

**Historic Zoning Commission
Special Called Meeting Minutes
May 29, 2018**

The Historic Zoning Commission held a Special Called meeting on May 29, 2018 at 5:30 pm in the Commission Chambers at the Municipal and Safety Building.

Members Present: Mr. Hal Hunter, Chairman
Mr. Wesley Forsythe
Mrs. Sunny Sandos

Members Absent: Mr. Tom Mozen
Ms. Valda Jones
Ms. Liz Biosca

Staff Present: Matthew Manley, Senior Planner, City of Johnson City
Will Righter, 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.

Approval of the Johnson City Historic Zoning Commission Agenda was put forth with a change to the order of the Agenda. Item A was moved to the end of the discussion list. A motion was put forth by Commissioner Forsythe with a second by Commissioner Sandos.

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

The minutes from the Historic Zoning Commission meeting held on April 24, 2018 were approved with a motion from Commissioner Forsythe and a second from Commissioner Sandos.

This Special called Meeting of the Historic Zoning Commission was rescheduled from Tuesday May 22, 2018.

Discussion Items

There were not any Certificates of Appropriateness for the Commission to approve this month. Staff has listed several things for the Commission to discuss at this meeting. They are as follows:

A. Discussion on the Design Guidelines, this item was moved to the end of the discussion list.

B. Discussion regarding Montrose Ct.

Montrose Ct. is located on the Southside of Johnson City, in the Tree streets. Currently this property is in a dilapidated state. The city of Johnson City Code Enforcement officials has cited the owner(s) of Montrose Ct. with violations regarding the roof and rear windows among other serious code violations. This is generally a Code Enforcement issue however, since this location is in the Historic District and this particular building is listed on the National Register of Historic Places, staff felt it necessary to inform the Commission of what is happening.

Currently the location has approximately 25 occupied units. Most are owned by an absent landlord who has mismanaged the residents HOA funds. The roof repairs alone will cost approximately \$100,000.00 to \$200,000.00. The residents do not have the money to fix the roof alone. There are no residents or owners stable enough to take control of any grants that may be available to this site.

Chairman Hunter and staff will attempt to contact the owner(s) of this property and attempt to find a solution. If a solution is not found this location could be ordered demolished by the City of Johnson City.

C. Discussion regarding the grant for Hillrise Park / Gump Addition. Staff informed the Commissioners that the City manager had signed off on the Grant and agreed to the \$8,000.00 match. The state will be giving \$12,000.00 and this project is moving forward.

D. City of Johnson City Web Site updates. Staff informed the Commissioners of updates regarding the Historic Commission and the Historic areas of the city. Updates have been added to the City's web page showing Historic Districts and areas including information on the sites and the Historic Zoning Commission.

The Commission now returned to the first issue on the agenda; Discussion regarding the Design Guidelines in the Historic District of Downtown. Staff would like the Commissioners to consider changes to Policy 6-D, Outdoor Use Areas. Specifically, the use of outdoor dining furniture. Staff would like the Commission to consider changing the policy to include approved materials that are acceptable for sidewalk dining areas such as; composite and durable material, stained wood and metal. Staff also mentioned Policy 16 regarding the colors that are appropriate for Historic Downtown. Staff recommend the commissioners consider removing one sentence from the current guidelines. The current wording is "Downtown buildings contain a variety of colors in elements such as upper facades, storefront, signs, and awnings. The introduction and

The proposed change would remove the area marked out; "Downtown buildings contain a variety of colors in elements such as upper facades, storefront, signs, and awnings. ~~The introduction and use of colors shall not be restricted but it is encouraged that colors complement each building and its neighbors.~~"

Staff informed the Commissioners that any changes to the guidelines would require a Public Hearing at the next meeting. The Commissioners will get back to staff to let them know how they wish to proceed.

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



Hal Hunter - Chairman