

WORKSHOP AGENDA

Planning Commission

May 13, 2025 @ 5:30 PM

For the May 27, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: April 29, 2025 Regular Meeting and May 13, 2025 Workshop.
2. Public Comment Period.

NEW BUSINESS

3. Final Plat - Arbor Ridge, Section 9A - 44 Lots on 22.41 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.
4. Final Plat - Arbor Ridge, Section 9B - 38 Lots on 12.69 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.
5. Final Plat - Arbor Ridge, Section 12 - 65 Lots on 16.23 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Brookfield Holdings (Arbor), LLC.
6. Site Plan – Chase Bank – New Building of 3,333 Square Feet on 2.26 Acres. Requested by Kimley Horn. Property located at 101 Floyd Mayfield Dr. (Tax Map 14, Parcel 72.1). C-2 (Highway Service) Zoning District. Property owned by Chase Bank.
7. Site Plan – Smoke Club 13 – New Building of 2,759 Square Feet on 0.42 Acres. Requested by Dean Design Group. Property located at 5234 Murfreesboro Road (Tax Map 15M, Group C, Parcel 6). C-2 (Highway Service) Zoning District. Property owned by Smoke Club 13, LLC.
8. Site Plan – 314 Retail Building – New Building of 9,750 Square Feet on 1.01 Acres. Requested by Danny Wamble. Property located at 314 Old Nashville Highway (Tax Map 17D, Group B, Parcel 15). C-2 (Highway Service) Zoning District. Property owned by Good Brothers, LLC.

9. Final Plat - The Retreat at Finch Branch, Section 4 - 38 Lots on 16.91 Acres. Requested by SEC, Inc. Property located on Greenwood Dr. (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property owned by Finch Branch Building Group, LLC.
10. Final Plat - Starbucks - Two Lots on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.
11. Site Plan – Starbucks – New Building of 2,500 Square Feet on 2.26 Acres. Requested by DMG, LLC. Property located at 101 Floyd Mayfield Dr. (Tax Map 14P, Group B, Parcel 4). C-2 (Highway Service) Zoning District. Property owned by Restaurant Retail Properties, LLC.
12. Final Plat - The Retreat at Finch Branch, Section 3 - 40 Lots on 20.75 Acres. Requested by SEC, Inc. Property located off Spring Street (Tax Map 17L, Group A, 8.08). R-2 (Medium Density Residential) Zoning District. Property owned by Finch Branch Building Group, LLC.
13. Bonds/Letters of Credit Update.
14. Discussion - New Zoning Ordinance.

ADJOURN