



**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.

April 27, 2026

5:00 PM

Smyrna Town Hall

- 1. Call to Order**
 - Prayer
 - Pledge of Allegiance
- 2. Citizen Comments**
- 3. Election of Officers**
- 4. Approval or Correction of Minutes**
 - a. October 6, 2025 special called meeting
- 5. New Business**
 - a. Juston Sprinkle
1 North Lowry Street
 - b. Victoria Wilegus
3 & 5 North Lowry Street
- 6. Staff Comments and/or Other Business**
- 7. Adjournment**



TOWN OF SMYRNA
HISTORIC ZONING COMMISSION



MINUTES

October 6, 2025

5:00 PM

Smyrna Town Hall

1. Call to Order

The meeting was called to order by Lynn Arnold, Chairperson 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, Chairperson
Rhonda Allen
Raul Marrero
Cecil Thomas
Nathan Hudson
Jeana Edwards

Staff:

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

Prayer

The invocation was given by Cecil Thomas.

Pledge of Allegiance

The Pledge of Allegiance was led by Lynn Arnold, Chairperson.

2. Citizen Comments

3. Approval or Correction of Minutes

3.a. August 25, 2025 regular meeting

Following a review of the Minutes of the August 25, 2025 meeting, Board Member Cecil Thomas made a motion to approve the minutes; the motion was duly seconded by Board Member Nathan Hudson. The motion was approved 6-0.

4. New Business

**4.a. Beane Brothers BBQ
114 Front Street**

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.

At this time, Chairperson, Lynn Arnold acknowledged the following people to speak regarding the request: Rooster Beane and Lori Beane

Following discussion, Board Member Cecil Thomas made a motion to approve the alteration located at 114 Front Street of an indoor/outdoor stainless steel smoker attached to the side of the building with the above listed staff recommendations and that the fence have three sides. Board Member Rhonda Allen seconded the motion. Following further discussion, the motion was approved 6-0.

5. Staff Comments and/or Other Business

6. Adjournment

Without objection, the meeting was adjourned at 5:12 p.m.

Town of Smyrna, Tennessee

Lynn Arnold, Chairperson

Attest:

Kevin Rigsby, Town Planner



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

**Agenda Item Number 5.a.
Department: Planning
Date: April 27, 2026**

Subject:
Juston Sprinkle
1 North Lowry Street
Summary:

Juston Sprinkle

Location: 1 North Lowry Street	Property Owner: Syndicate Properties
Tax Map/Group/Parcel: 27I, A, 14.00	
Zoning: C-1, H-1 & LSO - CDD	



Staff Analysis

1. The building of the request is located at 1 North Lowry Street and was built around 1950, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following change:
 - a. Install a sign
3. Change:
 - a. Install Signage - The applicant wishes to install a 10' x 4' sign on the front of 1 North Lowry St. The sign requested contains various shades of brown, including the verbiage and wood. Per the application, the border of the sign would consist of black steel with black bolts. There is an existing sign in the same location that would be replaced with this proposed sign.
4. Staff finds that the proposed changes may not be in harmony with Section IX - Guidelines for Landscaping, Screening and Signs, C, pertaining to signage, notes signs should not include unfinished wood and the overall aesthetic should be coordinated with the exterior of the building and complement the district. While there would be a stain applied to the wood, it is exposed and incorporated into the sign design. A business within the Historic District requested a wooden-backed sign, similar in nature, in 2025 and was approved with the sign displaying today at 114 Front Street.
5. Staff finds the proposed changes may be in harmony with Section XI - Color. Front Street Design Guidelines adopted color palette for signage include white, black and various shades of: yellow, tan/beige, gray, brown, green, red and blue. Signage proposed by the applicant would be various shades of brown with a brown wood stain and brown sign text. The border of the sign is described in the application to be finished with black steel and black hex head bolts compared to brown shown in the renderings submitted with the application. The existing windows borders and muntins are finished black on the building facade.

A maximum allowance of 7% of the wall face to be used for signage (for any property not utilizing a freestanding sign; 5% with a freestanding sign), per the Guidelines. This building's front facade is 33' tall and 30' wide, yielding 990 square feet providing an allowance of 69.3 square feet. It does not appear based on the renderings submitted that the signage is scaled appropriately, however the application details the sign to be 10' x 4', or 40 square feet, meeting this requirement. Any proposed signage, or combination thereof, would be required to stay under 69.3 square feet and have a sign permit applied approved.

6. Staff would recommend approval of the sign if it is seen as a fit with the District. Unfinished wood is not permitted, but the design shows a barnwood brown color applied to the sign and has been previously approved by another business within the District. The proposed signage dimensions would meet size allowances and color selections as set forth in the Guidelines.

Attachments:

1. 2026 April - Juston Sprinkle - 1 N Lowry_Redacted



Town of Smyrna

Historic Zoning Commission Application

APPLICANT INFORMATION:	APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: Juston Sprinkle	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Phone Number: [REDACTED]	Contractor <input type="checkbox"/>	Existing Structure <input type="checkbox"/>
Email: [REDACTED]	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>

THIS REQUEST IS FOR:

Alteration <input type="checkbox"/>	New Construction <input type="checkbox"/>
Addition <input checked="" type="checkbox"/>	Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input type="checkbox"/>
Demolition <input type="checkbox"/>	

PROPERTY INFORMATION

Street Address: 1 N Lowry St. Smyrna, Tn. 37671

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.

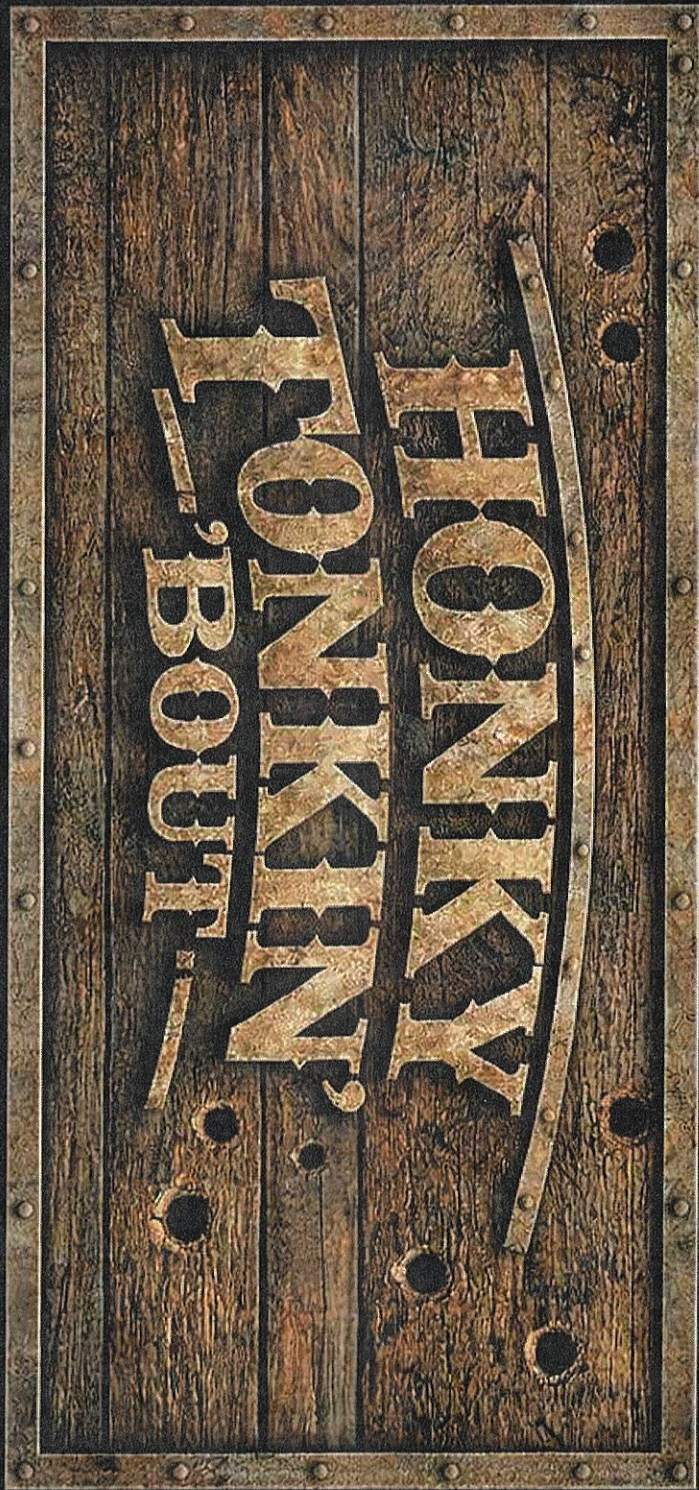
I'm requesting permission to replace the "Print Shop" sign on the front of the building with our new sign. It will be a wooden sign, stained to look distressed, the lettering and framing around the sign will be black steel fastened with black hex head bolts. It will be 4' H x 10' W. I have attached photos showing the materials and a mock image of the finished product.

APPLICANT AUTHORIZATION

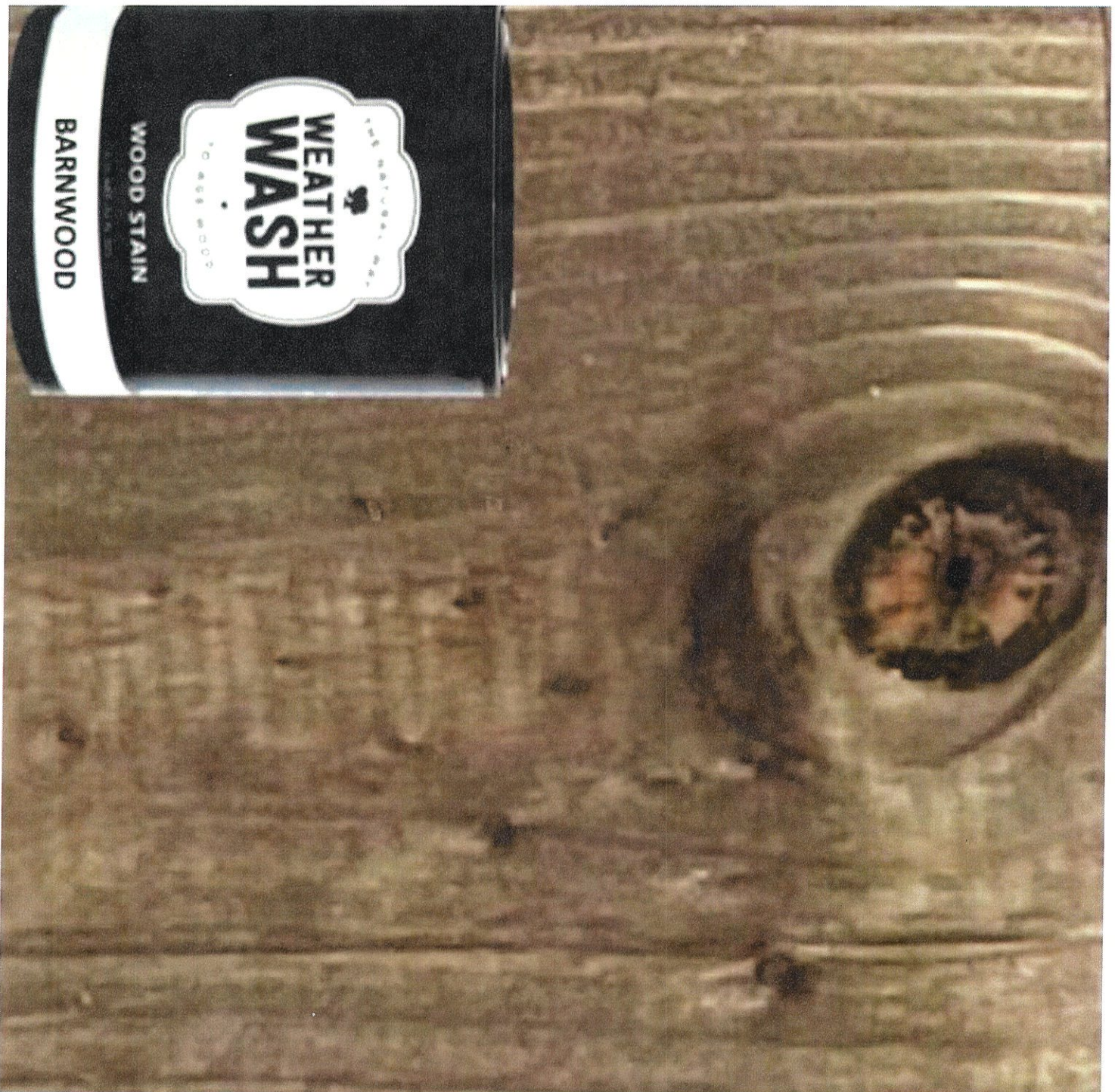
Applicant Signature:	Date: 4/3/26
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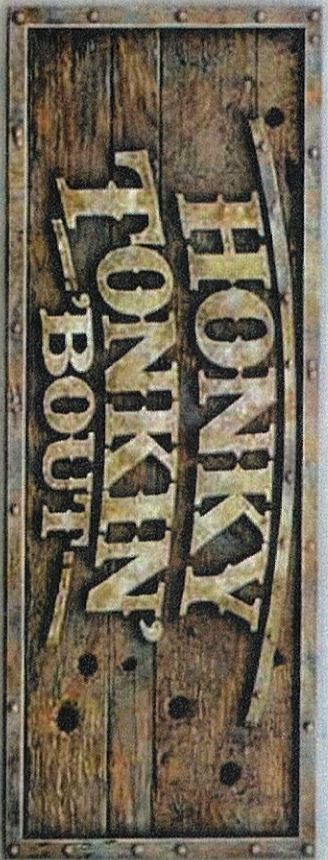
Office Use Only

Staff Initials:	Date:
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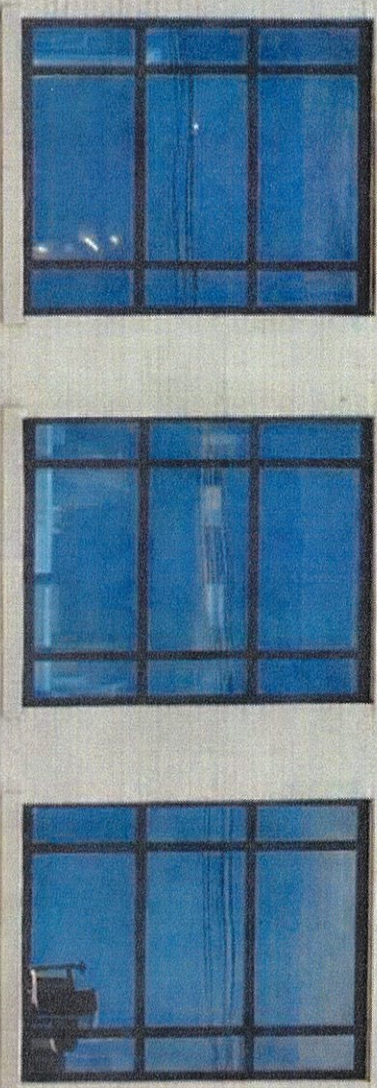


Barnwood Aging Wood Stain (Gallon)





REOPENED UNDER NEW OWNERSHIP!
Join us for lunch and dinner!





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

**Agenda Item Number 5.b.
Department: Planning
Date: April 27, 2026**

Subject:
Victoria Wilegus
3 & 5 North Lowry Street
Summary:

Victoria Wilegus

Location: 3 & 5 N. Lowry Street	Property Owner: Jeremy & Misty Byrd
Tax Map/Group/Parcels: 27I, A, 15.00 & 15.01	
Zoning: C-1, H-1 & LSO - CDD	



Staff Analysis

1. The buildings of the request are located at 3 & 5 North Lowry Street and were built around 1950, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
 - a. Install a fence at the rear of 3 N. Lowry St.
 - b. Install a deck at the rear of 5 N. Lowry St.
 - c. Install signage on the front and rear of, both, 3 and 5 N. Lowry St.
3. Changes:
 - a. Install a Fence - The applicant has requested to install a 16 foot wide wooden privacy fence at the rear of 3 North Lowry Street. This width would span the distance between the rear corner of 5 N. Lowry St. and 1 N. Lowry St. The applicant operates their business in both 3 and 5 North Lowry Street with 3 North Lowry Street approximately 40-41 feet shorter in length than 5 North Lowry Street. This fence would provide an enclosed area for clients utilizing the space to enhance security and privacy. The color of the fence would be similar to the deck at the rear of 5 North Lowry St.
 - b. Install a Deck - The owner of the subject property requested an alteration to the rear facade of 5 North Lowry and was approved in 2025 for siding matching the front facade with a window and door. The aforementioned alterations were completed and a deck was installed on the rear of the building by the tenant without obtaining permits. The deck installed extends the width of the building, approximately 20', and roughly 6' deep with steps leading to the parking lot.
 - c. Install Signage - The applicant wishes to install three sets of signage letters for their business on the properties. Signage would be finished in a gold color. One sign is shown along the front of the business fronting North Lowry Street across both addresses. A second set of signage advertising the business name is proposed on the requested fence in the rear of 3 North Lowry St. and business descriptors at the rear of 5 North Lowry St.
4. Staff finds that the proposed changes may not be in harmony with Section XI - Color. Front Street Design Guidelines adopted color palette for signage include white, black and various shades of: yellow, tan/beige, gray, brown, green, red and blue. The signage proposed by the applicant would be gold in color. The Guidelines state metallic or fluorescent colors shall not be allowed. As a general rule, muted shades are preferred and any color not listed in the adopted palette

is not allowed unless approved by the Historic Zoning Commission. The number of colors on the exterior shall be limited to two, with a third for accent, awnings or signage. The front of the building is a dark green and stained finished wood with the rear a shade of white. In addition, there is a mural in the rear, on the side, of 5 North Lowry St with a variety of colors. Gold signage would introduce additional colors on the property.

It does not appear based on the renderings submitted that the signage is scaled appropriately, but there is a maximum allowance of 7% of the wall face to be used for signage (for any property not utilizing a freestanding sign; 5% with a freestanding sign), per the Guidelines. Any proposed signage would be required to meet this threshold and have sign permits applied for. The Sign Ordinance prohibits signage from being located on fences as a sign is shown to be installed on the proposed fence behind 3 N. Lowry St.

5. Staff finds the proposed changes may be in harmony with Section IV - Guidelines for Existing Buildings and Structures, E pertaining to fences, walls and walks. This section of the Front Street Guidelines recommends the materials be painted wood, brick, stone, cast iron, stucco, or combinations of these materials. Pertaining to the deck, Front Street Design Guidelines designate porches and decks to be considered additions. Additions should be located to the rear of the existing structure and shall be compatible with surrounding structures. The structure was built on the rear of the property and several other properties on this block utilize a deck at the rear of their building. No permits were applied for prior to constructing the deck and will be required, if approved.
6. Staff would recommend approval of the deck and fence located at the rear of 5 and 3 North Lowry Street, respectively. Staff would not recommend the proposed signage as it is not in harmony with the Front Street Historic Guidelines in reference to color and maximum number of colors on a property. In addition, the signage shown on the fence is not allowed per the Sign Ordinance.

Attachments:

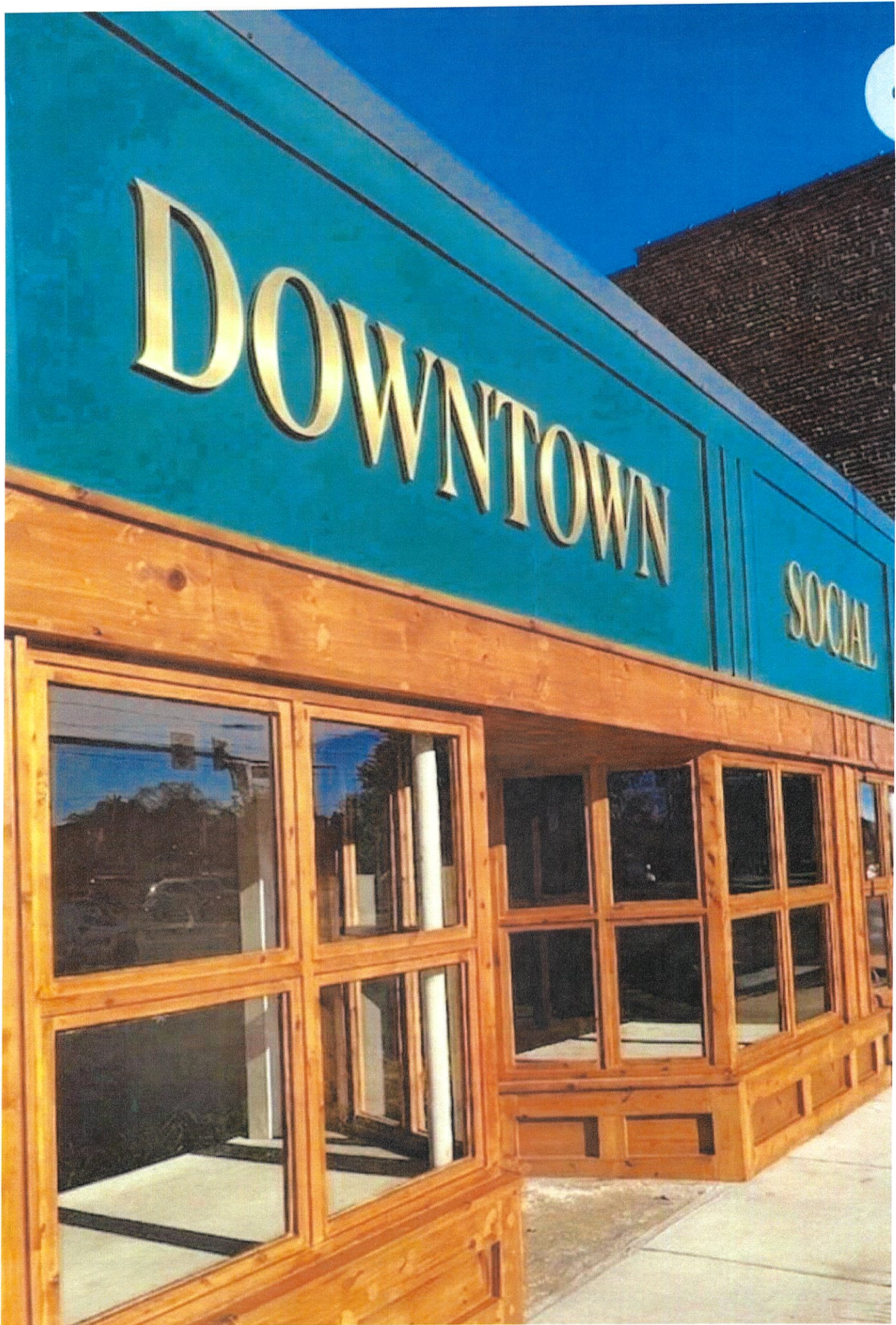
1. 2026 April - Victoria Wilegus - 3 & 5 N Lowry_Redacted



Town of Smyrna

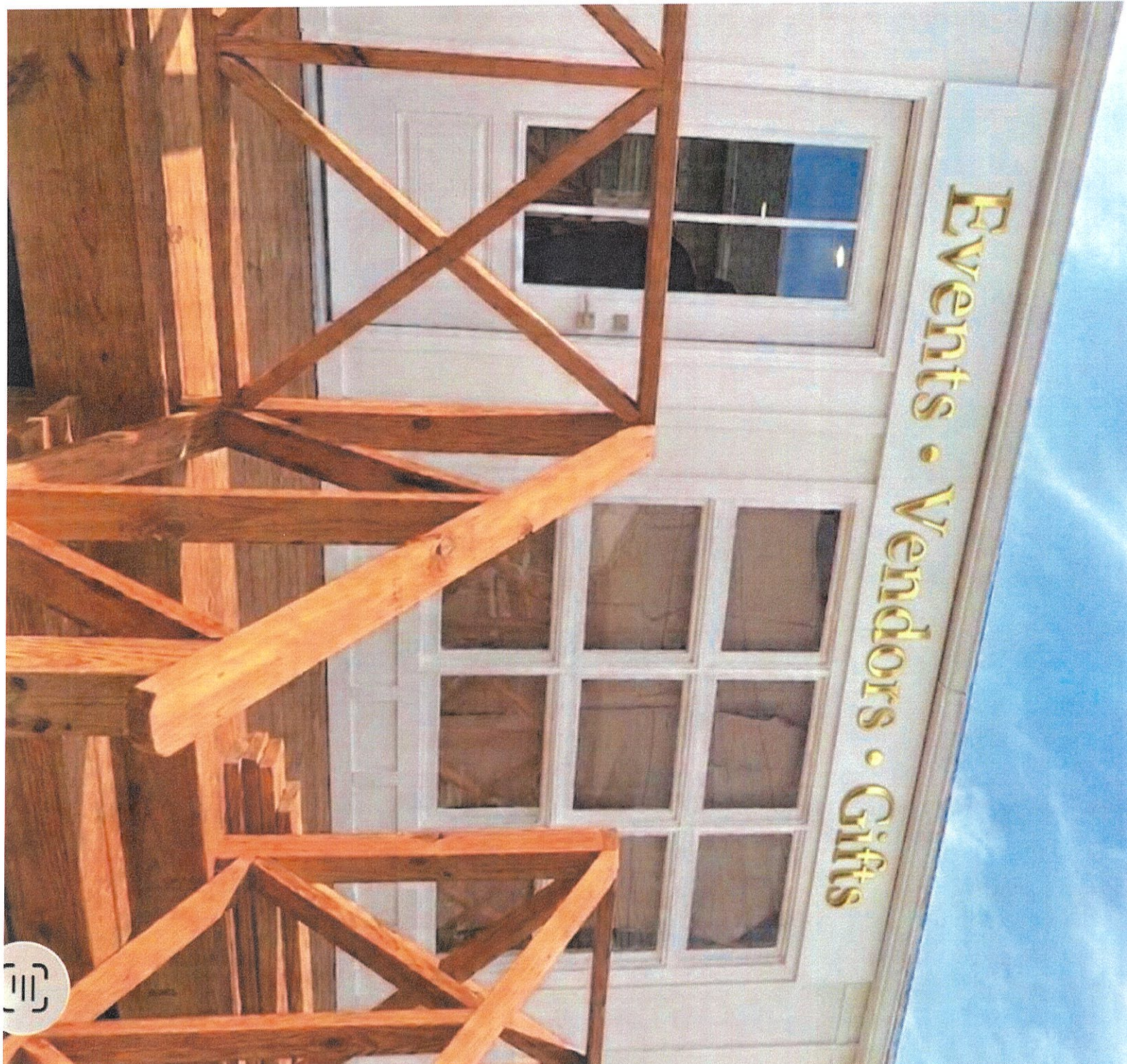
Historic Zoning Commission Application

APPLICANT INFORMATION:		APPLICANT IS:	THE REQUEST PERTAINS TO:
Name: Victoria Wilegus		Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Phone Number: [REDACTED]		Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>
Email: [REDACTED]		Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
THIS REQUEST IS FOR:			
Alteration <input type="checkbox"/>		New Construction <input type="checkbox"/>	
Addition <input checked="" type="checkbox"/>		Exterior Repairs/Maintenance (No Change in Exterior Appearance) <input type="checkbox"/>	
Demolition <input type="checkbox"/>			
PROPERTY INFORMATION			
Street Address: 3 & 5 N Lowry St Smyrna TN 37167			
TaxMap:	Group:	Parcel:	
Zoning:	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>3 & 5 N Lowry St Smyrna TN 37167 is requesting access to approve the porch that was installed in order to give access to a back building entrance. The existing framework of the building did not have a way for you to enter through the back of 5 N Lowry St Smyrna TN</p> <p>We are also requesting a 16 foot wooden fence stained in the same color as the porch to be elongated to create privacy and security for the property for private events as well as publicly allowed events. This fence allows for us at Downtown Social to regulate who is outside of the facility at late hours of the night as well as create a private ambiance for paying clients who use the event venue for their own personal use.</p> <p>we are also requesting for our signage to be approved for both the front and back buildings</p>			
APPLICANT AUTHORIZATION			
Applicant Signature: Victoria Wilegus	Date: 4/11/26		
Office Use Only			
Staff Initials:	Date:		





Events • Vendors • Gifts



Downtown

Social

