

City of Columbia
HISTORICAL ZONING COMMISSION
JANUARY 12, 2017

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CALL TO ORDER:

The January meeting of the Historical Zoning Commission for the City of Columbia was called to order at 4:03 p.m. The meeting was held in Council Chambers, City Hall.

ROLL CALL: Quorum present and included the following:

Present were:

Mr. Joe Kilgore
Mr. George Nuber
Dr. Terry Hendrickson (arrived late)
Ms. Kim Hayes
Mr. Adam Southern
Mr. Ray Pace

Absent was: Mr. Harvey Church

Other attendees: Ms. Liz Olmstead, City Planner
Ms. Clare Keller, W 6th Street HD Representative
Ms. Camille Allen, Athenaeum HD Representative
Ms. Kristi Martin, Downtown Commercial HD Representative
Ms. Melissa Sanders, Secretary

APPROVAL OF MINUTES:

The December meeting minutes were presented for approval. Mr. Kilgore made the motion to approve the minutes with Ms. Hayes seconding the motion. Motion to approve the minutes passed with a vote of five to zero.

AGENDA ITEM #3

Docket# HZC-2016-34

Request from Paul Varney Construction for façade modification to an existing building at 18 Public Square.

Staff Recommendation:

Ms. Olmstead presented the details of the staff report.

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Discussion:

Mr. Paul Varney, PVC, was present to answer questions. Discussion ensued about details of the project including use, brick, windows, and lighting. Mr. Southern made the motion to approve with Ms. Hayes seconding the motion. Motion passed with a vote of four to one, with Mr. Nuber abstaining.

AGENDA ITEM #4

Docket# HZC-2016-35

Request from Columbia Main Street, representing HUB 38401, for sign approval at 813 S. Garden Street.

Staff Recommendation:

Ms. Olmstead presented the details of the staff report.

Discussion:

Dr. Hendrickson arrived to the meeting. Ms. Kristi Martin, Executive Director of Columbia Mainstreet, was present to give details of HUB, the signage request and answer questions. Mr. Southern made the motion to approve with Mr. Kilgore seconding. Motion passed with a vote of five to one, with Ms. Hayes abstaining.

AGENDA ITEM #5

Docket# HZC-2016-36

Request from Jacquelyn Davis with Columbia Health Foods for window signage approval at 106 W 7th Street.

Staff Recommendation:

Ms. Olmstead presented the details of the staff report.

Discussion:

No one was present to answer questions. The Commission discussed the proposed signage and its properties of scrolling with different messages and animation in multiple colors. The Commission determined that the sign was internally lit and thus not permitted per the Downtown Commercial HD guidelines. Dr. Hendrickson made a motion to deny the request as presented with Ms. Hayes seconding the motion. More discussion followed about internally lit signage. Ms. Olmstead asked for clarification to the lit "open" signs found in the district. Ms. Martin, Downtown Commercial HD Representative,

asked that businesses and the Commission work together concerning this guideline. Motion to deny passed with a vote of six to zero.

AGENDA ITEM #6

Docket# HZC-2017-01

Request from Lisa Wheeler for siding replacement on the existing detached garage at 405 W. 6th Street.

Staff Recommendation:

Ms. Olmstead presented the details of the staff report.

Discussion:

Ms. Lisa Wheeler was present to answer questions. Mr. Southern made the motion to approve with Mr. Kilgore seconding. Ms. Keller, West 6th Street HD Representative, spoke in approval for this request. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #7

Docket# HZC-2017-02

Request from McEwen Thornton, LLC for demolition of a failing exterior wall at 100 W. 7th Street.

Staff Recommendation:

Ms. Olmstead presented the details of the staff report.

Discussion:

Mr. Don Logan, Logan Patri Engineering, Inc., was present to answer questions. He gave the findings to the structural report completed for this address and the safety concerns it supports. Safety and perseveration will be the focal points in proceeding with this project. The owners will try to work with the neighboring property owner at 32 Public Square while making these changes. Ms. Martin, Downtown Commercial HD Representative, commented that performance bonds and timelines are helpful when working on projects with unknowns like this one. She made additional comments about the location and management of any construction dumpster placed in the public right of way, working with the owner for a temporary storyboard to share information with the public about the project, and litter management in the downtown area. Mr. Kilgore asked Mr. Logan in his professional opinion if that portion of the sidewalk in front of the wall in question was safe for the public to use. Mr. Kilgore made the motion to

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approve. Dr. Hendrickson seconded the motion. Motion to approve passed with a vote of five to one, with Mr. Nuber abstaining.

OTHER BUSINESS:

In other business, Chairman Nuber asked Ms. Olmstead to give an update to the Historic Zoning Commission Guidelines grant. She stated the grant application was completed and has been forwarded for approval. Also Mr. Kilgore stated that the project for the Maury County Boys & Girls Club, 210 W. 8th Street, should be completed within 60 days.

ADJOURNMENT:

Dr. Hendrickson made the motion to adjourn. Meeting adjourned at 5:23 p.m.



Historical Zoning Commission Chairman,
George Nuber



Date