



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
February 24, 2025**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, February 24, 2025 by Chairman Lynn Arnold. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Todd Spearman and the Pledge of Allegiance was led by Todd Spearman.

The following Historic Zoning Commission members/staff were present:

Members:

Rhonda Allen
Raul Marrero
Lynn Arnold
Rodger Thomas
Carren Reecer
Nathan Hudson

Staff:

Benjamin Groce, Staff Attorney
Mitchell Wensman, Planner
Kathryn Smith, Office Coordinator
Todd Spearman, Asst. Town Manager
Kevin Rigsby, Town Planner
David Santucci, Town Manager

Absent:

Miranda Swift

1ST Item: Citizens' Comments

None at this time.

2ND Item: Approval of Minutes of the January 27, 2025 meeting

Following a review of the Minutes of the January 27, 2025 meeting, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Carren Reecer.

Motion carried 5-0.

At this time, Raul Marrero joined the meeting in progress.

**3RD ITEM: OLD BUSINESS:
St. Maria Jewelry & Smyrna Dry Cleaning
35 & 37 South Lowry Street**

A request was received for site modification to property located within the Historic District at 35 & 37 South Lowry Street. The property is shown on Rutherford County Tax Map 27-I, Group A, Parcel 4.01 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 35 & 37 South Lowry Street and was built around 1961, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. New wall and pole signage for Saint Maria Jewelry and Smyrna Dry Cleaning
3. New Wall & Pole Signage - Renovations are in progress on the building at 35 & 37 S. Lowry St. and the applicant is wishing to install new signage for the proposed business and existing business. There is an existing pole sign on the property that was originally proposed to be removed as part of the renovation, but is planned to be reused following renovations, but with new sign faces. With the pole sign remaining on the property and utilized, the Front Street Historic Guidelines allows a maximum of 5% square footage of the wall to be devoted to signage. The pole sign is proposed to remain the same size with the top cabinet measuring 5' x 12' and the lower cabinet measuring 4' x 7'. Current renderings submitted for the wall signs are to be 26 square feet with one for each business. Based on plans submitted, each suite has approximately 524 square feet of wall space which yields approximately 26 square feet of signage allowed per business. Both wall signs are shown to be channel letters, which are internally illuminated.
Colors proposed for the clothing dry cleaning business are shown to include three colors: white and blue letters with a blue logo and black outlines. Proposed colors for the jewelry store wall sign include two colors: white letters and logo with a gold outline. The pole signs are proposed to incorporate three colors for each business: black and gold letters and white background and black and blue letters with a white background.
4. Staff finds that the proposed changes are in harmony with Section IX - Guidelines for Existing Buildings & Structures, C (Signs). Front Street Design Guidelines restricts wall signage for commercial lots which utilize a pole sign to 5% of the area of the wall to which the signage is attached.

The wall signs proposed as part of the sign permit application show 26 square foot signs and the Guidelines restrict the signs to 26 square feet. In addition, staff finds that the proposed changes are in harmony with Section XI - Color. Guidelines state the number of colors shall be limited. No more than two colors shall be used to define wall and trim. A third could be used for accent on awnings or on signs.

5. Staff would recommend approval of the request for the replacement of the wall and cabinet signs based on the renderings submitted for review as they meet size and color standards as set forth in the Front Street Historic Guidelines.

Following discussion, a motion was made by Rodger Thomas and seconded by Nathan Hudson to approve the request as submitted.


Motion carried 6-0.

4TH ITEM: Staff comments and/or other

5TH ITEM: Adjournment


There being no further business, at this time, Chairman Lynn Arnold declared the meeting adjourned.

Respectfully submitted,



Kevin Rigsby
Secretary

Certified by:



Lynn Arnold
Chairman