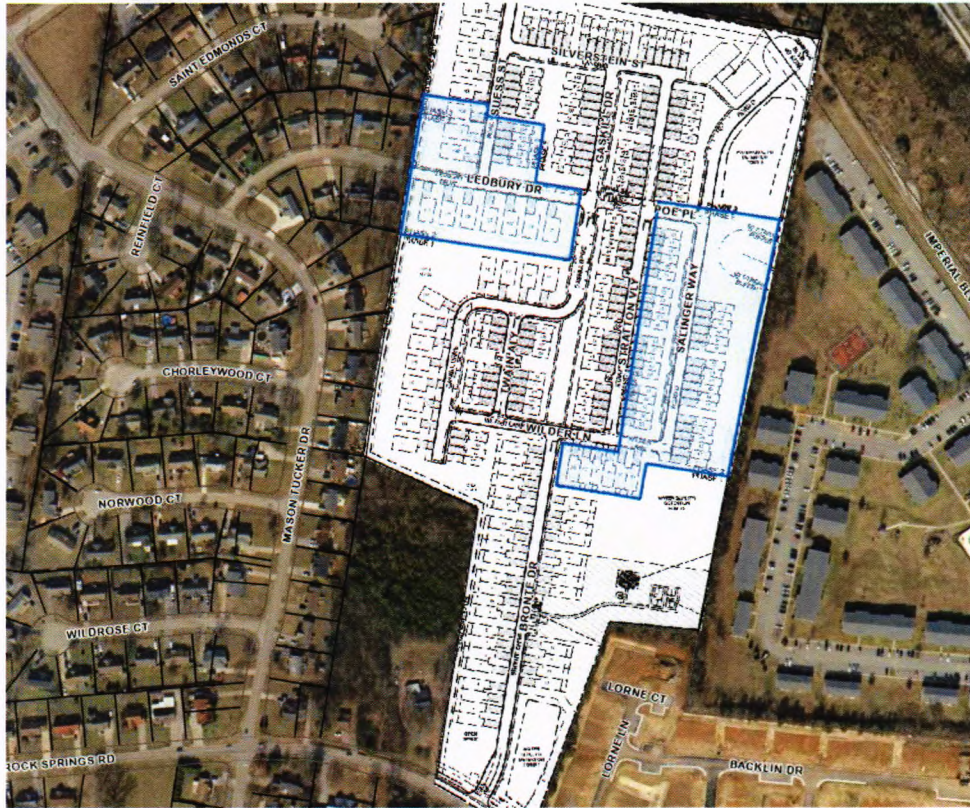
2. Spring Branch, Phase 2
Ledbury Drive / Salinger Way
Owner / Developer: Green Trails

| | |
|--|---|
| Location: 602 & 604 Rock Springs Road | Applicant: Land Solutions Company, LLC |
| Tax Map/Part of Parcel: 28/31.01 | Property Owner(s): Green Trails LLC |
| Zoning: PRD | Use Classification: Residential |

Proposal

A. Location Analysis:

The second phase of Spring Branch is proposed to consist of 10 single family homes and 50 townhomes. Access to this phase would be off of Ledbury Drive and Salinger Way. All amenities and the mail kiosk are located within Phase 1. A future phase 3 of the development would be the last phase of the development.



Development Standards

| | Required | Proposed |
|---|-----------------|-----------------|
| Square Footage of Vehicular Use Area | N/A | 1.01 Acres |
| Square Footage of Open Space/Landscaping | 4,417 SF | 4,732 SF |
| Total Parking | 265 Spaces | 265 Spaces |
| Handicapped Parking Space(s) | N/A | N/A |

B. Landscaping:

Landscape plan shows various locations of existing preserved vegetation remaining with additional trees planted near most of the townhomes and in front of all single family dwellings proposed as part of this phase. Shrubbery is proposed to line the road frontages along the sidewalk.

C. Design Review:

Similarly to phase 1, architectural elevations show the front elevations to consist of fiber cement board, brick and/or stone materials. Side and rear elevations are shown to be primarily fiber cement, with the option for some units to have the addition of stone or brick.

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. No roads shown on the Major Thoroughfare Plan are affected by this request.
6. The required minimum fireflow is 1,000 GPM at 20 PSI.
7. A Stormwater Control Measure Long Term Maintenance Agreement designed to the specifications of the Long Term Maintenance Plan must be completed, recorded, and submitted to the Stormwater Department.

Staff Comments:

1. The Town is not able to provide fire flow protection for units 135-154 until the Imperial Boulevard improvements are made unless the units are sprinkled.

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

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

Motion by Amy Wise, seconded by Councilman Steve Sullivan to approve the Site Plan for Spring Branch, Phase 2 with the above listed staff comments.

Vote: 6 - 1 Passed

NAY: Charles Scurr, PhD

5. February Bond Review Report

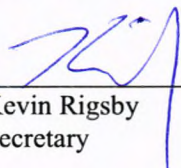
Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the February Bond Review Report with staff recommendations.

Vote: 7 - 0 Passed - Unanimously

6. Staff comments and/or other business

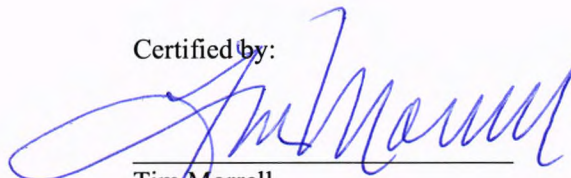
7. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Tim Morrell
Chairman