



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
November 28, 2022**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, November 28, 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 Kelsey Dempsey.

The following Historic Zoning Commission members/staff were present:

Members:

Carolyn Peebles, Chairman
Vanessa Haley
Lynn Arnold
Bobby Goins
Kelsey Dempsey

Staff:

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

Absent:

Rhonda Allen, Vice-Chairman
Regina Medlen

1ST Item: Approval of Minutes of the October 24, 2022 meeting

Following a review of the minutes of the October 24, 2022 meeting, Vanessa Haley made a motion to approve the minutes; the motion was duly seconded by Bobby Goins.

Motion carried unanimously.

**2ND ITEM: The Print Shop Restaurant
1 North Lowry Street**

A request was received for site modification to property located within the Historic District at 1 North Lowry Street. The property is shown on Rutherford County Tax Map

27-I, Group A, Parcel 14.00 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building located at 1 North 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. Replace Windows
 - b. Paint a Mural and Repaint Building Exterior
 - c. Add an Awning
 - d. Add a Deck
 - e. Remove Parking
 - f. Signage
3. Windows - Applicant is wishing to replace all the existing windows. The existing building is two stories; the front of the building top level has a gridded pattern window, which is proposed to be replaced with an existing style of window. The bottom floor currently has large picture windows. The door on the front of the building is roughly located in the center of the building, proposed renderings show the door shifted left to a new location. As proposed, the new windows would replicate the gridded pattern windows shown on the upper level. On the Washington Street side of the building, the applicant is proposing to add 5 windows. Currently there is a small window and a door, the remaining wall is brick. The aforementioned door is also shown in a new location in the renderings closer to the center of the building than its existing location near the rear. The rear of the building currently has three large gridded windows and a door. Proposed renderings show the existing door to be relocated on the ground level; an additional door is to be added to the upstairs level as well as new windows. The proposed window design would match the windows on the side and front of the building. Several of the proposed windows would operate similar to a garage rollup door in addition to giving the appearance of a gridded pattern to keep the windows aesthetically consistent.
4. Paint/Mural - The applicant wishes to repaint the front of the building a similar color to the existing building front. Unpainted brick is proposed to remain on the front half of the side of the building; the rear half would be painted to match the front of the building. On the painted section of the building that fronts Washington Street, the applicant is proposing to paint a mural, as shown to be a shade of brown. On the north elevation, side, a portion of the brick is proposed to be painted where the proposed sign location is to be installed.
5. Awning - The applicant wishes to install an awning to the front and side of the building over the sidewalk. There is not an existing awning, the awning, if approved, would be within the right-of-way as the building is built up to the property line.
6. Deck - The applicant wishes to construct an elevated deck at the rear of the building. Both levels of the deck could be accessed from the interior of the building as well as outside; the design would be similar to the Red Bicycle.

7. Removal of Parking - The applicant is proposing to remove the existing asphalt behind the building and replace with turf and an outdoor courtyard area for seating, games, and dining. Fencing would be added surrounding this space; the fencing would be of wrought iron.
8. Signage - The applicant is proposing to install three signs, one on the front and each side of the building. Signs are shown to be blue, which is in harmony with requirements for signage colors. The signs are required to be permitted separately and will have to meet the size requirements of the Front Street Guidelines.
9. Staff finds that parts of the proposed changes are in harmony with the Front Street Historic Guidelines, while other modifications are not. Staff findings and reflections are detailed below:
 - a. Section IV - Guidelines for Existing Buildings and Structures, C, pertaining to Windows states that if installing replacement windows, it is prohibited to install windows in openings that do not fit the existing window size. Additionally, new openings for windows where one had not previously been before are prohibited.
 - b. As proposed, the color of the building and mural are within regulations of the Front Street Historic Guidelines, Section XI, pertaining to color.
 - c. Section VI - Guidelines for Additions, A, states that any additions shall be in conformance with the original front setbacks. An addition of an awning would encroach on the right-of-way. Staff would not recommend approving an awning within the right-of-way.
 - d. Section VI - Guidelines for Additions, A, further states that any addition shall be located to the rear of the building. This is in accordance with the proposed deck and would be in harmony with the Guidelines. If approved, the deck would be required to be reviewed by staff to ensure it meets Town requirements.
 - e. Section 4.010.3.A of the Zoning Ordinance provides requirements for off-street parking for commercial businesses. Each business is required to provide off-street parking. As proposed, there would be a removal of all off-street parking designed to serve this business. Currently, there are 8 parking spaces behind the building. Staff has concerns about the removal of the off-street parking to create the outdoor dining, seating and game area. If the parking lot is removed, the business would not have any dedicated parking spaces on the property. The fencing shown to enclose the outdoor area is in harmony with the Guidelines, Section IV, E - Fences, Walls and Walks.
 - f. Section IX - Guidelines for Landscaping, Screening and Signs, C, regulates the size of the sign to be a maximum of 7% of the wall face to which the sign is affixed to. The sign will be permitted separately and will have to meet the Sign Ordinance as well as the Front Street Guidelines.
 - g. New bollards, lit and unlit, shown within the sidewalk on Washington Street are located within the right-of-way, which will have to be reviewed by Engineering/Public Works. The rendering also shows a brick wall/bench

within the sidewalk in front of the building, which is located within the TDOT right-of-way and would need to be reviewed and approved by TDOT. Additionally, any additions within the sidewalk would need to conform to ADA standards and requirements.

At this time, Chairman Carolyn Peebles acknowledged applicant Caleb Spearing and Town Engineer Charles King to speak regarding the request.

Following discussion, a motion was made by Chairman Carolyn Peebles and seconded by Lynn Arnold to approve the above improvements to 1 North Lowry Street as detailed below:

- a. Approve windows as presented and 1 rollup door.
- b. Approve the color "buff" and the mural design to be brought back to HZC after decided upon by the client.
- c. Awnings are allowed subject to approval from TDOT and Town requirements.
- d. Approve the addition of a deck at the rear of the building and meet Town requirements.
- e. All allocated parking to be provided in writing from business(es) granting permission.
- f. Signs are approved as presented and must meet the Sign Ordinance and Front Street Guidelines.
- g. ADA standards are to be met on all sidewalks.

Motion carried unanimously.

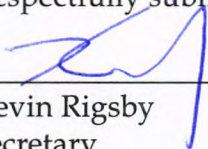
3RD ITEM: Staff comments and/or other

None at this time.

4TH ITEM: Adjournment

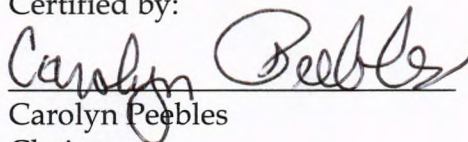
There being no further business, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby
Secretary

Certified by:



Carolyn Peebles
Chairman