



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
July 24, 2023**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, July 24, 2023 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
Regina Medlen
Lynn Arnold
Carren Reecer
Rodger Thomas

Staff:

Jeff Peach, Town Attorney
Mitchell Wensman, Planner
Kathryn Bobbitt, Office Coordinator
Todd Spearman, Asst. Town Manager
Brian Hercules, Town Manager

Absent:

Rhonda Allen, Vice-Chairman
Kelsey Dempsey

1ST Item: Election of Officers

At this time, Jeff Peach entertained nominations for the office of Chairman of the Historic Zoning Commission.

Regina Medlen nominated **Carolyn Peebles** for **Chairman** for a one year term by acclamation and the nomination ceased. Motion carried unanimously.

At this time, Jeff Peach 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.

2ND Item: Approval of Minutes of the November 28, 2022 meeting

Following a review of the minutes of the November 28, 2022 meeting, Rodger Thomas made a motion to approve the minutes; the motion was duly seconded by Lynn Arnold.

Motion carried unanimously.

**3RD ITEM: Jimmy Woods
9 North Lowry Street**

A request was received for site modification to property located within the Historic District at 9 North Lowry Street. The property is shown on Rutherford County Tax Map 27-I, Group A, Parcel 16.00 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The building of the request is located at 9 North Lowry Street and was built around 1945, according to the records of the Rutherford County Assessor of Property. Per the applicant, the structure was built during the late 1800's and was home to the First National Bank of Smyrna.
2. The applicant wishes to make the following changes:
 - a. Install two windows on the first story facing the alley.
 - b. Install two windows on the second story facing southeast.
3. Alley Windows - The applicant wishes to install two windows on the lower level facing the alley; this would be the northwestern building face. There is an alley between 9 and 11 North Lowry Street of 4 feet and the wall face is currently entirely brick. Per the applicant, there were originally windows located on this face of the building and would like to replace them in the original location. The windows that existed previously were approximately 7' tall and had an arc shape at the top with a concrete window sill at the base. Triple pane residential windows are desired to be used by the applicant.
4. Southeast Windows - The applicant wishes to install two windows on the second floor facing southeast. Similar to the alley facing wall, there are two windows which originally were located on the southeast wall face. The adjacent building at 7 North Lowry is a single story building, so the new windows would be visible from the public right-of-way. Triple pane residential windows would be utilized as well.
5. Staff finds that the proposed changes are in harmony with Section IV (C) - Guidelines for Existing Buildings and Structures in regards to windows. Front Street Guidelines states that the original windows and window openings shall be retained if possible. The original windows have been

removed and bricked in, but the applicant wishes to utilize the original locations for the new windows. Additionally, the number and location of windows on primary elevations shall be retained. The applicant is attempting to keep consistent with the original building elevations and design with the addition of these four windows in the location in which they were originally located. Staff would recommend approval of this request.

At this time, Chairman Carolyn Peebles acknowledged applicant Jimmy Woods to speak regarding the request.

Following discussion, a motion was made by Regina Medlen and seconded by Lynn Arnold to approve the above improvements to 9 North Lowry Street.

Motion carried unanimously.


4TH ITEM: Staff comments and/or other

None at this time.

5TH ITEM: Adjournment

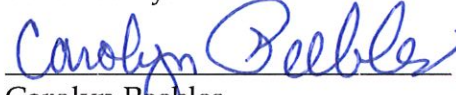
There being no further business, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby
Secretary

Certified by:



Carolyn Peebles
Chairman