



**SMYRNA HISTORIC ZONING COMMISSION  
MEETING MINUTES  
ON  
October 28, 2024**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, October 28, 2024 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 Rhonda Allen.

The following Historic Zoning Commission members/staff were present:

Members:

Rhonda Allen, Vice-Chairman  
Miranda Swift  
Lynn Arnold  
Rodger Thomas

Staff:

Benjamin Groce, Staff Attorney  
Kevin Rigsby, Town Planner  
Kathryn Bobbitt, Office Coordinator  
Todd Spearman, Asst. Town Manager

Absent:

Carren Reecer  
Raul Marrero

**1ST Item: Citizens' Comments**

None at this time

**2ND Item: Approval of Minutes of the July 22, 2024 meeting**

Following a review of the Minutes of the July 22, 2024 meeting, Miranda Swift made a motion to approve the minutes; the motion was duly seconded by Lynn Arnold.

Motion carried unanimously.

**3RD ITEM: Trellis & Vine  
103 Tank Street**

A request was received for site modification to property located within the Historic District at 103 Tank Street. The property is shown on Rutherford County Tax Map 27-I, Group A, Parcel 7.00 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 27 South 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 changes:
  - a. Paint a mural on the Tank Street wall face.
3. Mural - Trellis & Vine, located at 27 South Lowry Street is proposing two variations of a mural to be painted on the rear half of their building along the Tank Street wall face. 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 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 by the Front Street Guidelines.

At this time, Vice-Chairman Rhonda Allen acknowledged the following representatives to speak regarding the request:

- Co-owner of Trellis & Vine, Theresa Alley
- Owner of Carpe Artista, Ron Alley
- Artist, Madison Pantuso

Following discussion, a motion was made by Miranda Swift and seconded by Rodger Thomas to approve the above mentioned improvements to 103 Tank Street with a softer orange border.

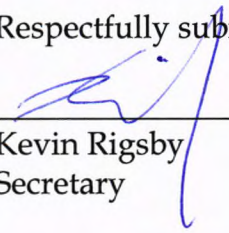
Motion carried 3-0-1 with Vice-Chairman Rhonda Allen abstaining.

**4TH ITEM: Staff comments and/or other**

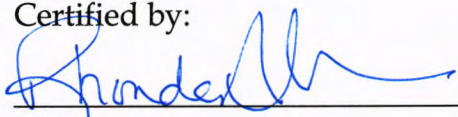
**5TH ITEM: Adjournment**

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

Respectfully submitted,

  
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Kevin Rigsby  
Secretary

Certified by:

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