

WORKSHOP AGENDA

Planning Commission

August 11, 2026 @ 5:30 PM

For the August 25, 2026 Regular Meeting @ 6:00 PM

- Call workshop to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: July 28, 2026 Regular Meeting.
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. **(WITHDRAWN)**
4. 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. Abdelnour. **(WITHDRAWN)**
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. **(DEFERRED)**
6. 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.
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.

NEW BUSINESS

8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Equitable Property Company, LLC - Approximately 110 Acres. Property located on and near Waldron and Blair Roads (Tax Map 32, Parcels 3, 3.03, 3.04, 3.05 and Tax Map 29, Parcels 36, 37, 40, 41, 41.01 and 41.02). Current Zoning District: R-1 (Low Density Residential) Zoning District & PDR R-3 (Planned Density Residential); Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by Twinning Station Partners, LP.
9. Bonds/Letters of Credit Update.

ADJOURN