



## TOWN OF SMYRNA

### MUNICIPAL PLANNING COMMISSION MEETING

#### AGENDA



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**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.**

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**July 9, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

Prayer

Pledge of Allegiance

**2. Citizen Comments**

**3. Approval or Correction of Minutes**

- a. June 4, 2026 regular meeting

**4. Old Business**

- a. Site Plans:

- 1. Stonetrace Commons  
Corner of Genie Lane & Old Nashville Highway  
Owner / Developer: Waldron Vester Family Limited Partnership

**5. New Business**

- a. Rezoning Requests:

- 1. Woods Properties  
10510 Old Nashville Highway  
Rezoning R-1 to C-2
- 2. Mitesh Patel, Paw Paw Enterprises, LLC, J & M Equity, LLC, Khairy Abdelmasih, Ebram Shalaby, Alaa Mankarious & Eyd Toss, Shams Amraei & Rezvan Moosavi, and Navarro Properties, LLC  
Old Nashville Highway northwest of Enon Springs Road, West  
Rezoning: C-4 to C-2 & R-2 to C-2

- b. Final Plats:

- 1. Hollingshead Industrial  
West Jefferson Pike & Hickory Grove Road

Owner / Developer: HDCAL Jefferson Pike, LLC / Hamilton Development

2. Resubdivision of Newberry, Lot 2  
3545 Almaville Road  
Owner / Developer: Blue Circle Ventures, LLC
3. Newberry, Phase 2  
Almaville Road and Melbec Drive  
Owner / Developer: Millrose Properties, IIC / Lennar Homes

c. Site Plans:

1. Reverie at Music City Amenity Center  
Yellowstone Street  
Owner/Developer: MRP HDFB LLC / Dream Finders Homes
2. Rock Springs Business Park, Phase II  
230-260 Imperial Boulevard  
Owner/Developer: H&R Development Partners LLC / BGS America LLC
3. Stonetrace, Lot 5  
Genie Lane & Needham Drive  
Owner/Developer: Grow and Learn XI, LLC / Cornerstone Development

**6. Bond Review Report**

- a. July Bond Review Report

**7. Staff Comments and/or Other Business**

**8. Adjournment**