
**Historic Zoning Commission
Meeting Minutes
November 26, 2019**

The Historic Zoning Commission held their regularly scheduled meeting on November 26, 2019 at 5:30 pm in the Commission Chambers of the Municipal and Safety Building.

Members Present: Mr. Nathan Brand, Chairman
Dr. Benjamin Whitfield, Planning
Commission Representative
Ms. Liz Biosca
Mr. Wesley Forsythe
Dr. Harold (Hal) Hunter
Ms. Valda Jones
Mr. Tom Mozen

Staff Present: Matthew Manley, AICP, Senior Planner
Nicole Lawrence, Recording Secretary, city of Johnson City

Chairman Brand 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. A motion to approve was put forth by Commissioner Jones with a second from Commissioner Hunter. The agenda was approved 7-0.

The minutes from the Historic Zoning Commission regularly scheduled meeting held on October 22, 2019 were approved 5-2 (Hunter and Whitfield Abstained).

The current Vice-Chairman and Planning Commission representative, Col. Paul Williamson had to resign his position on the Historic Zoning Commission due to moving out of state. The Johnson City Regional Planning Commission chose Dr. Benjamin ~~Whitfield~~ Whitfield, at their November meeting to fill his position as the Planning Commission representative on the Historic Zoning Commission. Col. Williamson was also acting as the Vice-Chairman of the Historic Commission and it was decided at this meeting that the Commissioners would wait until their regularly scheduled officer elections in January of 2020 to fill that open position.

Reporting Committees

No updates at this time.

Staff approved CoA's

CoA 276-2019 – 104 Tipton St. Satisfy the following conditions:

- Provide clarification of design (enclosure) of first floor side addition. If enclosed provide additional renderings and information on proposed materials.
- Provide additional information on the placement / screening of mechanical equipment.
- Give consideration to additional windows / alignment of horizontal elements on the proposed design of the façade facing State of Franklin – including for rear of side addition.
- Give consideration for additional transparency on the first floor Buffalo St side.
- Provide additional detail regarding the landscaping plan.
- Give consideration to additional windows / alignment of horizontal elements on the proposed design of the façade facing State of Franklin – including for rear of side addition.
- Give consideration for additional transparency on the first floor Buffalo St side.
- Provide additional detail regarding the landscaping plan.

CoA 287-2019 243 E. Main St. Installation of electrical equipment.

Enforcement Update:

No updates at this time

Upcoming Initiatives

No updates or changes at this time.

New Business

CoA 2852019 202 E. Main St. – Projecting Sign.

Projecting Sign for Hamilton Lofts; Double-faced, non-illuminated, signabond projecting sign (36"x 36" = 9 Sq. Ft) with 2" Square black tube (steel) hardware. 9' Clearance. This would be considered a secondary sign for the address of 202 E Main St. This the first projecting sign that has qualified as a secondary sign under the new design guidelines. This is in a mid-block building with two facades, one that fronts E Main St and one that faces a pedestrian alley and outdoor dining area. It has 5 units on the upper floor which are the apartments being advertised by the sign. The first floor is home to Sabores Restaurant.

The public hearing was opened;

Adam Miller, with Foster Signs in Jonesborough spoke in favor of the proposed sign. He was available to answer any questions from the Commission.

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

A motion to approve as presented was put forth by Commissioner Jones with a second from Commissioner Biosca.

Motion approved as stated.

VOTE: 7-0

CoA 286-2019 117 Spring St. – Projecting Sign.

Projecting Sign for The Avalon Apartments; Double-faced, non-illuminated, signabond projecting sign (36”x 36” = 9 Sq. Ft) with 2” Square black tube (steel) hardware. 10’ Clearance. This would be considered a secondary sign for the address of 117 Spring St. This is in a mid-block building with two facades, one that fronts Spring St and one that backs up to Downtown Square parking area. It has 6 units on the upper floor which are the apartments being advertised by the sign. The first floor is vacant but outfitted for a bar or restaurant.

The public hearing was opened;

Adam Miller with Foster Signs in Jonesborough spoke in favor of the proposed sign and was available to answer any questions from the board.

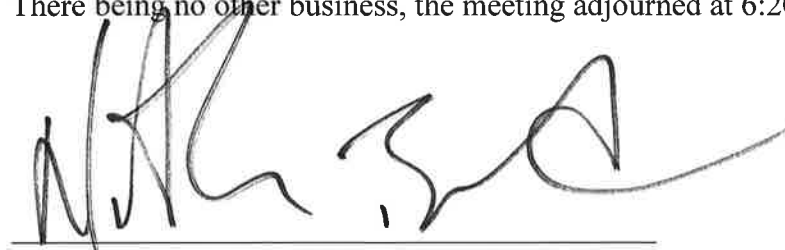
Seeing no one else wished to speak; the public hearing was closed.

A motion to approve as presented was put forth by Commissioner Hunter with a second from Commissioner Biosca.

Motion approved as stated.

VOTE: 7-0

There being no other business, the meeting adjourned at 6:20 p.m.

A handwritten signature in black ink, appearing to read 'Nathan Brand', written over a horizontal line.

Nathan Brand - Chairman

