



**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.**

---

**May 18, 2026**

**5:00 PM**

**Smyrna Town Hall**

- 1. Call to Order**
  - Prayer
  - Pledge of Allegiance
- 2. Citizen Comments**
- 3. Approval or Correction of Minutes**
  - a. April 27, 2026 regular meeting
- 4. Old Business**
  - a. Victoria Wilegus  
3 & 5 North Lowry Street
- 5. New Business**
  - a. Kevin Arnold  
100 Hazelwood Drive
- 6. Staff Comments and/or Other Business**
- 7. Adjournment**



**TOWN OF SMYRNA  
HISTORIC ZONING COMMISSION**



**MINUTES**

---

**April 27, 2026**

**5:00 PM**

**Smyrna Town Hall**

**1. Call to Order**

The meeting was called to order by Cecil Thomas at 05:00 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:**

**Staff:**

Cecil Thomas

Mitchell Wensman, Principal Planner

Nikki Sasser

Kathryn Smith, Office Coordinator

Pat Thurmond

Jeffery Peach, Town Attorney

Nathan Hudson

David Santucci, Town Manager

Jeana Edwards

**Prayer**

The invocation was given by Cecil Thomas.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Nathan Hudson.

**2. Citizen Comments**

**3. Election of Officers**

Cecil Thomas requested that the Town Attorney proctor the elections of Chair and Vice Chair. Only one nomination was made by Nikki Sasser for Cecil Thomas to serve as Chair and nominations ceased. The vote in favor of Cecil Thomas was unanimous. Next, nominations were taken for the position of Vice Chair. Cecil Thomas nominated Nikki Sasser for the position of Vice Chair and there were no further nominations from the floor. The vote in favor of Nikki Sasser was unanimous.

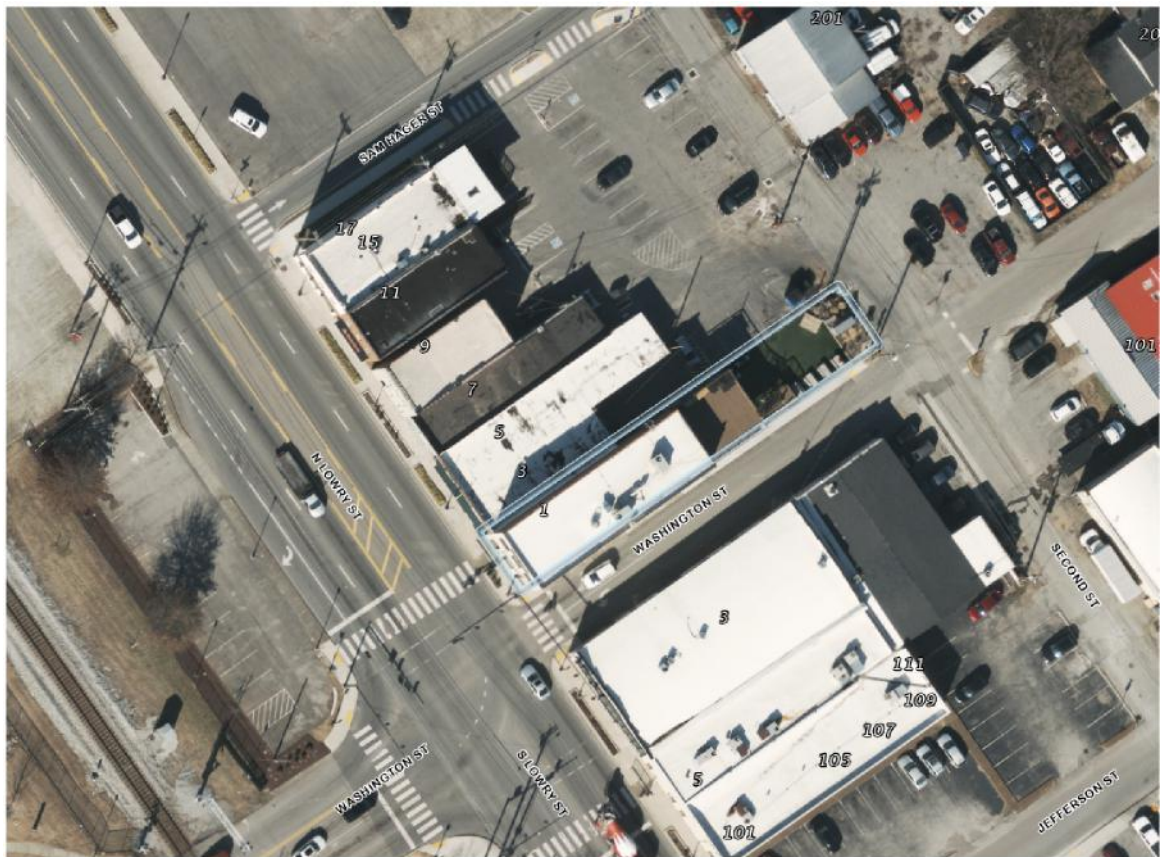
- 4. **Approval or Correction of Minutes**
- 4.a. **October 6, 2025 special called meeting**

Following a review of the Minutes of the October 6, 2025 meeting, Board Member Nikki Sasser made a motion to approve the minutes; the motion was duly seconded by Board Member Nathan Hudson. The motion was approved 5-0.

- 5. **New Business**
- 5.a. **Juston Sprinkle**  
**1 North Lowry Street**

### 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.

At this time, Chairperson, Cecil Thomas acknowledged the following people to speak regarding the request:

Juston Sprinkle

Following discussion, Board Member Nathan Hudson made a motion to approve. Board Member Nikki Sasser seconded the motion. Following further discussion, the motion was approved 5-0.

**5.b. Victoria Wilegus  
3 & 5 North Lowry Street**

**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.

At this time, Chairperson, Cecil Thomas acknowledged the following people to speak regarding the request:

Victoria Wilegus

Following discussion, Board Member Patricia Thurmond made a motion to approve the 8' tall 16' wide fence to be installed at the rear of 3 North Lowry Street with the stain color to be approved at a later date. Board Member Nathan Hudson seconded the motion. Following further discussion, the motion was approved 5-0.

Following discussion, Board Member Patricia Thurmond made a motion to defer the signage and stain color for the deck and fence for 3 & 5 North Lowry Street to the May Historic Zoning Commission meeting. Board Member Nathan Hudson seconded the motion. Following further discussion, the motion was approved 5-0.

Following discussion, Board Member Nathan Hudson made a motion to approve the deck for 5 North Lowry Street. Chairperson Cecil Thomas seconded the motion. Following further discussion, the motion was approved 5-0.

**6. Staff Comments and/or Other Business**

**7. Adjournment**

**Attest:**

**Town of Smyrna, Tennessee**

---

**Kevin Rigsby, Secretary**

---

**Cecil R. Thomas, Chairperson**



**Town of Smyrna  
Historic Zoning Commission  
Meeting**

**Agenda Summary**

**Agenda Item Number 4.a.  
Department: Planning**

**Date: May 18, 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. Stain the wooden fence and deck at the rear of, both, 3 and 5 N. Lowry St.
  - b. Install signage on the front 3 and 5 N. Lowry St.
3. Changes:
  - a. Staining the Deck & Fence - The applicant has requested to stain a 16 foot wide wooden privacy fence at the rear of 3 North Lowry Street and deck at the rear of 5 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. The deck and fence were previously approved by the Historic Zoning Commission during the April 2026 meeting, however, a stain color had not been selected at that time. The applicant has requested "Early American" as the stain color. This is a medium to dark brown color with hints of red tones.
  - b. Install Signage - The applicant wishes to install signage letters for their business at both property addresses. Renderings submitted to staff show architectural letters finished in a matte gold-like color.
4. Staff finds the proposed change regarding signage may not be in harmony with Section IX - Guidelines for Landscaping, Screening and Signs, of the Front Street Guidelines, specifically C relating to signs. Commercial properties may have a maximum of 7% of the wall face devoted to signage, if not utilizing a pole sign, which this property is not. Scale of the sign, if approved, would be assessed during the sign permit process. Based on dimensions provided by the property owner, the front wall face would be allowed a maximum of 37 square feet of signage. Section XI - Color in the Guidelines provide a variety of options for color selection for signage including white, black and various shades of the following colors: yellow, tan/beige, gray, brown, green, red and blue. The color submitted with the application shows a matte gold-like finish.
5. Staff finds the proposed change regarding the deck and fence stain color may be in harmony with Section XI - Color, of the Front Street Guidelines. The approved color palette allows for the following colors for exterior surfaces: unpainted brick, white, black as an accent only, and various shades of yellow, tan/beige, gray, brown and green. The proposed brown stain would match guideline

requirements. In addition, the signage proposed may be in harmony with Section IX - Guidelines for Landscaping, Screening and Signs, C, pertaining to signs. The Guidelines state sign colors should be coordinated with the colors used on the exterior building elevations with the overall aesthetics complementing the district.

6. Staff would recommend approval of the deck and fence stain color. If the Commission sees it fitting, staff is comfortable with either an approval or denial of the signage based on color selection and/or appropriateness.

---

**Attachments:**

1. 2026 May - Victoria Wilegus - 3 & 5 N Lowry\_Redacted
2. 1000004680
3. IMG\_9629
4. 2026 May - Downtown Social Renderings



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 &amp; 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:		



5

LOCAL

1-800-4-A-DECK







Building is 475.75" wide

Letters are 8" tall 164" wide

Letters are 15" tall x 173" wide

Building is 160" tall

DOWNTOWN  
WEDDINGS & EVENTS

SOCIAL  
FLORAL & DESIGN



**Town of Smyrna  
Historic Zoning Commission  
Meeting**

**Agenda Item Number 5.a.  
Department: Planning**

**Agenda Summary**

**Date: May 18, 2026**

---

**Subject:**

Kevin Arnold  
100 Hazelwood Drive

**Summary:**

**Kevin Arnold**

Location: 100 Hazelwood Drive	Property Owner: Kevin & Lynn Arnold
Tax Map/Group/Parcel: 27P, B, 18.00	
Zoning: R-2, H-1 & LSO - CDD	



### Staff Analysis

1. The building of the request is located at 100 Hazelwood Drive and was built around 1900, according to the records of the Rutherford County Assessor of Property.
2. The applicant wishes to make the following changes:
  - a. Remove landscaping.
  - b. Install a privacy fence.
3. Changes:
  - a. Landscaping Hedge Removal - The applicant has requested to remove landscaping hedges on their property. Maintenance of the landscaping has become more difficult over time and the applicant would like more privacy than landscaping can provide.
  - b. Install a Privacy Fence - The applicant wishes to install a privacy fence in lieu of landscaping hedges. The proposed fence would be wooden and 6' in height. The fence would be located in the same location as the existing landscaping hedges along College Street and Hazelwood Drive on both sides of the dwelling. The fence would be finished stained a shade of

brown.

4. Staff finds that the proposed change of removal of landscaping to be acceptable with the Front Street Historic Guidelines and Zoning Ordinance. Neither document would prohibit a residential property owner from removing landscaping, assuming there is not a separate development requirement, which is not the case with this property.
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. Additionally, fences shall meet requirements in Article II of the Zoning Ordinance, which would be verified upon submission of a fence permit application. The proposed fence would be stained a shade of brown. Section XI - Color, of the Front Street Guidelines allows for the following colors for exterior surfaces: unpainted brick, white, black as an accent only, and various shades of yellow, tan/beige, gray, brown and green. The proposed brown stain would match guideline requirements.
6. Staff would recommend approval of the requests as all requirements of the Front Street Historic Guidelines would be met. A separate fence permit application would be required if approved by the Commission.

---

**Attachments:**

1. 2026 May - Kevin Arnold - 100 Hazelwood Dr\_Redacted
2. IMG\_9628
3. IMG\_2656
4. IMG\_2655



Town of Smyrna

# Historic Zoning Commission Application

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

**THIS REQUEST IS FOR:**

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

**PROPERTY INFORMATION**

Street Address: <i>100 Hazelwood Drive</i>		
Tax Map: <i>27P</i>	Group: <i>B</i>	Parcel: <i>18.00</i>
Zoning: <i>R-2 / H-1 / LSO-CDD</i>	Lot Area: <i>12.625 ±</i>	

**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.*

*This property has been here since 1900 according to the Rutherford County data base. There are hedges on the north and south side of the property. The hedges are becoming more difficult to manage and have "trash" growing in them such as maple, poison ivy, etc. I am requesting to remove the hedges and place a fence there in place to be able to have some privacy. I have attached pictures for some description of what I am requesting.*

*6' FENCE, DARK BROWN*

**APPLICANT AUTHORIZATION**

Applicant Signature: <i>Kevin Arnold</i>	Date: <i>April 21, 2026</i>
<b>Office Use Only</b>	
Staff Initials:	Date:

