

**Historic Zoning Commission  
Minutes  
November 27, 2018**

The Historic Zoning Commission held their regularly scheduled meeting on November 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, Vice-Chairman  
Mr. Tom Mozen  
Ms. Valda Jones  
Ms. Liz Biosca  
Mr. Nathan Brand

**Members Absent:** Col. Paul Williamson, Planning Commission Representative

**Staff Present:** Preston Mitchell, Director, Development Services  
Matthew Manley, Senior Planner, City of Johnson City  
Nicole Lawrence, Recording Secretary, City of Johnson City

Chairman 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 two additions from staff; the discussion of the Historic Zoning Commission By-Laws and an approval for signage located at 109 Cherry St. Suite 40. Commissioner Jones made a motion for approval with a second from Commissioner Biosca. The Agenda, including the two late additions, was approved vote 5-0.

The minutes from the Historic Zoning Commission Meeting held on September 25, 2018 were approved with a motion from Commissioner Jones and a second from Commissioner Biosca. The Minutes were approved vote 4-1-0 (Hunter abstained).

## **New Business**

### CoA #2018-221 – Awning Removal at 300 E. Main St.

The applicant is proposing to remove the two blue awnings that cover the East Main Street and South Roan Street entrances to the first floor of the King Centre. After removing the awnings, they propose to fill in the gaps of the canopy with additional vinyl panels to match the existing panels that are currently used for the ceiling/roof of the covered walkway - which extends off the side of the King Centre and wraps around the building. Staff stated that the removal of the awning and installation of the vinyl panels was in line with the Downtown Historic Design Guidelines. Because the blue awnings are currently out of line with the design guidelines, by removing them they will bring the building back to its historic appearance. Staff recommended Approval.

Public Hearing was opened;

Eva Hunter – the applicant, spoke in favor of the awning removal. She stated the current awning is causing deterioration to the building. The removal of the awning will also assist in allowing more light into the building, by removing the awning this is placing the building back to its original state. Ms. Hunter also stated they are planning on painting the canopy molding and will return to staff for a CoA approval of the paint color prior to painting.

Grant Summers – spoke in favor of the awning removal and renovations to the building. He stated he is working with building owners on the opposite side of South Roan Street (which have an identical canopy cover) in hopes that they too will look into improving the appearance of their buildings.

Seeing no one else wished to speak, the public hearing was closed.

**Motion to approve as presented was put forth by Commissioner Brand with a second from Vice-Chairman Forsythe.**

**Motion approved**

**VOTE: 5-0**

*Commissioner Mozen arrives*

### CoA #2017-188 - Renovation/Additions, Renewal of CoA, 1416 S. Roan St. The Oaks Castle.

The applicant previously applied for a CoA in 2017. CoA 2017-188 was approved and some work has been completed since that time. However, construction has been slow and their CoA has expired. The current application aims to complete exterior renovations to the existing structure within the Cox-Adams Historic Landmark District. Renovations include the installation of new doors, windows, and roofing as well as repairs to the exterior including repointing the masonry. A majority of this work has been completed. The application also proposes some alterations to the existing structure through the addition of a carriage house, a main entry, multiple towers, a conservatory

and a “secret garden”. All materials will match the existing structure in both material and design.

Staff recommended that the Commission give careful consideration to the proposed plans for the North Elevation – specifically the “Main Entry” and Tower 1 (obscuring original structure/window placement). Further evaluation of the preservation of historic oak trees should also be given consideration. Alternate plans could have less of an impact on this portion of the original structure and the landscape. Staff recommended approval of all other aspects of the proposal.

Public Hearing was opened;

Dineen West – Cain, Rash and West Architects, spoke in favor of the renovations. Ms. West explained that this was purely a renewal of the original approved CoA from August of 2017. They plan on starting the kitchen renovation in the Spring. The total project is a 2-3 year endeavor and she was questioning the rationale of renewing their CoA every six months.

Staff replied that they would get with the Chief Building Official and see what the rationale is to renewal of a CoA and permits for an ongoing project of this size and get back to her with a definitive answer.

Seeing no one else wished to speak, the public hearing was closed.

**Motion to approve as presented was put forth by Commissioner Mozen with a second from Commissioner Biosca.**

**Motion approved**

**Vote: 6-0**

CoA #2018 – 222 – New sign located at 109 Cherry St. Suite 40, Unshakeable Nutrition.

This was a late addition to the Agenda, the applicant wishes to place a sign at 109 Cherry Street, Suite 40. for a new store called “Unshakeable Nutrition”. The proposed sign is similar to those that have been approved for this shopping center by the HZC in the past.

Public Hearing was opened; Seeing no one else wished to speak, the public hearing was closed.

**Motion to approve as presented was put forth by Vice- Chairman Forsythe with a second from Commissioner Jones.**

**Motion approved**

**VOTE: 5-1-0 (Brand abstained)**

Public Hearing on Holiday Lighting in the Historic Downtown District

Policy 12B: Seasonal Decorative Lighting

The proposed policy will be attached to these minutes as a part of the official record of this meeting.

**A motion to approve as presented was put forth by Commissioner Brand with a second from Vice-Chairman Forsythe.**

**Motion approved**

**VOTE: 6-0**

**Additional Business**

Staff discussed approved CoA's at 509 W Maple St and gave an update on code enforcement in the Downtown Historic District.

Staff updated the Commissioners on the Demolition by Neglect subcommittee meeting. The committee is moving forward with plans to create an ordinance for adoption in order to empower greater enforcement regulations.

Staff made Subcommittee appointments for the following:

Sign Policy Taskforce – Chairman Hunter, Commissioner Jones and Commissioner Brand.

Gump Addition Proposal Selection Team – Vice-Chairman Forsythe, Commissioner Biosca and Chairman Hunter.

Staff discussed the Historic Zoning Commissions By-Laws. The By-Laws currently state that the Chairman of the HZC may only serve two consecutive terms whereas the Board of Zoning Appeals and Planning Commission By-Laws state the Chairman may serve consecutive terms without any limits. The HZC would like to have their By- Laws worded the same.

The Commissioners and staff discussed the December meeting date. The normal meeting for December falls on Christmas, the commissioners decided they will hold a Special Called Meeting December 18, 2018 at 5:30 pm in the Commission Chambers. If there are no agenda items, the meeting will be cancelled.

There being no other business, the meeting adjourned at 7:10 p.m.

  
Hal Hunter - Chairman