

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

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

Members Present: Mr. Hal Hunter, Chairman
Mr. Wesley Forsythe
Mr. Tom Mozen
Ms. Valda Jones
Ms. Sunny Sandos

Members Absent: Ms. Liz Biosca

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

Chairman Hal Hunter called the meeting to order at 5:30 p.m. A quorum was present.

Before approval of the Johnson City Historic Zoning Commission Agenda, Planner Matthew Manley requested that a report on Staff approved projects be added to the agenda under Old Business. Approval of the agenda was put forth by a motion from Commissioner Jones with the addition of Old Business, with a second from Commissioner Forsythe.

The agenda was then approved by a unanimous, verbal vote.

The minutes from the Historic Zoning Commission meeting held on February 27, 2018 were approved with a motion from Commissioner Jones and a second from Commissioner Forsythe with Chairman Hunter abstaining.

New Business:

The first item on the agenda was consideration of CoA Application #2018-197 a new sign and addition of a garage door to 314 E. Main St. The petitioner, Reuben Robertson is proposing two items in this application.

- 1) New Sign – On rear of Rear Building (facing E. State of Franklin Rd)
 - a. 60 Square Feet
 - b. 9' off the ground
 - c. Wood Panel
 - d. Painted
 - e. Bordered
- 2) New Garage Door on side of rear building
 - a. Aluminum
 - b .9' Wide x 7' Tall
 - c. Light Tan

RECOMMENDATION:

1) New Sign:

The Sign Regulations Ordinance states the following as it pertains to the sign request:

- 7.1.3.2 Conformance Required: Properties located within a historic/conservation district shall conform to the Design Guidelines for that district.

- 7.3.3 B-2 and B-3 DISTRICTS.

WALL SIGN: Each nonresidential building shall be permitted one or more wall signs. Two (2) square foot of wall sign area shall be allowed for each horizontal linear foot of exterior wall length. If an exterior wall length is less than thirty-two (32) feet, the maximum allowable sign area on that wall shall be thirty-two (32) square feet. A permitted wall sign must be placed on the wall surface for which it is authorized; sign area for two or more walls cannot be combined and placed on a single wall.

The Downtown Historic District Design Guidelines state the following as it pertains to the sign request:

Policy 10: Design a sign to be in balance with the overall character of the property

D: A flush mounted wall sign shall be considered depending on the building façade.

I: Sign materials shall be compatible with that of the building façade.

2) New Garage Door:

The HDDG does not provide guidelines for installation of doors or alterations on the rear portion of a property where buildings front parking lots or service alleys. If this building wall was considered to be of significant historic value and contributing to the overall historic district, then cutting into it for the purposes of a garage door could be considered diminishing the historical integrity of the building. However, since this rear building was added at a later date and is not visible from Main St, I believe it should not fall under the same scrutiny as other building improvements. Furthermore, the addition of this garage door will improve the functionality of the building and improve value to the property. This improved value can help sustain preservation efforts in the long run.

Staff recommends approval of the proposed sign and garage door.

Public hearing was opened;

Reuben Robertson – 301 Gilmore Park, Johnson City, Tn. Petitioner spoke in favor of the request and was available to answer any questions the commission may have pertaining to his request.

Mr. Robertson stated that by placing the sign on the Right side of the building would be more cohesive for visibility from State of Franklin. He also stated he has plans to repaint the back of the building prior to placing the sign.

Commissioner Mozen recommended repainting the entire backside of the building in order to make the building look cleaner. He recommended a solid black, brown or gray coloring.

Seeing no one else wished to speak; Public Hearing was closed

SIGN

Motion: Forsythe

Second: Jones

**Approved CoA Application
#2018-197 for a new sign at 314
E. Main St.**

Approved 5-0

GARAGE DOOR

Motion: Jones
Second: Mozen

Approved CoA
Application #2018-18 for
the placement of a
garage door at 314 E.
Main St.

APPROVED 5-0

Old Business:

Staff approved CoA's since last meeting;
CoA #2018-198 – Roof Replacement at 822 W. Pine St.
CoA #2018-199 – Wall Repair at 519 W. Pine St.

Information Item:

Chairman Hal Hunter and Matthew Manley from city planning staff attended the CLG training in Knoxville, Tn. on March 15, 2018. CLG programs are to update the Historic Inventory of their district every 10 years. The most recent inventory that Chairman Hal Hunter has found is with the Historic Preservation Element of the 2004 Johnson City Comprehensive Plan. This indicated that this is four (4) years overdue.

Items of interest from the training were:

- I. Decisions of the Historic Zoning Commission are reviewable by the courts.
 - a. The courts review only written and or verbal records, if they are recorded. Their purpose is to determine whether or not the HZC stayed within their limits of power and were decisions evidence based. For example; Did the HZC follow the guidelines and was the decision fact based? A commissioner may not like the design however does it follow the guidelines?
- II. Design guidelines apply to everyone, private, public, sacred and/ or secular. HZC members must be rational in applying guidelines.
- III. HCZ members have three (3) options on decisions:
 1. Approve
 2. Approve with conditions
 3. Disapprove

All findings are to be documented in the minutes.

There being no other business, the meeting adjourned at 6:15 p.m.



Hal Hunter - Chairman