



SMYRNA HISTORIC ZONING COMMISSION

February 24, 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 January 27, 2025 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
January 27, 2025**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, January 27, 2025 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 Rodger Thomas and the Pledge of Allegiance was led by Rodger Thomas.

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 Bobbitt, 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: Election of Officers

At this time, Benjamin Groce entertained nominations for the office of Chairman of the Historic Zoning Commission.

Rhonda Allen nominated **Lynn Arnold** for **Chairman** to complete a one year term to expire in April 2025 by acclamation and the nomination ceased. Motion carried unanimously.

Vice-Chairman Rhonda Allen withdrew her position as Vice-Chairman of the Historic Zoning Commission. At this time, Benjamin Groce entertained nominations for the office of Vice-Chairman of the Historic Zoning Commission.

Rhonda Allen nominated **Rodger Thomas** to serve as **Vice-Chairman** to complete a one year term set to expire in April 2025 by acclamation and the nomination ceased. Motion carried unanimously.

3RD Item: Approval of Minutes of the October 28, 2024 meeting

Following a review of the Minutes of the October 28, 2024 meeting, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Carren Reecer.

Motion carried unanimously.

**4TH ITEM: 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 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.

At this time, Chairman Lynn Arnold acknowledged the applicant, Bishoy Saad, to speak regarding the request.

Following discussion, a motion was made by Carren Reecer to approve the request subject to the following conditions:

- The pole signage is to have a maximum of 3 colors for both businesses
- Accents (angles and leafs) shall be removed from the jewelry store pole signage
- The logo for Smyrna Dry Cleaning shall be all white
- Wall signage designs shall match the pole signage
- Submit a second rendering for Commission review

Following further discussion, Carren Reecer withdrew her motion.

A motion was made by Rhonda Allen and seconded by Raul Marrero to defer the request 1 month to allow the applicant time to revise the design and resubmit for further review.

Motion carried 6-0.

5TH ITEM: Staff comments and/or other

6TH ITEM: Adjournment

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

Respectfully submitted,

Certified by:

Kevin Rigsby
Secretary

Lynn Arnold
Chairman



Town of Smyrna

Historic Zoning Commission Application

APPLICANT INFORMATION:	APPLICANT IS:	THE REQUEST PERTAINS TO:
Name:	Owner	New Structure
Phone Number:	Contractor	Existing Structure
Email:	Other	Signage

THIS REQUEST IS FOR:

Alteration	New Construction
Addition	Exterior Repairs/Maintenance (No Change in Exterior Appearance)
Demolition	

PROPERTY INFORMATION

Street Address:		
Tax Map:	Group:	Parcel:
Zoning:	Lot Area:	

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.

APPLICANT AUTHORIZATION

Applicant Signature: <i>Bishoy Saad</i>	Date:
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Office Use Only

Staff Initials:	Date:
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WALL SIGNS

Installing two signs with LED lights

136"



132"



POLE SIGNS

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



5'x12'



4'x7'



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 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.