

City of Columbia
HISTORICAL ZONING COMMISSION
February 10, 2022

CALL TO ORDER:

Chairperson Kim Hayes called the February meeting of the Historical Zoning Commission for the City of Columbia to order at 4:03 p.m. The meeting was held in Council Chambers, City Hall, basement level.

ROLL CALL: All present and included the following:

Present were: Ms. Kim Hayes
Dr. Hendrickson
Mr. Joe Kilgore
Ms. Melanie Lucas
Mr. George Nuber
Mr. Ray Pace
Ms. Autumn Potter

Other attendees: Mr. Austin Brass, City Planner
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I

APPROVAL OF MINUTES:

The January meeting minutes were presented for approval. Dr. Hendrickson made the motion to approve with Mr. Nuber seconding. Motion to approve passed seven to zero.

AGENDA ITEM #3

Case# 21-0297

Request from Jake Hubbell for new commercial signage reface at 410 West 7th Street.

This item was withdrawn.

AGENDA ITEM #4

Case# 21-0284

Request from Douglas Johns for new commercial building construction located at 915 South Main Street.

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Staff Recommendation:

Mr. Brass presented the details. The applicant requested to defer until March.

Discussion:

Ms. Hayes moved to defer until March, and Dr. Hendrickson seconded the motion. Motion to defer passed seven to zero.

AGENDA ITEM #5

Case# 22-0021

Request from Development Services to revise section 8.6 (b) of the Columbia Historic Guidelines to allow for the color of black & white in addition to three colors when black and white is used as a signage background.

Staff Recommendation:

Mr. Brass presented the details of staff report. Currently there is a rule stating no more than three colors shall be used on a sign. This Commission has been struggling with the idea if black and white should be considered a color. This change would be to 8.3 (f), and also 8.6 (b). Staff has requested that the language be in addition to three colors black and white may be used as a signage background.

Discussion:

Discussion included changing the language to black or white. Mr. Brass stated that the Commission will make sure that is a part of the motion, and staff will make the correction. Further discussion included only using black or white as the background, changing may to must, and if they only use two colors, text, being more specific, another color as the background as long as it doesn't exceed three colors. Mr. Brass stated if there is a request for more than three colors, black or white may be used as the background. Mr. Brass stated that the Commission is not saying black or white is not a color, but black, and white is a color; however, the applicant can only use black or white as a sign background, in addition to three colors. Additional discussion included previous signs. Mr. Nuber asked if an applicant chooses three colors, then they have to do black or white as the background. Mr. Brass stated that they don't have to. Dr. Hendrickson stated limiting it to three colors and black or white background. Further discussed included font, backgrounds, and they wanted three colors, other materials, setting limitations, stud mounted letters, case by case basis, historic preservation, picking colors, and regulating good taste. Dr. Hendrickson stated that he googled historic signs and they all say limit it to two colors and

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black or white background, and this Commission is saying three colors and a black or white background. Three colors are pretty lenient. Further discussion included framing, two colors or less they can choose any background, three colors or less you can do any color background, and branding. Ms. Suzanne Ganser asked what if someone wanted three colors and they wanted the background stripped, and then they wanted their name in black letters. It would have to be solid. Mr. Nuber stated that the Commission could say backgrounds must be solid. Ms. Sherrie Yang, 99 Stoffel Place, Spring Hill, suggested using neutral color. Additional discussion was inclusive of keeping it simplified, limitations, three colors or less you can choose your background, changing the language *may* changing to *must*, generally, making the guidelines more definitive, challenges of case by case basis. Mr. Nuber made the motion to move the paragraph following 8.3 (f.) that states *Colors should be complementary to the scheme of the building and promote readability. Signs with more than three colors are prohibited. In addition to three colors, solid black or white must be used as a signage background.* Mr. Kilgore second the motion. Further discussion included frame and cabinets, guidelines do not call out frame colors, guideline section 8.6. Motion to approve passed seven to zero. Mr. Kilgore moved to add to 8.6 b. *in addition to three colors, black or white must be used as a signage background,* with Mr. Nuber seconding. The motion passed seven to zero.

OTHER BUSINESS:

Mr. Pace stated that it was brought to his attention that the McDowell property is County owned. The City will not have anything to do with what goes on there. Ms. Hayes stated that she read that it will be torn down in about thirty days. Mr. Brass stated if the property is sold to a private entity not under the County, it could come back before this Commission at that point. Mr. Brass stated that in Tennessee, county property is exempt from historical approval. Ms. Hayes stated now is the time to contact your representative. Once it is torn down they can sell it more easily, because someone can develop it. Mr. Brass stated that the property is zoned R-6, by right it could permit a single-family home on a six thousand square foot lot with a fifty-foot lot width. That would come before this Commission for the design of any houses. That's the current zone, any other change would have to go through a rezone process. Any new proposed design would come before this Commission. Further discussion included Townhouses would have to be rezoned, neighborhood awareness, demo the building, fence removal, house on West 6th two doors down from the Heffingtons, recourse options, no extra driveway, and shared driveway.

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ADJOURNMENT:

Ms. Hayes made the motion to adjourn the meeting with Ms. Potter seconding. Motion to adjourn passed seven to zero. The meeting adjourned at 4:50 p.m.

Historical Zoning Commission Chairperson Date

DRAFT