



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON FEBRUARY 22, 2021**

The regular meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, February 22, 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 Regina Medlen.

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
Brian Hercules, Town Manager
Todd Spearman, Asst. Town Manager
Kathryn Bobbitt, Office Coordinator

1ST Item: Approval of minutes of the September 28, 2020 meeting

Following a review of the minutes of the September 28, 2021 meeting, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Bobby Goins. Motion carried unanimously.

**2ND ITEM: Sam Ghali
104 Hazelwood Drive**

A request was received for site modification to property located within the Historic District at 104 Hazelwood Drive. The property is shown on Rutherford County Tax Map 27-P, Group B, Parcel 19.00 and zoned R-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building located at 104 Hazelwood Drive was built around 1900, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. Replace windows and front door.
 - b. Replace gutters.
3. Overview - The applicant is completing a remodel of the home at 104 Hazelwood Drive; this remodel includes interior and exterior changes. Exterior changes include replacing windows and cleaning the existing white vinyl siding.
4. Windows - Front Street Guidelines state the original windows and window openings should be retained if possible and replaced only when they are missing or beyond repair. If being replaced, the windows should match in a similar configuration and appearance as the original. Due to the current condition of the home, staff sees a justification in replacement of the windows. Existing windows feature an up/down sliding motion; applicant has provided images of proposed new windows which utilize the same opening system.
5. Door - Section IV - Entrances and Front Doors state that removing or radically changing is prohibited. If being replaced, ensure it matches or blends with the original style and shall be of similar size. Applicant has noted they would be able to replicate the front door style as it is intended to be replaced.
6. Gutters - General requirements state when replacement is necessary, the replacement shall match design of the original structure. Applicant plans on replacing existing deteriorated gutters with new white gutters to replicate the existing gutters.
7. Staff finds that the proposed changes may be in harmony with Section III - Design Goals for the Front Street Historic District. While the Front Street Guidelines recommend utilizing similar materials, colors and features, staff finds an upgrade to the existing home would enhance the lot. Applicant is planning on replacing the existing windows with new windows based on the current condition of the existing home. The new windows would utilize a similar style to the existing windows, which is in harmony with Section IV C, regarding window replacement.

Following discussion, a motion was made by Rhonda Allen and seconded by Vanessa Haley to approve the following improvements to the property as requested by the applicant:

- a. Replace Windows and front door.
- b. Replace gutters.

Motion carried unanimously.

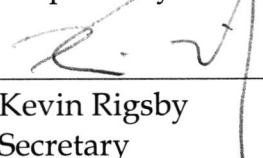
4TH ITEM: Staff comments and/or other

There were no staff comments at this time.

5TH ITEM: Adjournment

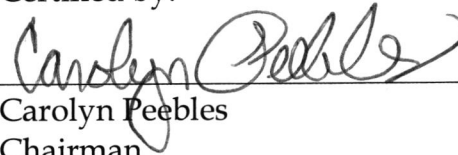
There being no further business, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby
Secretary

Certified by:



Carolyn Peebles
Chairman