
**Historic Zoning Commission
Emergency Called Meeting Minutes
August 13, 2019**

The Historic Zoning Commission held emergency called meeting on August 13, 2019 at 3:00 pm in the Commission Chambers of the Municipal and Safety Building.

Members Present: Mr. Nathan Brand, Chairman
Col. Paul Williamson, Vice-Chairman and Planning
Commission Rep.
Mr. Wesley Forsythe
Mr. Tom Mozen

Members Absent: Dr. Harold (Hal) Hunter
Ms. Liz Biosca
Ms. Valda Jones

Staff Present: Matthew Manley, AICP, Senior Planner
Nicole Lawrence, Recording Secretary, City of Johnson City
Preston Mitchell, Director, Development Services
Randy Trivette, Director of Facilities for the City of Johnson City

Chairman Brand called the meeting to order at 3:00 p.m. A quorum was present.

Approval of the Johnson City Historic Zoning Commission Emergency Called Meeting agenda was put forth. A motion to approve was put forth by Vice-Chairman Williamson with a second from Commissioner Forsythe. The agenda was approved 4-0.

For the record this is an Emergency Called Meeting per the Historic Zoning Commission Bylaws:

“ Special Meetings of the Commission may be called at any time by the Chairman. At least seventy-two (72) hours notice of the time and place of special meetings shall be given, by the Secretary or by the Chairman, to each member of the Commission; provided, that this requirement may be waived by emergency request by action of a majority of all the members; however, all notices must be posted with the media.”

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New Business

CoA 272-2019 218 E. Main St. (Downtown Breezeway) – This application was originally brought before the Historic Zoning Commission at its July 23, 2019 regularly scheduled meeting.

At that meeting the motion was as follows:

A motion to approve, with the condition that an EIFS will be used from the 15 Ft. level and up was put forth by Commissioner Mozen with a second from Commissioner Hunter .

Motion approved, with conditions as stated.

VOTE: 5-0

Please see the minutes from the July 23, 2019 meeting for the full details.

The applicant has since explored other options since the EFIS / STUCCO finish was not the applicant's preferred finish. The applicant is trying to find a lightweight material that would be low maintenance to fulfill the project. The applicant is also under a time restraint since this project needs to be placed out for bid and approved by the City Commission. The applicant is hoping to put this before the City Commission at their upcoming meeting this Thursday, August 15, 2019, for bid approval.

After discussion with the architect, the applicant has requested the Historic Commission to reconsider the approved material and consider approving the use of a metal panel design.

The public hearing was opened;

Mr. Randy Trivette, the Director of Facilities for the City of Johnson City is here on behalf of the applicant and spoke on their behalf. Mr. Trivette stated that he has used this metal panel design recently on the City of Johnson City's new police training facility and brought in pictures (see attached) for reference. The applicant stated that this would be a much easier type of material to maintain and would last longer than any EFIS / STUCCO type material. The applicant also stated that after further discussions with the architect it was discovered that it will be very difficult to find a professional who is capable of placing and maintaining such a material since it is not as commonly used as it once was. Mr. Trivette went on to explain the benefits of a metal panel siding and design to the Commissioners.

After explanation regarding the different types of material that could be used Mr. Trivette took questions from the Commissioners. Some of the issues brought up were; Is metal paneling maintaining the character of the historic downtown? There were concerns that the metal paneling had a "warehouse" appearance and feel to it.

Mr. Trivette responded by stating that he has done a lot of research on the metal paneling material and the EFIS materials, both have their pros and cons however the EFIS materials require more maintenance and the city management has directed him to find an alternate material for this particular project.

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The public hearing was closed.

The commissioners began a discussion regarding the appearance of the metal paneling and EFIS. Chairman Brand had great issue with the metal paneling as did Vice-Chairman Williamson. Commissioner Mozen had alternate options such as Hardie Plank and Stucco in which the Hardi Plank had been denied at the previous meeting where this was discussed.

Chairman Brand made a motion from the bench to deny the request as presented with a second from Vice-Chairman Williamson.

Motion to deny failed.

VOTE: 2-2

The floor was reopened at this time for discussion or motions. The Commissioners further discussed the options for the applicant and after much deliberation it was decided to not entertain the metal paneling option and to keep the original decision in place from the July 23, 2019 meeting.

There being no other business, the meeting adjourned at 4:45 p.m.



Paul Williamson - Vice-Chairman

In the absence of Chairman Brand from the August 27, 2019 meeting, Vice-Chairman Paul Williamson will sign the minutes.