

WORKSHOP AGENDA

Planning Commission

June 10, 2025 @ 5:30 PM

For the June 24, 2025 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: May 27, 2025 Regular Meeting and June 10, 2025 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. 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.
4. 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.

NEW BUSINESS

5. Final Plat - The Resubdivision of Lot 15 Morningside Acres, Section 1 - Two Lots on 1.02 Acres. Requested by Huddleston - Steele. Property located on Old Jones Mill Road (Tax Map 13H, Group A, Parcel 39). R-1 (Low Density Residential) Zoning District. Property owned by Martha H. Queener.
6. Final Plat - Replat Lot 8 of Richland South, LLC Property - Two Lots on 1.33 Acres. Requested by TTL. Property located on Murfreesboro Road (Tax Map 14, Parcel 72.16). C-2 (Highway Service) Zoning District. Property owned by Woodhaven Development Group.
7. Final Plat - Bola Gabriel Subdivision - Two Lots on 5.04 Acres. Requested by Huddleston - Steele. Property located on Hollandale Road (Tax Map 14, Parcel 23.2). R-1 (Low Density Residential) Zoning District. Property owned by Bola Gabriel & Mariam Girges.
8. Site Plan – Mid-South Carpenter's Training Trust – New Pavillion of 6,767 Square Feet on 4 Acres. Requested by Wamble & Associates. Property located at 130 Veterans Memorial Parkway (Tax Map 14, Parcel 72.09). C-2 (Highway Service) Zoning District. Property owned by Mid-South Carpenter's Training Trust.

9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Cory McClellan - 4.36 Acres. Property located at 782 Waldron Road (Tax Map 29, Parcel 38). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-2 (Highway Service) Zoning District. Property owned by Cory McClellan.
10. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Brookside, Phase 2 - 88 Lots. Requested by Mitchell Bowman. Property located off Macaw Lane (Tax Map 29, Parcel 28). R-2 (Medium Density Residential) Zoning District.
11. Final Plat – 314 Retail Building – Two Lots 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.
12. Combination Plat - 192 and 198 Old Nashville Highway - One New Lot on 1.35 Acres. Requested by Huddleston - Steele. Property located at 192 and 198 Old Nashville Highway (Tax Map 15M, Group E, Parcels 4 & 5). C-2 (Highway Service) Zoning District. Property owned by Better Home, LLC.
13. Bonds/Letters of Credit Update.
14. Discussion - New Zoning Ordinance.
15. Discussion - Community and Development Services General Information for Website Publication
16. Discussion - Updated Public Works Road and Civil Specifications

ADJOURN