

**City of Columbia**  
HISTORICAL ZONING COMMISSION  
*SPECIAL CALLED*  
MARCH 29, 2018

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**CALL TO ORDER:**

Chairman Hayes called the March special called meeting of the Historical Zoning Commission for the City of Columbia to order at 4:01 p.m. The meeting was held in Council Chambers, City Hall.

**ROLL CALL:** All present and included the following:

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

Other attendees: Mayor Dean Dickey  
Mr. Paul Keltner, Development Services Director  
Mr. Joren Dunnivant, City Planner  
Ms. Camille Allen, Athenaeum HD Representative  
Ms. Clare Keller, W. 6<sup>th</sup> Street HD Representative  
Ms. Jackie Quillen, W. 7<sup>th</sup> Street HD Representative  
Ms. Melissa Sanders, secretary

**APPROVAL OF MINUTES:**

The March minutes were presented for approval. Dr. Hendrickson made the motion to approve the minutes with Mr. Nuber seconding the motion. Motion to approve passed with a vote of six to zero.

**AGENDA ITEM #3**

**Docket# HZC-2018-10**

**Request from Montee Sneed for permission to repair the façade at the Nelson House at 706 N. Main Street.**

**Staff Recommendation:**

Mr. Dunnivant presented the details of the deferred agenda item and stated that staff recommended that the brick façade be repointed.

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**Discussion:**

Mr. Monte Sneed, 708 N. Main St., was present to answer questions. Mr. Southern arrived to the meeting. Discussion included the deterioration of the façade from water damage, options of repair, the need for roof and window replacement, the timeline for needed repairs, assessing the immediate area to secure for safety, and the option of a structural engineer report. Mr. Church made the motion to allow the Chief Building Official to complete a safety inspection then report his findings; and, if the findings are to repair only the section in question, then Mr. Sneed may make the repairs without returning to the Commission. Mr. Southern seconded the motion. Motion to allow the safety inspection passed with a vote of seven to zero.

**AGENDA ITEM #4**

**Docket# HZC-2018-09**

**Request from James Sloan for permission for new construction of a two story multi-use building at 809 S. Main Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report of the previously requested agenda item and recommended approval.

**Discussion:**

Mr. James Sloan, 2416 Hidden Lake Circle, was present to answer questions. He spoke to the rear elevation being similar to the one formerly submitted. Questions included the columns, the footprint, the reclaiming of brick, and the flooring of the deck. Mr. Kilgore made the motion to approve the rear elevation with Mr. Church seconding. Motion to approve passed with a vote of seven to zero.

**AGENDA ITEM #5**

**Docket# HZC-2018-08**

**Request from Smith Signs and Awnings for permission to install a 2.5 by 3 foot painted wood wall sign at 102 W 7<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the deferred agenda item and recommended approval.

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**Discussion:**

No one was present to answer questions. Mr. Nuber stated he has not had a chance to speak to the owner concerning this project. Mr. Kilgore made the motion to deny with Dr. Hendrickson seconding the motion. Motion to deny passed with a vote of seven to zero.

**AGENDA ITEM #6**

**Docket# HZC-2018-11**

**Request from Kacy Alford for permission for a sandwich board at 30 Public Square.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report.

**Discussion:**

Ms. Kacy Alford, Blend, was present to speak to her project. Discussion included the location of the sandwich board. Dr. Hendrickson made the motion to approve with Mr. Southern seconding the motion. Motion passed seven to zero.

**AGENDA ITEM #7**

**Docket# HZC-2018-12**

**Request from Laura Truelove for permission to replace roof, siding, windows, and a door at 907 West 7<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report and recommended approval.

**Discussion:**

Ms. Laura Truelove, owner, along with Bryan Tucker, Paul Varney Construction, were present to answer questions. Discussion included architectural shingles and colors along with window casings. Mr. Church made the motion to approve with Mr. Kilgore seconding the motion. Motion passed seven to zero.

**AGENDA ITEM #8**

**Docket# HZC-2018-13**

**Request from The Way Christian Church for permission to install a wall sign at 811 S. Main Street.**



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**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report.

**Discussion:**

Mr. Peter Perkolup, 811 S. Main St., was present to answer questions. Discussion included the location, size, and other sign options. Mr. Pace asked the applicant if he wished to defer. Mr. Pace made the motion to defer with Mr. Southern seconding the motion. Motion to defer passed seven to zero.

**AGENDA ITEM #9**

**Docket# HZC-2018-14**

**Request from Mark Mackenzie for permission to replace an interior door and exterior windows at 815 S. Main Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report and recommended approval.

**Discussion:**

Ms. Alex Bourdon, 815 S. Main St., was present to answer questions. Mr. Kilgore stated Ms. Martin, Downtown Commercial HD Representative, reviewed the plan and had no concerns. Discussion included the Victorian detail and the windows and door on the first floor. Mr. Kilgore made the motion to approve with Dr. Hendrickson seconding. Further discussion included the current state of the roof, its materials, and a timeline for addressing roof repairs. Mr. Nuber asked if Ms. Bourbon would be willing to submit an application explaining a timeframe for the roof repair. Mr. Nuber requested to amend the original motion with this proposal. Mr. Kilgore stated he moved for approval for what was presented and to keep the roof separate since it was not part of the application. Therefore, Mr. Nuber withdrew his amendment. Motion to approve passed seven to zero.

**AGENDA ITEM #10**

**Docket# HZC-2018-15**

**Request from Chad Blasingim for permission to install a wall sign at 111 West 7<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report.

**Discussion:**

Mr. Chad Blasingim, 111 W. 7<sup>th</sup> Street, was present to answer questions. He stated the letters would be ultra-high density urethane with laser cut in a bronze color. Questions included sign size, color, location and lighting. Dr. Hendrickson made the motion to approve with Mr. Nuber seconding the motion. Motion passed seven to zero.

**AGENDA ITEM #11**

**Docket# HZC-2018-16**

**Request from Joel Friddell for permission for a sandwich board sign at 107 West 7<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report and recommended approval.

**Discussion:**

Vice Chair Joe Kilgore announced the transference of the meeting from Chairman Hayes due to the conflicting interest with this applicant, her spouse. Mr. Joel Friddell was present to answer questions. He stated this is a small, pedestal "Open" sign and not a sandwich board. Mr. Church made the motion to approve with Mr. Southern seconding the motion. Ms. Hayes asked if she could vote on this matter. Motion passed seven to zero.

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*Ms. Hayes resumed the chairmanship of the meeting.*

**AGENDA ITEM #13**

**Docket# HZC-2018-17**

**Request from Bryson Leach for permission for an awning and sign at 822 South Main Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report and recommended approval.

**Discussion:**

Mr. Bryson Leach, project manager, was present to answer questions and speak to his project. He stated the change in part of the signage since the lettering was too small to cut and install on the façade and that it will be painted instead. Ms. Hayes asked about the awning size and if the next door tenant would be allowed signage. Staff would consider this two separate buildings. Dr. Hendrickson asked about a covering in the rear of the building. Mr. Nuber made the motion to approve with Mr. Church seconding the motion. Motion passed seven to zero.

**AGENDA ITEM #12**

**Docket# HZC-2018-18**

**Request from Teresa Smith for permission to replace a tin roof at 104 West 6<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report and recommended approval.

**Discussion:**

Ms. Teresa Smith was present to answer questions. Mr. Nuber asked about gutter replacement. Ms. Smith asked for approval of the gutters to match existing. Dr. Hendrickson made the motion to approve with Mr. Kilgore seconding the motion. Motion passed with a vote of seven to zero.



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**AGENDA ITEM #14**

**Docket# HZC-2018-19**

**Request from Destiny Church for permission for a façade remodel at 612 North Main Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report and recommended the doorways be brought flush.

**Discussion:**

Mr. Erin Burgess, 1030 Rock Landing, Greensboro, Georgia, was present to answer questions. He asked for approval to paint, replace windows and doors and add canopies. Discussion included the doorways and inset, change in slope of the sidewalk, awning material and coverage, the aluminum store front, glass tinting windows, upper level steel frame windows, and future signage and lighting. Mr. Burgess stated the church is pursuing a more industrial look, not modern. Mr. Southern made the motion to approve with the condition that the setback doors are flush and the metal be painted black. Mr. Church seconded the motion. Motion passed with a vote of seven to zero.

**AGENDA ITEM #15**

**Docket# HZC-2018-20**

**Request from Brian Adams for approval of a privacy fence at 312 West 6<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Dunnavant presented the details of the staff report and recommended approval.

**Discussion:**

Mr. Brian Adams, 312 W. 6<sup>th</sup> Street, was present to answer questions and handout pictures of the privacy fence. Ms. Hayes asked the W. 6<sup>th</sup> Street HD Representative, Ms. Clare Keller, for input. Mr. Church made the motion to approve. Dr. Hendrickson seconded the motion. Motion passed seven to zero.

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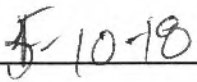
**OTHER BUSINESS:**

In other business, Ms. Hayes asked for an update about the consultant. Ms. Jackie Quillen, West 7<sup>th</sup> Street HD, reported on her district meeting that was held recently. Ms. Clare Keller, West 7<sup>th</sup> Street HD, thanked the Commission for the guidelines being distributed throughout the districts.

**ADJOURNMENT:**

Dr. Hendrickson made the motion to adjourn with Mr. Southern seconding the motion. The meeting adjourned at 5:35 p.m.

  
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Historical Zoning Commission Chairperson  
Kim Hayes

  
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Date