



**TOWN OF SMYRNA  
HISTORIC ZONING COMMISSION**



**AGENDA**

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**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.**

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**October 6, 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. August 25, 2025 regular meeting
- 4. Old Business**
- 5. New Business**
  - a. Beane Brothers BBQ  
114 Front Street
- 6. Staff Comments and/or Other Business**
- 7. Adjournment**



**TOWN OF SMYRNA**  
**HISTORIC ZONING COMMISSION**



**MINUTES**

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**August 25, 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  
Jeff Peach, Town Attorney  
Todd Spearman, Asst. Town Manager  
David Santucci, Town Manager  
Kristi Worrell, Building Official  
Mark Crosslin, Planning Technician

**Prayer**

The invocation was given by Todd Spearman.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Rhonda Allen.

**2. Citizen Comments**

None at this time.

**3. Approval or Correction of Minutes**

**3.a. July 28, 2025 regular meeting**

Following a review of the Minutes of the July 28, 2025 meeting, Rhonda Allen made a motion to approve the minutes; the motion was duly seconded by Cecil Thomas. The motion was approved 6-0.

Prior to discussion of New Business, a motion was made by Rhonda Allen and seconded by Raul Marrero to move agenda item 5, Staff Comments and/or Other Business, prior to agenda item 4, New Business. Staff Comments and/or Other Business is reflected as item 4 in the Minutes with New Business reflected as item 5.

#### **4. Staff Comments and/or Other Business**

At this time, Mitchell Wensman provided a presentation outlining the CivicPlus Online Board Portal for the Committee Members utilization to access upcoming meeting agendas and packets.

#### **5. New Business**

##### **5.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. Paint the building
  - b. Install a fence
  
2. 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.
  
3. 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.
  
4. 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.

Following discussion, Rhonda Allen made a motion to approve the request as presented. Nathan Hudson seconded the motion. Following further discussion, the motion was approved 6-0.

**6. Adjournment**

Chairperson, Lynn Arnold declared the meeting adjourned at 5:15 PM.

**Certified by:**

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Lynn Arnold, Chairperson

**Respectfully Submitted,**

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Kevin Rigsby, Town Planner



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

**Agenda Item Number 5.a.  
Department: Planning  
Date: October 6, 2025**

**Subject:**  
Beane Brothers BBQ  
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 change:
  - a. Install an internal/external smoker
3. Change:
  - a. Smoker - The applicant has requested to install a stainless steel smoker on the side of the building, protruding 3 feet outside the building and 3 feet into the building. The hole required in the wall to install the smoker would be 6' x 6' and be setback roughly 20'-25' from the front of the building. The height of the smoker would be 5'. In addition, a 2' x 2' exhaust fan will be installed on the exterior. Bollards, or other protection devices, will be required to be installed around the perimeter of the smoker on the exterior of the building.
4. Staff finds the installation of an indoor / outdoor smoker may not be compatible with the Front Street Historic Guidelines. Section V, Guidelines for New Construction, states the materials and textures of the additions' public facing facades shall be compatible with surrounding buildings and shall match the primary structure in regards to materials. Building off of Section V, Section VI, Guidelines for Additions, states additions shall not detract from the historic integrity of the property and its' environment. The addition of a stainless steel smoker to the exterior of the property would not be compatible with any surrounding property, nor the subject property.
5. Staff finds the proposed modification of installing an indoor/outdoor stainless steel smoker would not match features found within the Historic District. Staff would recommend, if approved, the structure be required to meet all applicable Code and Fire requirements. Furthermore, staff would recommend a wooden fence matching material of the other wood utilized on site be installed surrounding the smoker to conceal it from view of Front Street. This wooden fence will need to be treated and have a setback off of the smoker which would depend on breathing requirements of the smoker and exhaust fan.

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#### Attachments:

1. Beane Brothers BBQ October 2025



Town of Smyrna

# Historic Zoning Commission Application

APPLICANT INFORMATION:		APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: <u>BEANE BROTHERS BBA</u>	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>	
Phone Number: <u>615-596-1203</u>	Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>	
Email: <u>LEE9574@YAHOO.COM</u>	Other <input 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: <u>114 FRONT ST. SMYRNA, TN 37167</u>			
Tax Map: <u>27-I</u>	Group: <u>G</u>	Parcel: <u>5.00</u>	
Zoning: <u>DEPT DISTRICT</u>	Lot Area: <u>0.18 AC</u>		
DESCRIPTION OF REQUEST			
<p>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.</p> <p><u>CUT A 6X6 HOLE IN THE KITCHEN WALL TO PUT A STAINLESS STEEL SOUTHERN PRIDE SMOKER HALF WAY INTO KITCHEN. IT WILL STICK OUT 2-3 FEET WITH PROTECTED POST AROUND. ALSO WILL HAVE A 24" X 24" EXHAUST FAN BESIDE IT. WILL SAVE BLOCKS IF NEEDED</u></p>			
APPLICANT AUTHORIZATION			
Applicant Signature: <u>R. Deane</u>		Date: <u>9-25-25</u>	
Office Use Only			
Staff Initials: <u>ww</u>		Date: <u>9/26/25</u>	

**Smoker unit to be installed into the wall leaving approximately 3' outside of wall. Unit is approximately 5.5 ft in height. Additional fan to also be installed above to pull exhaust out.**

