



**SMYRNA HISTORIC ZONING COMMISSION  
MEETING MINUTES  
ON OCTOBER 25, 2021**

The regular meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, October 25, 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 Heather McGarry.

The following Historic Zoning Commission members/staff were present:

Members:

Carolyn Peebles, Chairman  
Rhonda Allen, Vice-Chairman  
Vanessa Haley  
Regina Medlen  
Lynn Arnold  
Heather McGarry  
Bobby Goins

Staff:

Mitchell Wensman, Planner  
Eric Hennessee, Asst. Town Attorney  
Kevin Rigsby, Town Planner  
Jennifer Bizarri, Planning Technician  
Todd Spearman, Asst. Town Manager  
Kathryn Bobbitt, Office Coordinator  
Charles King, Town Engineer

**1<sup>ST</sup> Item: Approval of Minutes of the July 26, 2021 meeting**

Following a review of the minutes of the July 26, 2021 meeting, Regina Medlen made a motion to approve the minutes; the motion was duly seconded by Rhonda Allen. Motion carried unanimously.

**2<sup>ND</sup> ITEM: Caleb Spearing  
11 North Lowry Street**

A request was received for site modification to property located within the Historic District at 11 North Lowry Street. The property is shown on Rutherford County Tax Map 27-I, Group A, Parcel 17.00 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building located at 11 North Lowry Street was built around 1920, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
  - a. Install new ground level windows along North Lowry Street and removing doors.
  - b. Brick the rear windows.
  - c. Install a new awning
  - d. Paint the existing brick
  - e. Expand existing deck size by 150 square feet
3. Overview - The applicant is requesting to remodel the existing building at 11 North Lowry Street. Currently, there were two businesses, at 11A and 11B N. Lowry St.; the applicant will be combining the two units into one. Windows will be replaced to make a cohesive storefront as well as doors being removed in lieu of windows. Doors would remain at the corner of the building on the corner of North Lowry Street and Sam Hager Street. Above the replaced storefront windows, the applicant wishes to install an awning. The building is also proposed to be painted white. In the rear of the building, there is an existing deck that the applicant wishes to expand by 150 square feet and brick the rear windows.
4. Entrances and Front Doors/Windows - Front Street Guidelines state removing or radically changing entrances important in defining the building's overall historic character is prohibited. While the change is dramatic, in combining two businesses into one, doors to enter the facility would remain on the corner of the building to allow for pedestrian access and would keep with the existing feel of the building. The Guideline also states that if windows are no longer to be used, they shall be frosted, screened or shuttered from the inside to appear from the outside it is being used.
5. Awning - The Zoning Ordinance states all portions of a building or structure must be located within the boundaries of the parcel, which includes awnings. The front of the building sits on the property line, thus any additions protruding from the building would be within the right-of-way. However, this property, and others nearby, currently have awnings within the right-of-way.
6. Paint - Front Street Guidelines designate white as an allowed color within the color palette for exterior surfaces.
7. Guidelines for Additions - Front Street Guidelines state any addition shall not destroy the historic material that characterize the building and shall be compatible

with the structure. The deck currently exists, the applicants are adding an additional 150 square feet onto the deck, making it suitable for use.

8. Staff finds that the proposed changes may not be in harmony with Section IV - Guidelines for existing buildings and structures, Section VI - Guidelines for additions and Section XI - Color. Staff recommends the windows along North Lowry Street have a base of brick below the windows to remain consistent with the window design for other nearby businesses. Additionally, staff would recommend against bricking in the rear windows, as the Front Street Guidelines state windows not being utilized shall be frosted, screened or shuttered from the inside rather than removed. Staff finds the proposed paint, deck update and expansion and awning acceptable as proposed. If approved, staff would recommend the awning not exceed the current offset distance away from the building into the right-of-way.

At this time, Chairman Carolyn Peebles acknowledged applicant Caleb Spearing to speak about the request.

At this time, Chairman Carolyn Peebles acknowledged Town Engineer Charles King to speak regarding the right-of-way on North Lowry Street.

Following discussion, a motion was made by Rhonda Allen and seconded by Lynn Arnold to approve the improvements to 11 North Lowry Street of:

- a. A base layer of brick below the windows fronting North Lowry Street.
- b. Bricking in the rear windows.
- c. Installing a new awning, not to exceed the depth of the existing awning.
- d. Painting the exterior of the building white.
- e. Expanding and updating the rear deck.

Motion carried unanimously.

**4<sup>TH</sup> ITEM: Staff comments and/or other**

There were no staff comments at this time.

At this time, Town Engineer Charles King gave the Historic Zoning Commission an update on the Lowry Street Project.

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

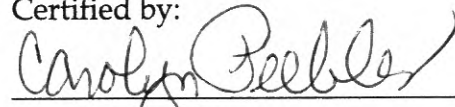
There being no further business, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby  
Secretary

Certified by:



Carolyn Peebles  
Chairman