



**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.

August 25, 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. July 28, 2025 regular meeting
- 4. New Business**
 - a. Rooster Beane
114 Front Street
- 5. Staff Comments and/or Other Business**
- 6. Adjournment**



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-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. 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

Certified by:

Respectfully Submitted,

Lynn Arnold, Chairperson

Kevin Rigsby, Town Planner



**Town of Smyrna
Historic Zoning Commission
Meeting
Agenda Summary**

**Agenda Item Number 4.a.
Department: Planning
Date: August 25, 2025**

Subject:
Rooster Beane
114 Front Street

Summary:

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. Paint the building
 - b. Install a fence
3. Changes:
 - a. Paint the white exterior surfaces - The applicant has requested to paint the exterior walls from white to "Macadamia".
 - b. Install a fence - The applicant wishes to install a wooden split rail fence in place of the previous white vinyl fence located in front of the building.
4. Staff finds the painting of white exterior surfaces to "Macadamia" may be in harmony with Section XI - Color, number 7 pertaining to the adopted color palette for the Front Street Historic District for exterior surfaces. The approved colors include various shades of tan/beige, which would match the color of "Macadamia". Staff also finds the request to construct a wooden fence may be in harmony with Section IV - Guidelines for Existing Buildings and Structures, E, Fences, Walls and Walks. Staff determined the previously existing vinyl fence was grandfathered, thus a new fence could be installed in the same location as it had been removed from the time of the July 2025 meeting to the August 2025 meeting. The Guidelines recommend the use of materials such as painted wood, brick, stone, cast iron, stucco or a combination of these materials for fences.
5. Staff finds the proposed modifications of painting the exterior white surfaces to the color "Macadamia" and installation of a split rail wooden fence would meet Front Street Guidelines.

Attachments:

1. Aug25BeaneApplication



Town of Smyrna

Historic Zoning Commission Application

| APPLICANT INFORMATION: | APPLICANT IS: | THE REQUEST PERTAINS TO: |
|-------------------------------------|---|--|
| Name: Rooster Beane | Owner <input type="checkbox"/> | New Structure <input type="checkbox"/> |
| Phone Number: (615) 596-1202 | Contractor <input type="checkbox"/> | Existing Structure <input checked="" type="checkbox"/> |
| Email: roosterb20@yahoo.com | Other <input checked="" type="checkbox"/> | Signage <input 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: **114 Front St**

| | | |
|----------|-----------|---------|
| 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.

Fence the approved area with wooden fence, as shown in example. Paint the BRICK only with the submitted color.

MEMBERS

| Name | Address |
|---------------|---------|
| Raul Marrero | 200 |
| Lynsi Arnold | 200 |
| Nathan Hudson | 200 |
| Carey Rector | 200 |
| Roger Thomas | 200 |

APPLICANT AUTHORIZATION

| Applicant Signature: R Beane | Date: 8/22/2025 |
|-------------------------------------|------------------------|
| Office Use Only | |
| Staff Initials: | Date: |



SW 6141

SW 6142

SW 6143

SW 9116

SW 6144

SW 6145

SW 6146

SAVE



UPLOAD A PHOTO

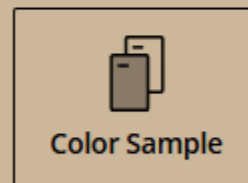
SW 6142

Macadamia

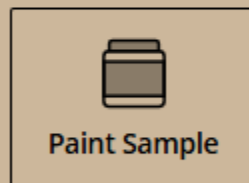
FULL DETAILS

Create a rich, natural effect with this brownish beige neutral. Warm up your gathering spaces with positive vibes.

Get this color in a:



Color Sample



Paint Sample



Interior Paint



Exterior Paint

