

WORKSHOP AGENDA

Planning Commission

July 14, 2026 @ 5:30 PM

For the July 28, 2026 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 16, 2026 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Site Plan - Zaxby's - New Restaurant on 0.74 Acres. Property located at 5175 Murfreesboro Road (Tax Map 15, Parcel 2.01). DD (Downtown District) Zoning District. Property owned by Guernsey Holdings ZRC OCP, LLC. Requested by Carter Engineering.
4. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Hillpointe - 50.65 Acres. Property located on Old Nashville Highway (Tax Map 28, Parcel 14). Current Zoning District: R-2 (Mixed Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Sanjay D. Patel.
5. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Cody Bass - 36.24 Acres. Property located on Hollandale Road (Tax Map 14, Parcels 24.21 & 35). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by Myron and Melissa Bannister Living Trust.

NEW BUSINESS

6. Site Plan - Commercial Retail Center - New Building Comprised of 5,070 Square Feet on 1.30 Acres. Property located at 101 Floyd Mayfield Drive (Tax Map 14P, Group B, Parcel 4). DD (Downtown District) Zoning District. Requested by DMG, LLC. Property owned by KMBS Real Estate, LLC.
7. Site Plan - Enterprise Boulevard Retail Center - New Building of 8,108 Square Feet on 0.93 Acres. Property located on Enterprise Boulevard (Tax Map 17 O, Group A, Parcel 6). GD (Gateway District) Zoning District. Requested by Huddleston - Steele, Inc. Property owned by Natvar Patel.
8. Preliminary Plat - Sanford Ridge - 63 Lots on 13.17 Acres. Requested by SEC, Inc. Property located on Sanford Road and Chaney Blvd. (Tax Map 28, Parcels 1.01 & 2). PDR R-3 (Planned Density Residential) Zoning District. Property owned by KMC Land, LLC.
9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Wamble & Associates - 0.75 Acres. Property located at 431 & 471 Minerva Drive (Tax Map 28, Parcel 14). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-2 (Mixed Residential) Zoning District. Property owned by Eva I. Abdelnore.

10. Discussion - Recommendation to the Board of Mayor and Alderman: **Ordinance #2026-14** - An Ordinance to Amend Title 10 of the La Vergne Municipal Code by Adding a New Chapter Regulating the Keeping of Domestic Fowl and Amend the City Fee Schedule by Adding a New Permit Fee.
11. Discussion - Recommendation to the Board of Mayor and Alderman: Amendment to the Zoning Ordinance Regarding Data Centers.
12. Bonds/Letters of Credit Update.

ADJOURN