



**SMYRNA HISTORIC ZONING COMMISSION  
MEETING MINUTES  
ON JULY 26, 2021**

The regular meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, July 26, 2021 by Chairman Carolyn Peebles. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Chairman Carolyn Peebles and the Pledge of Allegiance was led by Rhonda Allen.

The following Historic Zoning Commission members/staff were present:

Members:

Carolyn Peebles, Chairman  
Rhonda Allen, Vice-Chairman  
Vanessa Haley  
Regina Medlen  
Lynn Arnold

Staff:

Mitchell Wensman, Planner  
Eric Hennessee, Asst. Town Attorney  
Jennifer Bizarri, Planning Technician  
Kathryn Bobbitt, Office Coordinator  
Brian Hercules, Town Manager  
Todd Spearman, Asst. Town Manager

Absent:

Bobby Goins  
Heather McGarry

**1<sup>ST</sup> Item: Election of Officers**

At this time, Eric Hennessee entertained nominations for the office of Chairman of the Historic Zoning Commission.

Rhonda Allen and Vanessa Haley nominated **Carolyn Peebles** for **Chairman** for a one year term by acclamation and the nomination ceased. Motion carried unanimously.

At this time, Eric Hennessee entertained nominations for the office of Vice-Chairman of the Historic Zoning Commission.

Lynn Arnold nominated **Rhonda Allen** to serve as **Vice-Chairman** for a one-year term by acclamation and the nomination ceased. Motion carried unanimously.

**2<sup>ND</sup> Item: Approval of minutes of the February 22, 2021 meeting**

Following a review of the minutes of the February 22, 2021 meeting, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Regina Medlen. Motion carried unanimously.

**3<sup>RD</sup> ITEM: Jeremy Byrd / Front Street Sign Company  
103 Wright Street**

A request was received to demolish the existing building at 103 Wright Street and construct a new building in its place. The property is shown on Rutherford County Tax Map 27-I, Group G, Parcel 2.00 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building located at 103 Wright Street was built around 1940, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
  - a. Demolish the existing building
  - b. Construct a new building
3. Overview – The applicant is requesting to demolish the existing garage building at 103 Wright Street due to its current state. According to the applicant, two builders have conducted an inspection of the building and deemed it cost prohibitive to repair the existing building rather than rebuild. The floor inside has a slope of 8-10” and the cinderblock walls are pieced back together to make a wall, not fully structurally sound. The previous Building Official during the late 1990s issued a condemnation letter for this structure; however the building was still pieced back together. Following completion of the new building, the applicant plans to use the first floor for applying graphics to cars and a CNC machine. It would also be used for community involvement and hosting events. Second floor would be used for offices and a print space.
4. Demolition – Front Street Guidelines state demolition should be considered as a last resort and avoided by properly maintaining the structure. Demolition may be permitted if the request is for an inappropriate previous modification and the demolition will not adversely affect the street appearance, as determined by the Commission. Applicant plans to finish the exterior of the building with unpainted brick with “German smear” technique to give the appearance of an existing building, not new.

5. Construction – It is intended that all new construction shall be compatible in terms of placement, orientation, scale and design with existing buildings and structures in the Front Street Historic District.
  - a. Placement and Orientation: The setbacks shall be determined by adjacent buildings and maintained if possible. The orientation of the new building’s façade shall be visually consistent with surrounding buildings. The applicant has noted the finished color would be a dark appearance, similar to the building at 101 Front Street, across from Wright Street from this building.
  - b. Scale and Design: The height of the building and roof shall be compatible with surrounding buildings. The proposed building would be roughly the same height as other adjacent two story buildings, but double the height of the existing building. There are no other buildings in the area with rooftop patios, such as the one proposed. The materials shall be visually compatible with surrounding buildings. Proposed building will be constructed using brick, which is consistent with surrounding buildings. Additionally, the window design will be consistent with the aforementioned building at 101 Front Street.
  
6. Staff finds that the proposed changes may be in harmony with Section V – Guidelines for new construction and Section VII – Guidelines for demolition. While other buildings nearby do not utilize a rooftop occupied space, it would create a unique look for the area. All other aspects of the demolition and new construction would be in harmony with the Front Street Historic Guidelines.

At this time Chairman Carolyn Peebles opened the public hearing. Applicant Jeremy Byrd spoke for the request. At this time the public hearing was closed.

Following discussion, a motion was made by Rhonda Allen and seconded by Lynn Arnold to approve the demolition and new construction at 103 Wright Street.

Motion carried unanimously.

**3<sup>RD</sup> ITEM: Staff comments and/or other**

There were no staff comments at this time.

Smyrna Historic Zoning Commission Minutes

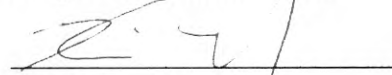
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**4<sup>TH</sup> ITEM: Adjournment**

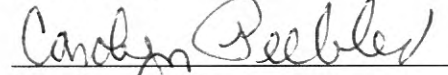
There being no further business, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby  
Secretary

Certified by:



Carolyn Peebles  
Chairman