



**SMYRNA HISTORIC ZONING COMMISSION  
MEETING MINUTES  
ON  
MAY 3, 2022**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission for April 25, 2022 was called to order at 5:00 p.m. on Tuesday, May 3, 2022 by Vice-Chairman Rhonda Allen. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Vice-Chairman Rhonda Allen and the Pledge of Allegiance was led by Regina Medlen.

The following Historic Zoning Commission members/staff were present:

Members:

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

Staff:

Eric Hennessee, Asst. Town Attorney  
Kevin Rigsby, Town Planner  
Mitchell Wensman, Planner  
Kathryn Bobbitt, Office Coordinator  
Brian Hercules, Town Manager  
Todd Spearman, Asst. Town Manager  
Charles King, Town Engineer

Absent:

Carolyn Peebles, Chairman  
Bobby Goins

**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.

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 November 22, 2021 meeting**

Following a review of the minutes of the November 22, 2021 meeting, Regina Medlen made a motion to approve the minutes; the motion was duly seconded by Vanessa Hailey.

Motion carried unanimously.

**3<sup>RD</sup> ITEM: Red Bicycle  
15 N Lowry Street**

A request was received for site modification to property located within the Historic District at 15 N 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 15 N 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. Paint a mural on the side of the building.
  - b. Install accent wood plans on the front of the building.
3. Exterior Paint – The applicant wishes to have a mural painted on the north side of the building facing Sam Hagar Street.
4. Façade – Previously submitted plans to the Historic Commission in October 2021 showed an awning with signage atop the awning. New submittal shows a wood plank accent in lieu of the awning
5. Staff finds that the proposed changes may not be in harmony with Section III – Design Goals for the Front Street Historic District and Section XI – Color. Front Street Design Guideline restricts paint colors to not exceed two separate colors on building exteriors. Currently, the exterior of the building is white, the applicant is proposing the mural to have three various shades of orange. However, additional colors may be approved by the Historic Zoning Commission. The applicant may be able to meet Section IV – Guidelines for Existing Buildings and Structures, E. Fences, Walls, and Walks. The applicant is requesting accent wood planks to be used behind the business sign in lieu of the previously approved awning. Wood is an approved material, per the Front Street Guidelines, but has not been utilized anywhere within the Historic District to this point. If approved, it may not match any other building

in the Historic District. The above requested improvements have already been completed.

At this time, Vice-Chairman Rhonda Allen acknowledged applicant Caleb Spearing to speak about the request.

Following discussion, a motion was made by Vanessa Haley and seconded by Regina Medlen to approve the improvements to 15 N Lowry Street.

Motion carried unanimously.

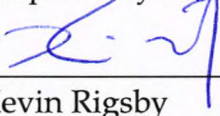
**4<sup>TH</sup> ITEM: Staff comments and/or other**

There were no staff comments at this time.

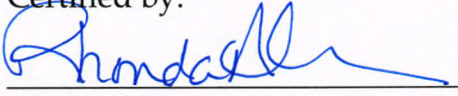
**5<sup>TH</sup> ITEM: Adjournment**

There being no further business, Vice-Chairman Rhonda Allen declared the meeting adjourned.

Respectfully submitted,

  
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Kevin Rigsby  
Secretary

Certified by:

  
\_\_\_\_\_  
Rhonda Allen  
Vice-Chairman