

**Historic Zoning Commission
Meeting Minutes
February 27, 2018**

The Historic Zoning Commission held a regularly scheduled meeting on February 27, 2018 at 5:30 pm in the Commission Chambers at the Municipal and Safety Building.

Members Present: Mr. Wesley Forsythe
Mr. Tom Mozen
Ms. Valda Jones
Ms. Sunny Sandos
Ms. Liz Biosca

Members Absent: Mr. Hal Hunter, Chairman

Staff Present: Matt Young, Planner, City of Johnson City
Matthew Manley, AICP, Senior Planner, City of Johnson City
Nicole Lawrence, Admin. Coordinator, Development Services

Vice-Chairman Wesley Forsythe called the meeting to order at 5:30 p.m. A quorum was present.

Approval of the Johnson City Historic Zoning Commission Agenda was put forth by a motion from Commissioner Biosca, with a second from Commissioner Jones. The agenda was then approved by a unanimous, verbal vote.

The minutes from the Historic Zoning Commission meeting held on January 23, 2018 were approved with a motion from Commissioner Forsythe and a second from Commissioner Sandos.

The first item on the agenda was consideration of CoA Application #2018-196 for renovations to 119, 121, 123 Commerce St.

The petitioner is proposing to rehab a block of three, two story buildings that front on Commerce Street and Buffalo Street. The renovations include repairing and repainting the brick facade, creating 3 new glass storefronts on Commerce Street, Replacing broken windows on the upper floors, opening previously bricked in windows, and replacing the current garage doors on Buffalo Street with glass roll up doors.

Many of the proposed alterations are considered general maintenance in nature such as repairing the brick and replacing the glass windows. The proposed new storefronts meet

Requirements set in Policy 5 of the Downtown Design Guidelines for consisting of mostly glass. The glass roll-up doors on the Buffalo Street side will create more useable space for the occupants of the building and will create more visual interest on that side of the street.

Staff recommends approval of the proposed revisions.

Public hearing was opened;

The petitioner, Mr. Greg Cox spoke via cell phone through Ms. Dianna Cantler from the JCDA.

Mr. Cox was available via cell phone to answer questions from the Commission. There was some discussion regarding desirable shops for the area and about the original awning on the Buffalo St. side of the building. Would the owners be able to change that? or does the original have to stay as it is? Since Norfolk Southern Rail Road owns some of the property adjacent to this building there are issues in changing the awning. The current owners are in discussions with the Rail Road to buy their part of the property. If a sale was to go through the current owners would like to make the Buffalo St. side more pedestrian friendly by lowering the walkway and adding a ramp for ADA requirements. However, at this time Norfolk Southern Rail Road shown no signs of selling their part of the property.

Mr. Cox also informed the commission that he was applying for Historic Grants in order to renovate the façade. He intends on starting the permitting process with the city next week in order to begin the renovations to the property.

Seeing no one wished to speak; Public Hearing was closed

Motion: Biosca
Second: Jones

**Approved CoA Application
#2018-196 for renovations to
119, 121, 123 Commerce St.**

Approved 5-0

The second item on the agenda was consideration of the vacancy on the Historic Zoning Commission for one at large position. In an effort to fill this vacancy it was realized that there is a length of residency requirement in the ordinance that established the creation of the Historic/ Conservation and Overlay District that may prevent some interested candidates from being eligible to serve. Article 6.26 requires that any person serving on the Historic Zoning Commission must have resided in the City of Johnson City for at least three years immediately prior to starting their term. The City Commission has asked staff to amend the length of residency requirement within Article 6.26 to allow more residents of the City the opportunity to serve on the Historic Zoning Commission.

Current

6.26.4

CREATION OF A HISTORIC ZONING COMMISSION:

A Historic Zoning Commission is hereby created for the city of Johnson City, Tennessee, consisting of seven members who shall have been bona-fide residents of the city for not less than 3 years immediately prior to appointment and who shall continue to be so eligible as long as they serve.

Proposed

6.26.4

CREATION OF A HISTORIC ZONING COMMISSION:

A Historic Zoning Commission is hereby created for the city of Johnson City, Tennessee, consisting of seven members who shall have a demonstrated interest, experience, or knowledge in historic preservation and are residents of Johnson City at the time of their appointment and who shall continue to so eligible as long as they serve.

The proposed text changes are highlighted in red. The proposed additions are Underlined.

Public hearing was opened;

Seeing no one wished to speak; Public Hearing was closed

Motion: Jones

Second: Mozen

**Approved Proposed
change to Article VI,
Historic / Conservation
Overlay District
residency guidelines.**

APPROVED 5-0

There being no other business, the meeting adjourned at 6:30 p.m.



Wesley Forsythe – Vice-Chairman