

## Historic Zoning Commission

### Minutes

**Date:** Monday, November 30, 2020 - 10:00 am  
**Location:** City Hall Board Room  
**Members Present:** Rachel Killebrew, Rachel Kirby, Tom Ward, Bobby Kirby  
**Planning Office Present:** Katie Kemezis, Community Planner; Rebecca Roach  
**Attendees:** Steve Harvey; Ryle Chastain; Caleb Graves; Stanley Graves; Miriam Crawford; Cordell Crawford; Tim Pirtle; Chad and Emily Graves from Graves Family Pharmacy; Jenny Nafrada; Everette Brock; Nolan Ming; Joel Lawrence, Cook Signs from Coffee County; Lisa Hobbs, Southern Standard Reporter

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The Historic Zoning Commission met on Monday, November 30, 2020 at 10:00 am at City Hall Board Room for a special called meeting. Each member of the commission received an Agenda and a Staff Report from the Planning Office.

Call to Order: Tom Ward called the meeting to order at 10:10 am and ask if anyone wants to come forward and address the Court. The following attendees came forward and addressed the court: Chad Graves, Emily Graves, Joel Lawrence; Ryle Chastain; Everett Brock; Nolan Ming; Jenny Nafrada; Steve Harvey; Cordell Crawford.

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

Chad Graves was invited to come forward to address the court and answer questions. Chad Graves came forward and presented photos of the building and explained in detail the poor condition of the abandoned building and the extensive work and expense that they have undertaken in order to locate their family pharmacy business in downtown McMinnville Historic District. The building had been abandoned and had no upkeep for more than 15 years and was an eyesore for the downtown. He explained that the existing electrically lighted sign was in hazardous condition He showed the pictures and explained that the sign will be 8' from the sidewalk, smaller than the previous bank sign on the property when they bought it and further explained that unlike a bill board sign, this sign is not flashing, not internal lit and meets height requirements and is necessary to make announcements of pharmacy messages such as "Covid Testing Available". Chad Graves further added that Teresa Prober, Main Street Director, came to visit him and told him she approved. Based upon her comments, they continued their plans for the sign and even put finances toward the signage. Teresa Prober is no longer at the MSM office and no longer Main Street Director or no longer on the Historic Zoning Commission thus leaving the Commission with 4 members. During the discussion, Joey Lawson from Cooks Sign Company also stated this sign is not considered an "Internally Lit sign" based upon the definition used in the signage business. Cooks sign is the company that is making the sign for the Graves Pharmacy business.

Bobby Kirby expressed his concerns and opposition to the digital message board portion of the sign, in addition to opposition to the illuminated sign and feels that it goes against the design standards and design guidelines.

The City Staff Report presented to the commission as an attachment recommends approval of this sign because its “contemporary design is in tune with the spare modern design of the building and respectful of the size and scale of the building. The digital sign is modest in size and the overall size and scale of the sign combat the strong architectural design of the building. Additionally, it is in an area of downtown where internally lit signs are clustered as the area transition from a residential neighborhood to a commercial district with car-oriented building designs and site plans. We make this recommendation with the recognition that this sign arrangement and technology is not appropriate for all areas and buildings downtown, and the proposal and the unique design of the building warrant this exception”. There are currently 23 internally lit signs within the Historic District. The report further has a photo inventory of the existing 23 internally lit signs within the Historic District.

Based upon several visits to the Graves property, the City Staff Report, the Cooks sign information presented at the meeting information, and the Chad and Emily information shared at the meeting, Rachel Killebrew made a motion to approve the sign as presented. Tom Ward seconded the motion for approval. Based upon Bobby Kirby’s opposition stated above to the digital message board portion of the sign and the illuminated sign, Bobby Kirby and Rachel Kirby voted against approval thus leaving a tie of two for and two against approval.

Alderman Everett Brock came forth and recommended getting a 5<sup>th</sup> member added to the HZC and reconvene after that is accomplished.

Bobby Kirby made a motion to meet with the Planning Commission to discuss the Historic Design Guidelines. The motion was seconded by Rachel Kirby. Tom Ward, Rachel Kirby, and Bobby Kirby voted in favor of the motion and Rachel Killebrew voted against.

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

The meeting adjourned at 11:10.

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**Tom Ward** **Date**