

Historic Zoning Commission

Minutes

Date: Tuesday, November 24, 2015

Time: 11:00 am

Location: City Hall

Present: Members: Rachel Killebrew, Bobby Kirby, Ryan Moore, Steve Harvey

Planning Office: David Starnes, Rebecca Duncan, Nolan Ming

Guest: Lisa Hobbs, Pat & Charles Lovingood, Jamie Kemp, John Douglas

The Historic Zoning Commission met on Tuesday, November 24, 2015 at 11:00 A.M. for the regular Historic Zoning Commission meeting at City Hall. Each member of the commission received from the Planning Office prior to the meeting: Meeting notice, Agenda, and Minutes of October meeting.

1. **Call to Order:** Bobby Kirby called the meeting to order 11:08 am.
2. A motion was made to approve the minutes from October 9, 2015 by Ryan Moore and seconded by Rachel Killebrew and all approved the Minutes from October 9, 2015.
3. Certificate of Appropriateness Review for Randy Jane Co's request for approval concerning exterior alteration of fence and roofing for property at 222 East Main Street. No one was present to represent this property and the fence has already been built and roof work accomplished. After discussion, Rachel made a motion to approve and Ryan Moore seconded the motion and all voted to approve. However, there was a reminder that work is not supposed to be accomplished prior to coming before the HZC with a COA.
4. Certificate of Appropriateness Review for the Charles Lovingood property at 122 North Spring Street (known as the Yager Building built in 1949) for exterior alteration of awnings/canopy, door, light fixture, sidewalks and signs. Pat & Charles Lovingood were present and brought additional drawings, photos and came before the board to explain in detail the work to be done and answered questions. Nolan Ming also brought photographs of the property for accurate discussion of the building's front, back and sides. After a detail discussion and answer session, a motion was made by Rachel to approve and seconded by Ryan Moore and all voted to approve. The Lovingoods were commended for the improvement work to be done on their historic building.
5. Certificate of Appropriateness Review for the Charles Lovingood property at 118 North Spring Street (known as the Bottoms Building built in 1948) for exterior alteration of awnings/canopy, door, light fixture, sidewalks and signs. Pat & Charles Lovingood were present and brought additional drawings, photos and came before the board to explain in detail the work to be done and answered questions. Nolan Ming also brought photographs of the property for accurate discussion of the building's front, back and sides. After a detail discussion and answer session, a motion was made by Ryan to approve and seconded by Rachel Killebrew and all voted to approve. The Lovingoods were commended for the improvement work to be done on their historic building.

6. Certificate of Appropriateness Review for the demolition and new construction of a Hardee's restaurant at 407 West Main Street. Jamie Kemp was present to represent Hardees. Architectural drawings were presented prior to the discussion. Ryan Moore stated that he must be exempt from voting since he represented John Douglass in an action against a Hardees agent/subcontractor Northpointe Surveying, Inc., a Chattanooga corporation (WC GS Case # 15-CV-1902). Ryan explained "This case has been adjudicated to my client's favor. A confidential settlement order has been put down. I am retained currently to ensure, Hardees follows all zoning requirements inasmuch as they would affect my client." Jamie Kemp explained that Hardee's is proposing this demolition and new construction to solve the current problem with traffic flowing out into Main Street in a waiting line. She explained why this new construction would change the location of the ordering and the waiting line flow to allow 16 – 20 cars without flowing onto Main Street versus 6-8 cars now. This has become a safety issue. She also showed pictures of the improved appearance of the new building and the much improved landscaping. Ryan Moore and John Douglas presented their objections and proposed a 20 foot high stone wall between his residential property next door instead of a tree line. David Starnes said that the guidelines call for a 6 foot high wall. Steve Harvey said that this would also be going before the City Zoning Committee since the front parcel of land is already zoned C1(commercial) but the rear property where the wall would be located is R1 (Residential) for zoning considerations. After much discussion, Steve Harvey made a motion to approve the plan as long as the plan is in line with the Historic District Guidelines including guidelines for lighting of signs. A recommendation was requested that Hardee's consider a 6 foot wall between the property of Hardee's and the Douglas property to enhance sound control and visual control. Rachel Killebrew seconded the motion stressing the recommendation for a wall built between the two properties instead of a tree line to be "good neighbors" but also stressed that Hardee's is one of the most successful businesses downtown and commended them on the improvement to enhance safety and improve appearances. All voted to approve (Ryan Moore abstained from voting).
7. Meeting was adjourned.

Bobby Kirby, Chairman

Date