



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
July 25, 2022**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, July 25, 2022 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
Vanessa Haley
Regina Medlen
Lynn Arnold
Kelsey Dempsey

Staff:

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

Absent:

Rhonda Allen, Vice-Chairman
Bobby Goins

1ST Item: Approval of Minutes of the May 3, 2022 meeting

Following a review of the minutes of the May 3, 2022 meeting, Regina Medlen made a motion to approve the minutes; the motion was duly seconded by Lynn Arnold.

Motion carried unanimously.

**2ND ITEM: Grit & Grain Boutique
7 N Lowry Street**

A request was received for site modification to property located within the Historic District at 7 N Lowry Street. The property is shown on Rutherford County Tax Map

27-I, Group A, Parcel 15.02 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building located at 7 N Lowry Street was built around 1950, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. Paint the building.
3. Exterior Paint - The applicant wishes to paint the front and back of the building black.
4. 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 states black, used on exterior surfaces, may only be used as an accent. Currently, the building is brown on the front and rear entrances. Staff would recommend the applicant choosing a paint color on the adopted color palette: White, various shades of: yellow, tan/beige, gray, brown, or green, and may use black, but as an accent only. If approved, it would be the only entirely black building in the Historic District.

At this time, Chairman Carolyn Peebles acknowledged applicant Jonathan Couey to speak about the request and modify the desired colors to taupe for the primary color and use black as an accent for the door and around the trim.

Following discussion, a motion was made by Regina Medlen and seconded by Vanessa Haley to approve the improvements to 7 N Lowry Street of using the color taupe as the main building color and black around the windows and door as an accent color.

Motion carried unanimously.

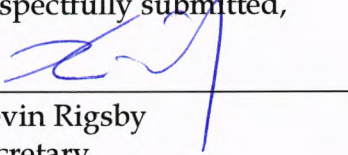
3RD ITEM: Staff comments and/or other

At this time, Charles King, Town Engineer, provided an update on the Lowry Street improvements project.

4TH ITEM: Adjournment

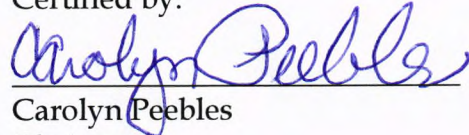
There being no further business, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,

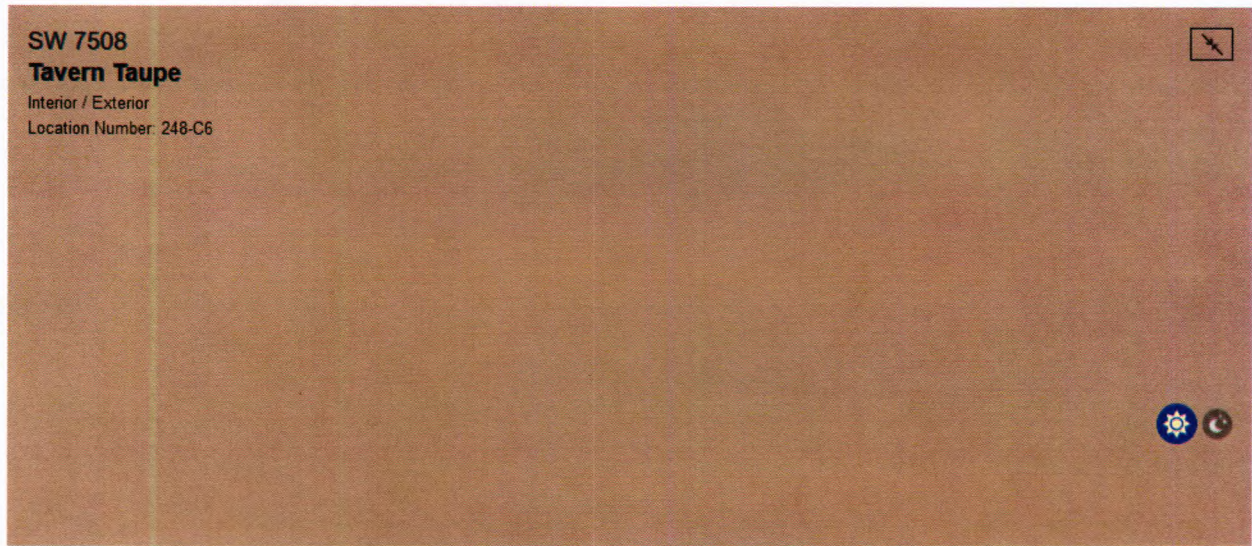
A handwritten signature in blue ink, appearing to be 'KR', written over a horizontal line.

Kevin Rigsby
Secretary

Certified by:

A handwritten signature in blue ink, appearing to be 'Carolyn Peebles', written over a horizontal line.
Carolyn Peebles
Chairman

Primary Color



Trim: Windows & Doors

(Black)

