



**TOWN OF SMYRNA
HISTORIC ZONING COMMISSION**



AGENDA

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

July 28, 2025

5:00 PM

Smyrna Town Hall

- 1. Call to Order**
 - Prayer
 - Pledge of Allegiance
- 2. Citizen Comments**
- 3. Approval or Correction of Minutes**
 - a. June 23, 2025 regular meeting
- 4. Old Business**
 - a. Rooster Beane
114 Front Street
- 5. Staff Comments and/or Other Business**
- 6. Adjournment**



**SMYRNA HISTORIC ZONING COMMISSION
MEETING MINUTES
ON
June 23, 2025**

The regularly scheduled meeting of the Smyrna Historic Zoning Commission was called to order at 5:00 p.m. on Monday, June 23, 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 Miranda Swift.

The following Historic Zoning Commission members/staff were present:

Members:

Rhonda Allen
Raul Marrero
Lynn Arnold
Rodger Thomas
Miranda Swift
Nathan Hudson

Staff:

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

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.

Rodger Thomas nominated **Lynn Arnold** for **Chairman** to complete a one year term to expire in April 2026 by acclamation and the nominations ceased. Motion carried unanimously.

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 2026 by acclamation and the nomination ceased. Motion carried unanimously.

3ND Item: Approval of Minutes of the February 24, 2025 meeting

Following a review of the Minutes of the February 24, 2025 meeting, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Rodger Thomas.

Motion carried 6-0.

**4TH ITEM: NEW BUSINESS:
Rooster Beane
114 Front Street**

A request was received for site modification to property located within the Historic District at 114 Front Street. The property is shown on Rutherford County Tax Map 27-I, 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. Paint the northern and western (rear) exterior walls
 - b. Install barn wood on the eastern (front) and southern exterior walls of the building
2. Changes:
 - a. Paint north and west walls - The applicant has requested to paint the western (rear) and northern wall "Extra White SW 7006". These existing elevations are masonry with white paint.
 - b. Install barnwood siding on east and south walls - 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. In addition to replacing the existing wood siding and covering the existing brick, the south wall would be clad in entirely a similar barn wood siding material. The existing south side wall is finished with cinderblock painted white.
3. Staff finds that the proposed change of painting is in harmony with Section XI - Color. Front Street Design Guidelines permits white as an appropriate color within the adopted color palette within the Historic District. The building is currently a similar white color.

4. 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 would change as a result of the proposed modification. Additionally, Section IV - Guidelines for Existing Buildings and Structures, A, states original materials, including masonry, wood siding and wall shingles should be retained. The addition of barn wood siding over the existing brick on the front facade and covering the existing cinderblocks on the south elevation would not be in spirit with the Ordinance.
5. Staff would recommend approval of the painting as the requested modification would meet the Front Street Historic Guidelines. The change of adding barn wood siding on the front and south facade would not be in spirit with the Front Street Historic Guidelines. Staff would recommend, if approved as presented, the brick on the front facade remain, but be painted the same color as the rear of the building "Extra White SW 7006". Additionally, from a visual perspective, if barn wood is approved for the front elevation, it may be beneficial to approve the barn wood along the southern elevation for consistency.

Chairman Lynn Arnold recognized the following individuals to speak regarding the request: Rooster Beane, Lori Beane and Jeremy Byrd.

Following discussion, a motion was made by Miranda Swift, seconded by Rhonda Allen, to approve painting the exterior "Extra White SW 7006" on all four sides.

Motion carried 6-0.

A second motion was then made by Miranda Swift, seconded by Rhonda Allen, to defer the barnwood siding exterior material discussion and vote one month to the July 2025 meeting to allow the applicant more time to submit additional renderings.

Motion carried 6-0.

**5TH ITEM: Jeremy Byrd
 3 & 5 North Lowry Street**

A request was received for site modification to property located within the Historic District at 3 & 5 North Lowry Street. The properties are shown on Rutherford County Tax Map 27-I, Group A, Parcels 15.00 & 15.01 and are 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 western cedar planks and fiber cement board siding with columns on the storefront
 - b. Replace the front doors & windows
 - c. Paint a mural on the rear of 5 N. Lowry St.
 - d. Modify the rear of 5 N. Lowry St. to have glass, fiber cement board and a new door in lieu of fiber cement board with a swing door.
2. Changes:
- a. Install cedar planks and fiber cement board siding - The existing facade on the front of the buildings is thin brick or faux brick on top of cinderblock and concrete. Due to the deteriorating nature of the brick and ability for it to not be matched with new brick, it will have to be demolished and replaced. If replaced with new brick, the facade would extrude over the new concrete and would require additional remodeling to bring the windows and other material in line to create a uniformed appearance. With the replacement facade, the applicant wishes to install a mixture of western cedar planks on the lower half of the storefronts and fiber cement board painted dark green on the top half with architectural moulding and decorative columns.
 - b. Replace the front doors & windows - The existing doors and windows at each 3 & 5 North Lowry are outdated at this time. The applicant wishes to provide a fresh look by replacing the front doors and windows while leaving the existing openings at the current size and location.
 - c. Mural - The applicant wishes to paint a mural on the rear south side of 5 N. Lowry Street. The following colors are proposed to be used: orange, green, pink, purple and gray, most of varying shades.
 - d. Rear facade of 5 N. Lowry - The applicant wishes to replace the existing fiber cement paneling facade on the rear of 5 N. Lowry St. with fiber cement siding, and/or glass, a glass garage door and entrance door. The applicant is proposing to paint the face "classical white".
3. Staff finds that the proposed changes may not be in harmony with Sections XI - Color. Front Street Design Guidelines restricts paint colors to not exceed two separate colors on building exteriors. The colors proposed for the mural include various shades of orange, green, pink, purple and gray. Colors listed in the adopted color palette for exterior surfaces are unpainted brick, white, black (accent only), and various shades of the following colors: yellow, tan/beige, gray, brown and green. Any color not listed on the color palette is not allowed unless specifically approved by the HZC. The proposed change to the rear of 5 N. Lowry St. may also not be in harmony with Section IV - Guidelines for Existing Buildings and Structures, A.2. Guidelines state the original building materials shall be retained in the event replacement is necessary and maintain a similar appearance.
4. Staff finds the proposed changes may be in harmony with Section IV - Guidelines for Existing Buildings and Structures, B & C pertaining to doors and windows. Both sections require, if possible, to retain the original openings, which is

proposed with the applicant's design. In addition, the proposed modification to the front facade may be in harmony with Section IV - Guidelines for Existing Buildings and Structures, A, General Requirements. Guidelines state the original architectural details should be retained. Based on an original photograph, it appears that these buildings were finished in wood on the lower half of the building, similar to the design proposed by the applicant. It is unclear as to the material used for the upper half of the building due to signage placement in the original photograph.

5. Staff would recommend approval of the replacement of the doors and windows using the same design and openings. Additionally, staff would recommend approval of the front facade changing from the existing thin brick to cedar wood siding as it is in line with historical photographs of the building. The mural does not meet Front Street Historic Guidelines color requirements for the exterior of a building, but does allow the Commission to deviate from requirements when fit. Other murals have been approved by the Commission over the past several years that exceeded the color allowance by the Front Street Guidelines. The change to the rear of 5 N. Lowry St. also does not meet Guidelines as the material is different from the existing product, but would retain a similar vertical design style. The appearance, as presented, would vary from any other structure in the rear along N. Lowry St. within the Historic District if approved, but would provide an updated feel.

At this time, Chairman Lynn Arnold recognized applicant Jeremy Byrd to speak regarding the request.

Following discussion, a motion was made by Miranda Swift and seconded by Rhonda Allen to approve the following changes: replacing the doors and windows as presented, painting the front facade "SW 2809" and/or "SW 2847", and painting a mural on the rear of 5 North Lowry, as presented. In addition, the motion includes approving the modification to the rear of 5 North Lowry with glass and brick painted "Classical White".

Motion carried 6-0.

**6TH ITEM: Joey Rhyne on Behalf of Dow Smith Construction
 15 & 17 North Lowry Street**

A request was received for site modification to property located within the Historic District at 15 & 17 North Lowry Street. The property is shown on Rutherford County Tax Map 27-I, Group A, Parcel 17.00 and is zoned C-1 with H-1 and Lowry Street Overlay. The following comments were made:

1. The applicant wishes to make the following changes that involves a multistep process to waterproof the building from further damages:
 - a. Caulk & tuck point existing brick
 - b. Install waterproofing elastomeric coating
 - c. Repaint the building the existing off white color
 - d. Replace the clay parapet wall cap with a new metal parapet cap
2. Changes:
 - a. Caulk & tuck point existing brick - Due to water intrusion issues, the applicant wishes to caulk problem points on the building. Additionally, they wish to tuck point the existing brick, which is a process that repairs the mortar between the bricks.
 - b. Install waterproofing elastomeric coating - Following caulk and tuck pointing the existing brick, the applicant wishes to install a tinted elastomeric coating to seal porous brick. Elastomeric coating is a waterproofing method used on the exterior of buildings. This material is thicker than paint, but flexible and aids in waterproofing.
 - c. Paint the exterior of the building - After the elastomeric coating is installed, the applicant wishes to paint the exterior of the building to its existing color using "Alabaster SW 7008" to match the current color. As a result of this process, the existing mural on Sam Hager Street that was previously approved by the Historic Commission in April 2022 would be painted over.
 - d. Replace clay parapet - There is an existing clay parapet cap on top of the building that has been repaired and caulked several times and is still causing water intrusion issues. The applicant wishes to install a new metal cap in place of the existing clay parapet cap to prevent further water damages. The applicant will be able to replicate the color of the existing caps, but likely unable to provide a similar form.
3. Staff finds that the proposed changes are in harmony with Section XI - Color. Front Street Design Guidelines permits white as an appropriate color within the adopted color palette within the Historic District. The Commission approved this color in October 2021 for a previous applicant. Staff finds that the modifications of caulk, tuck pointing brick and application of an elastomeric waterproof coating are appropriate for maintenance and upkeep purposes of the building. Section IV - Guidelines for Existing Buildings and Structures, A (General Requirements), 2, states that original building materials shall be retained. If replacement is necessary, the new materials shall match the design, dimension, detail and visual appearance of the original.
4. Staff finds the replacement of the existing clay parapet with a metal cap 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. As stated, the replacement should be clay to

match the existing cap. Replacing the clay cap with metal would make for easier future maintenance efforts.

5. Staff would recommend approval of changes A-C (caulk, tuck point, elastomeric coating and painting) as the request of modifications meet the Front Street Historic Guidelines. Change D (replacing existing clay cap with metal) would not be recommended by staff as it does not meet Front Street Historic Guidelines. Due to the height of the building and position of installation of the caps, it would be difficult to decipher a difference between the existing clay caps and metal caps when kept the same color of clay. If approved as presented, staff would recommend the metal cap be a similar color to the existing clay cap and the applicant to use all efforts to keep the same shape and visual appearance as the clay caps today.

At this time, Chairman Lynn Arnold recognized the following people to speak: Anthony McConnell, representing the applicant, and Jeremy Byrd.

Following discussion, a motion was made by Miranda Swift and seconded Rhonda Allen to approve the following changes: caulk and tuck point existing brick, install waterproofing elastomeric coating over the brick and repaint the building the existing off white color. Additionally, the metal cap to be approved where needed, but if not required, the clay shall be retained; where the metal is installed, it shall match the color of the clay.

Motion carried 6-0.

7TH ITEM: Staff comments and/or other

8TH 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: <u>Rooster Beane</u>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>	
Phone Number: <u>615-596-1202</u>	Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>	
Email: <u>roosterb20@yahoo.com</u>	Other <input checked="" type="checkbox"/> (Rent)	Signage <input checked="" type="checkbox"/>	
THIS REQUEST IS FOR:			
Alteration <input type="checkbox"/>	New Construction <input type="checkbox"/>		
Addition <input type="checkbox"/>	Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input checked="" type="checkbox"/>		
Demolition <input type="checkbox"/>			
PROPERTY INFORMATION			
Street Address: <u>114 Front Street, Smyrna, TN, 37167</u>			
Tax Map:	Group:	Parcel:	
Zoning: <u>Depot District</u>	Lot Area:		
DESCRIPTION OF REQUEST			
<p><i>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></p> <p>1) paint outside/walls 2) sign codes for front of building 3) ? barnwood front of building</p>			
APPLICANT AUTHORIZATION			
Applicant Signature: <u>R. Beane</u>		Date: <u>6/12/25</u>	
Office Use Only			
Staff Initials:		Date:	

BEANE BROTHERS
BBQ & Catering
★ TEXAS STYLE ★

101
LaTavola
Ristorante Italiano

114

OPEN

BEANE BROTHERS BBQ
COMING SOON

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101
LaTavola
Ristorante Italiano

114

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COMING SOON

Rooster Beane

Location: 114 Front Street	Property Owner: Tommy Goddard
Tax Map/Group/Parcel: 27I, G, 5.00	
Zoning: C-1, H-1 & LSO - CDD	



Staff Analysis

1. The building of the request is located at 114 Front Street and was built around 1967, according to the records of the Rutherford County Assessor of Property.
2. 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

3. 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.
4. 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.
5. 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.