



TOWN OF SMYRNA
HISTORIC ZONING COMMISSION



MINUTES

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.

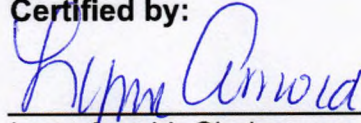
4. Staff finds the proposed modifications of painting the exterior white surfaces to the color "Macadamia" and installation of a split rail wooden fence would meet Front Street Guidelines.

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

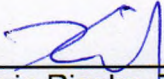
Chairperson, Lynn Arnold declared the meeting adjourned at 5:15 PM.

Certified by:



Lynn Arnold, Chairperson

Respectfully Submitted,



Kevin Rigsby, Town Planner