



# SMYRNA HISTORIC ZONING COMMISSION

January 27, 2025

Smyrna Town Hall

5:00 P.M. Meeting

## AGENDA

1. Call to Order
2. Prayer  
Pledge of Allegiance
- 3 Citizens' Comments:

*The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing.*

4. Approval of Minutes of the October 28, 2024 meeting
5. Old Business:
  - a. Saint Maria Jewelry & Smyrna Dry Cleaning  
35 & 37 South Lowry Street
6. Staff comments and/or other
7. Adjournment



**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,

Certified by:

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Kevin Rigsby  
Secretary

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Rhonda Allen  
Vice-Chairman



Town of Smyrna

# Historic Zoning Commission Application

APPLICANT INFORMATION:	APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: <b>Bishoy Saad</b>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Phone Number: <b>(615) 500-2581</b>	Contractor <input checked="" type="checkbox"/>	Existing Structure <input type="checkbox"/>
Email: <b>ebichoy@gmail.com</b>	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>

### THIS REQUEST IS FOR:

Alteration <input checked="" type="checkbox"/>	New Construction <input type="checkbox"/>
Addition <input type="checkbox"/>	Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input type="checkbox"/>
Demolition <input type="checkbox"/>	

### PROPERTY INFORMATION

Street Address: **35 S. Lowry St. Smyrna, TN 37167**

Tax Map: <b>27 I</b>	Group: <b>A</b>	Parcel: <b>4.01</b>
Zoning: <b>C-2 w/ LSO + H2</b>	Lot Area: <b>0.41 AC</b>	

### DESCRIPTION OF REQUEST

*Describe your request; provide any additional information about the property including architectural style, condition of the structure, date of construction of the structure or other relevant information. Please submit a site plan, renderings and/or photographs if applicable to your request.*

I am proposing the installation of two signs for an existing pole, where we are simply replacing the panels. Unfortunately, I made the mistake of printing the signs prior to securing the permit, as I didn't realize the design could impact the approval process. I had assumed that, since it's an existing structure, the permit would focus more on installation rather than the design itself. Thankfully, the design complies with the three-color limit per sign. However, we have incorporated different shades of yellow to achieve a gold tone, which is essential for the branding of this jewelry store. I kindly request your approval to move forward with these designs for the pole sign. Please let me know if any adjustments are needed to ensure compliance. Thank you for your time and consideration & Happy New Year

### APPLICANT AUTHORIZATION

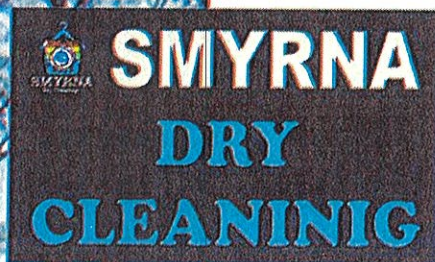
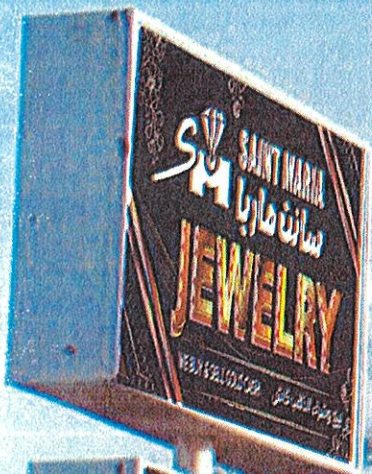
Applicant Signature: <b>Bishoy Saad</b>	Date: <b>1/10/2025</b>
Office Use Only	
Staff Initials: <b>mw</b>	Date: <b>1/13/25</b>

# POLE SIGNS

(Just installing the panels using the  
existing pole and light boxes)

Pole  
①

5'x12'



Pole ②

4'x7'



# WALL SIGNS

Installing two sign with LED lights 3' x 13' each

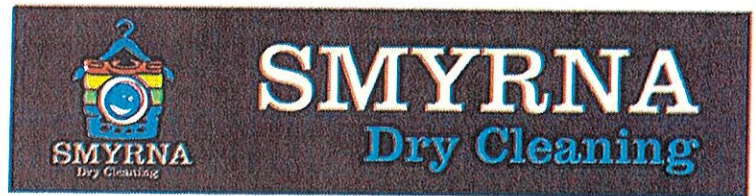
## 3'x13'

WALL ①



## 3'x13'

WALL ②



## Bishoy Saad

Location: 35 & 37 S. Lowry Street	Property Owner: Adel Yacoub
Tax Map/Group/Parcel: 27I, A, 4.01	
Zoning: C-2, H-1 & LSO - CDD	



### Staff Analysis

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 3' x 13' 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.

Colors proposed for the clothing dry cleaning business are shown to include six colors: white, blue, green, yellow, red and a black background. Proposed colors for the jewelry store wall sign include 4 colors: white letters, red background, black letter outline and yellow/gold logo. The pole sign is proposed to incorporate three colors: white lettering, black background with various shades of yellow for lettering and background design.

4. Staff finds that the proposed changes are not 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 39 square foot signs while the Guidelines would restrict the signs to 26 square feet. In addition, staff finds that the proposed changes may not be 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. Additional colors may be considered for approval by the Historic Zoning Commission.
5. Staff would recommend denial of the request for wall signs to exceed 7% as stated in the Front Street Guidelines as being the maximum allowed for commercial properties utilizing a pole sign. Staff would also recommend denial of the colors submitted for the signage due to both signs exceeding the 3 color requirement for the pole and wall signage for both businesses.