

**MINUTES OF THE REGULAR MEETING OF THE
KINGSPORT HISTORIC ZONING COMMISSION**

February 13, 2017

1:30 p.m.

Members Present

Jim Henderson, Chairman
Dineen West
Perry Crocker, Secretary
Beverley Perdue
Ted Como
Jewell McKinney
Liza Harmon, Vice-Chairman

Members Absent

Staff Present

Nathan Woods
Jessica Harmon

Visitors Present

Skip Norrell
Becky Adams
Craig Kirkpatrick
Denise Hensley

Historic Zoning Commission (HZC) Chairman, Jim Henderson, opened the meeting at 1:30 p.m. Chairman Henderson welcomed the visitors and called for approval of the minutes from the regular November 14, 2016 meeting and the December 1, 2016 called meeting . On a motion by Commissioner Como, seconded by Commissioner West the meeting minutes were unanimously approved.

Next on the agenda was a discussion concerning a Proposed Amendment to the Historic Zoning Commission's bylaws. It was approved unanimously by the Commission to alter the current bylaws to match the language of a February 2016 ordinance passed by the the City of Kingsport concerning minor improvements.

Under the "New Business" portion of the February HZC meeting the first item for discussion was the granting of a Certificate of Appropriateness for 422 Shelby Street, submitted by Craig Kirkpatrick of Patriot Title Company. Staff gave a brief overview of the sign already installed and introduced pictures of the current sign as well as the former sign for the business. Staff explained that the proposal would meet the City Zoning Ordinance for sign regulation. Secretary Crocker pointed out that this particular area of the church street overlay district had no uniformity in terms of signage, which led to a discussion between Chairman Henderson and the commission about the need for signage design guidelines in the Church Circle design guidelines. Commissioner West asked about the possibility of painting the posts of the sign white. Chairman Henderson asked about the possibility of scalloping the top of the sign. Mr. Kirkpatrick offered to conform to any future design standards set forth by the commission when he needed to make changes in the future. On a motion made by Commissioner Perdue and seconded by Commissioner McKinney the Certificate Appropriateness was approved unanimously.

Lastly under "New Business," of the February HZC meeting was a discussion about granting a Certificate of Appropriateness for 422 Broad Street, submitted by Denise Hensley on behalf of HomeTrust Bank. Staff gave a brief overview of the intent of the request, which was to replace all existing TriSummit Bank signage with HomeTrust Bank signage. Staff explained that the proposal would meet the City Zoning Ordinance for sign regulation, and that the Bank was in the Church Circle Overlay District. Denise Hensley pointed out that the directional signage submitted to the commission in gray and blue, would in fact be cream with black lettering. On

a motion made by Commissioner McKinney and seconded by Commissioner West the Certificate of Appropriateness was approved unanimously.

Next of the agenda was the public comment discussion under “Other Business.” Mr. Skip Norrell brought to the attention of the Commission that a letter sent out by staff to residents of Historic Districts dated November 21, 2016 was confusing. He stated that it seemed to say that unless you make changes to the appearance of a property one does not have to get any approval. He said in instances concerning paint this would lead someone to believe that they could repaint the existing color. It was then brought up by Mr. Norrell that the same letter muddied the waters concerning the \$50 Historic Zoning Commission fee. He suggested that we take a look at the letter during the next meeting. Chairman Henderson agreed to take a look at the letter during the next meeting.

There being no further business the meeting adjourned at 2:05 p.m.

Respectfully Submitted,

Perry Crocker, Secretary