



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
October 23, 2023**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, October 23, 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 Kelsey Dempsey.

The following Historic Zoning Commission members/staff were present:

Members:

Carolyn Peebles, Chairman
Rhonda Allen, Vice-Chairman
Regina Medlen
Kelsey Dempsey
Carren Reecer
Rodger Thomas

Staff:

Jason King, Assistant Town Attorney
Mitchell Wensman, Planner
Kevin Rigsby, Town Planner
Dennis Blair, Interim Bldg. Official
Todd Spearman, Asst. Town Manager

Absent:

Lynn Arnold

1ST Item: Approval of Minutes of the July 24, 2023 meeting

Following a review of the minutes of the July 24, 2023 meeting, Vice-Chairman, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Rodger Thomas.

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 of the request is located at 9 North Lowry Street and was built around 1950, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following change:
 - a. Paint a mural on the Washington Street wall face.
3. Mural - The applicant had previous modifications approved by the Historic Zoning Commission in November 2022. One of the requests was to add a mural to the Washington Street wall face of the building, and at that time, the applicant didn't have a mural design selected. As a result, the Board voted the applicant to return to the HZC when a design was finalized. Staff was notified the applicant was painting a mural without approval from the HZC at which point the applicant was notified to cease painting and submit an application to the HZC with the design to be voted on. The proposed colors for the mural would include: purple, blue, yellow, green, orange, pink, brown and black.
4. Staff finds that the proposed changes are not in harmony with Section XI - Color. Front Street Design Guidelines restricts paint colors to not exceed two separate colors on building exteriors. Currently, the exterior of the building is white, but the applicant is proposing the mural to have eight distinct colors. Colors listed in the adopted color palette Front Street Guidelines for exterior surfaces are unpainted brick, white, black (as accent only), various shades of yellow, tan/beige, gray, brown and green. Any color not listed on the color palette is not allowed unless specifically approved by the HZC.
5. Staff would recommend denial of the request due to the mural not meeting regulations as set forth in the Front Street Guidelines.

At this time, Chairman Carolyn Peebles acknowledged applicant Caleb Spearing and artist Cara Brown to speak regarding the request. During discussion, additional documentation was presented to the Board for conversation; these items can be found succeeding the Minutes.

Following discussion, a motion was made by Vice-Chairman, Rhonda Allen and seconded by Carren Reecer to deny the above mentioned mural to 1 North Lowry Street. Furthermore, the progress that has been made on the mural shall be removed from the wall within two weeks of the meeting date by November 6th, 2023.

Motion carried unanimously.


3RD ITEM: Staff comments and/or other

None at this time.

4TH ITEM: Adjournment

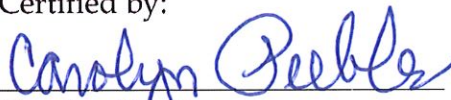
There being no further business, Regina Medlen made a motion to adjourn the meeting, motion was seconded by Vice-Chairman, Rhonda Allen. At this time, Chairman Carolyn Peebles declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby
Secretary

Certified by:



Carolyn Peebles
Chairman