



**TOWN OF SMYRNA  
HISTORIC ZONING COMMISSION**



**MINUTES**

**July 28, 2025**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

The meeting was called to order by Chairperson, Lynn Arnold at 5:00 PM in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee.

The following Historic Zoning Commission members and staff were present:

**Members:**

Lynn Arnold  
Rhonda Allen  
Raul Marrero  
Cecil Thomas  
Nathan Hudson  
Jeana Edwards

**Staff:**

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

**Prayer**

Todd Spearman gave the invocation.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Mike Allen.

**2. Citizen Comments**

None at this time.

**3. Approval or Correction of Minutes**

**3.a. June 23, 2025 regular meeting**

Following a review of the Minutes of the June 23, 2025 meeting, Board Member Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Board Member Nathan Hudson. The motion was approved 6-0.

**4. Old Business**

**4.a. Rooster Beane  
114 Front Street**

A request was received for site modifications to property located within the Historic District at 114 Front Street. The property is shown on Rutherford County Tax Map 27-1,

Group G, Parcel 5.00 and zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The applicant wishes to make the following changes:
  - a. Install barn wood on the eastern (front) exterior wall of the building with cedar posts
  - b. Install a wall sign
  
2. Changes:
  - a. Install barnwood siding on the east wall - The applicant wishes to install barn wood siding. The existing wood siding on the top half of the front facade is rotted and needs repairs or replacement. The bottom half of the front facade is finished with white painted brick and glass. Only the top half of the facade is proposed to be replaced with barnwood siding. The applicant also wishes to install cedar posts in place of the existing posts. An alternative option includes refinishing the posts and painting the same white color as the building.
  - b. Install a wall sign on the eastern facade - The applicant wishes to install a wall sign using a mixture of barnwoods with a frame and white text. The sign would be placed on the front of the building and would be required to meet the size restrictions of the Front Street Historic Guidelines of 7% of the wall face.
  
3. Staff finds the replacement of the existing wood with barn wood and addition of barn wood may not be in harmony with Section III - Design Goals for the Front Street Historic District, 6. Deteriorated historic features shall be repaired rather than replaced. If the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities, and where possible, materials. The design on the front facade would change as a result of the proposed modification. Staff also finds the proposed sign is not in harmony with Section IX - Guidelines for Landscaping, Screening and Signs, C - Signs. The guidelines state signs shall not include unfinished wood, but the colors should coordinate with colors used on the exterior building elevations.

Staff finds that there are a variety of options present for consideration by the Board. Staff would support a cohesive appearance for the front facade in regards to material, color and the sign.

Chairperson Lynn Arnold recognized the applicants to speak regarding their request:  
Lori and Rooster Beane

Following discussion, Board Member Rhonda Allen made a motion to approve option A, which included wooden posts at the front of the building, wood siding on the top half of the front facade and signage as proposed. Board Member Cecil Thomas seconded the

motion. Following further discussion, the motion was approved 6-0.

**5. Staff Comments and/or Other Business**

None at this time.

**6. Adjournment**

**Respectfully Submitted,**

  
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Kevin Rigsby, Town Planner

**Certified by:**

  
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Lynn Arnold, Chairperson