
**Historic Zoning Commission
Special Called Meeting Minutes
December 18, 2018**

The Historic Zoning Commission held a special called meeting on December 18, 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
Col. Paul Williamson, Planning Commission Representative
Ms. Valda Jones
Ms. Liz Biosca
Mr. Nathan Brand

Members Absent: Mr. Tom Mozen

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 one addition; Code Enforcement update under Additional Business. Commissioner Jones made a motion for approval with a second from Commissioner Biosca. The Agenda, including the one addition, was approved vote 6-0.

The minutes from the Historic Zoning Commission Meeting held on November 27, 2018 were approved with a motion from Vice-Chairman Forsythe and a second from Commissioner Williamson. The Minutes were approved vote 6-0.

New Business

CoA 2018-224 – 108 Tipton St.- Permit existing awning with signage. The petitioner is attempting to obtain a building permit for an existing awning. The awning was installed without a building permit or a sign permit. This location was previously identified by staff for not meeting the Design Guidelines due to the design of the storefront. The following Design Guidelines clearly express that the storefront of Silver Ball City is out of character with the Downtown District:

Policy 5: The street level of a building shall be pedestrian friendly.

A. Develop the ground floor level to encourage pedestrian activity.

- Do not use reflective, opaque or tinted glass at the street level

Contemporary Storefront Designs

1. Promote pedestrian interest and an active street-level façade

6. Maintain the transparent character of the display windows.

It was from contacting the owner about his storefront that staff discovered that the awning w/ sign had been installed without a building permit, sign permit or Certificate of Appropriateness. Staff has also identified that two window signs (an "Open" sign and an "Arcade" sign) have been hung in the window without a CoA.

Staff recommended denial of the proposed sign due to the placement of the logo on the angled portion of the awning.

Public Hearing was opened;

Andreas Herholz the petitioner spoke in favor of the sign and permit. He suggested that the downtown would benefit from more vibrant, colorful signage. He suggested the Historic Zoning Commission become more involved with the downtown merchants and invite them to these meetings so they may be involved in the policy making regarding historic downtown regulations.

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

The commission discussed the issue regarding the current ongoing process of rewriting the historic downtown guidelines especially the section on signage. A subcommittee has been formed and will meet in January to begin the process. The commission suggested this item be deferred until the February 2019 meeting of the Historic Zoning Commission in hopes a new policy regarding signage will be adopted and this new policy may benefit the petitioner in his request.

Motion to Defer until the February meeting of the Historic Zoning Commission was put forth by commissioner Jones with a second from commissioner Williamson.

Motion approved

VOTE: 6-0

Consideration of revisions to the Historic Zoning Commission By-Laws. This was an open discussion between staff and the historic commissioners reviewing the proposed changes to the current Historic Zoning Commission By-Laws. The commissioners and staff ensued in a lengthy discussion regarding time limits on the public speaking at public comment, how many members should constitute a quorum and the need to do an annual presentation to the Planning Commission yearly as it has been required in the By-Laws.

Staff took note of the commissioners' suggestions and concerns. The revised By-Laws will be discussed and a final draft will be voted on at the January 2019 meeting of the Historic Zoning commission.

Additional Business

Staff discussed approved CoA's in the month of December and gave a report regarding the subcommittees that were assigned at the November meeting. The sign policy committee hopes to meet January 7, 2019, the Gump Addition Selection Committee is to meet January 11, 2019 and the Demolition by Neglect committee has yet to set a meeting date for January 2019. Staff then gave a code enforcement update.

There being no other business, the meeting adjourned at 7:30 p.m.



Hal Hunter - Chairman