

Minutes

Date: Monday, Jan 4, 2021 – 3:00 pm
 Location: Zoom
 HZC Members: Rachel Killebrew, Rachel Kirby, Tom Ward, Bobby Kirby, Raven Young
 City Staff: Katie Kemezis; Rebecca Roach; Nolan Ming; Tim Pirtle
 Applicant Team: Chad Graves; Emily Graves; Brent Keeton; Joel Lawrence; Valerie Mullins
 Public Attendees: Andrew Crawford; Whitney Judkins; Aimee Hale; Courtney Olesik; Kelly Crawford; Bonnie Higley; Stan Graves; Chris O'Neal; Miriam Crawford; Cordell Crawford; Caleb Steve Harvey; Ryle Chastain; Caleb Graves; Stanley Graves; Miriam Crawford; Cordell Crawford; Caleb Graves; Amy Graves Vander Kooi; Steve Harvey; Adam Aycock; Rosanne Caten; Nada Payne; Everett Brock; Meleah Pitts

The Historic Zoning Commission met on Monday, January 4, 2021 at 3:00 pm via zoom for a special called meeting. Each member of the commission received an Agenda and a Staff Report from the Planning Office. Katie Kemezis shared the screen with the Agenda for the meeting and welcomed Raven Young to the Historic Zoning Commission.

Call to Order: Tom Ward called the meeting to order at 3:09 pm and made a motion to accept the use of the Zoom as a platform for holding the meeting of the Historic Zoning Commission Special Meeting. Rachel Kirby seconded the motion and it was approved unanimously. Tom asked if anyone wants to come forward and address the Court with a 2 minutes limit each. The following attendees came forward and addressed the court in support of the Pharmacy Family Business: Miriam Crawford, Caleb Graves, Steve Harvey; Amy Graves Vander Kooi; Bonnie Higley; Stanley Graves; Nada Payne; Andrew Crawford; Adam Aycock; Meleah Pitts; Aimee Hale

Certificate of Appropriateness Review: Chad and Emily Graves for the Graves Family Pharmacy located at 357 West Main Street:

The COA Applicant Team was invited to address the court. Brent Keeton, Attorney for the Graves, addressed the court about the COA that was filed on October 30, 2020. Their applicant team requested that one of the Kirbys, husband and wife, defer their vote. Tim Pirtle, City Attorney, refused that request stating there is no law or statute that prevents husband and wife from serving. Keaton asked if one of the Kirbys would volunteer to step down from voting. Tim Pirtle answered with a definite “no”. That is the position of the City and we will not ask either of the Kirbys to leave. Keaton offered an objection. Keeton reminded the court that the Pharmacy is set to open in February. The sign is needed for messages such as “Covid 19 Testing coming soon” or “Health Education”, “UPS Pickup and delivery”, etc. It is not for advertising for other businesses, it is not internally lit and it is not flashing. The top part is the name of the business and the bottom part is the message portion. It is not scrolling. They showed two slides of possible messages. The message can stay on the screen for a set time and then a second message can come up. The message portion has the potential for colors but can also be black and white. He reminded the court that none of the visitors in the court today that addressed the court were against the sign or business.

Tom Ward asked if Raven Young, the newest member of the HZC, had seen all of the documentation and is she educated on the Guidelines and on the Graves request and sign. Raven answered yes but she had some questions.

Raven asked the Graves what are the benefits of full color. Chad Graves explained that color of the background and the letters are optional and not necessary. The sign could be black letters on a white background and that he did not want it to too bright at night but to be softened, which he intends to have it automatically softened at night.

Tim Pirtle then explained about the City of McMinnville Historic Guidelines.

Raven also asked if the message was on both sides of the sign. Chad answered that the digital message board is only on one side and an analog message board is on the other side.

Bobby said he objected to full color and flashing. Bobby also ask that it not scroll. Chad answered that it does not flash and does not scroll. It is capable of full color but does not have to be used.

Rachel Kirby said she was against color and internally lit. Brad Graves answered that it is not flashing and not internally lit and that colors do not have to be used although colors are available.

Chad reminded that they are a retail Pharmacy competing with other Pharmacies who have color signs much larger than the sign they have proposed. Raven asked if it scrolls, flashing, or repetitive blinking. Chad answered no, it is none of those.

Bobby Kirby made a motion to ask if they would agree to not install the digital portion of the sign but could erect the top part of the sign; there was not a second to the motion.

Tom asked if there could be some discussion about agreeing to no flashing and no scrolling and automatically dim at night. Tim Pirtle, City Attorney, says there is room for compromise and suggest that he and Brent Keeton get together after Katie Kemezis and Chad and Emily Graves meet and put together some suggestions for compromise. Tim will receive the information from Katie and Chad 5 days before Jan 26 (Thursday Jan 21) and then Tim and Brent will meet on Jan 26 and develop a proposal for the next meeting of the HZC. Katie Kemezis will send out the date and time for the next meeting of the HZC. A motion was made to delay the decision until January 26 after the above compromise solutions are ready. Bobby Kirby made motion to delay and seconded by Rachel Kirby and all voted yes except for Rachel Killebrew who voted against the delay. Motion was approved to delay the meeting and the decision until the last week of January.

Katie Kemezis updated the commission that further research in our local ordinance and the Tennessee Code Annotated by staff found that the Historic Zoning Commission has the authority to update the Historic District Guidelines. Approval for updated guidelines does not run through the Planning Commission and Board of Mayor and Aldermen.

Bobby Kirby made a motion to adjourn and seconded by Rachel Kirby and all approved.

Tom Ward

Date