

Historic Zoning Commission

Minutes

The Jonesborough Historic Zoning Commission met in a regular meeting on Thursday, August 8, 2024, at 6:00 p.m. in the Board Room at the Town Hall located at 123 Boone Street, Jonesborough, TN.

Members Present: Zac Jenkins – Chairman, Aaron Bible, Frank Collins, Marcy Hawley, Herman Jenkins, Rebecca Moss, Nita Van Til

Members Absent: Chris Basar and Chad Hylton

Call to Order

Chairman Zac Jenkins called the meeting to order. He stated there were two additions to the agenda.

Public Comments

There were no public comments.

Addition to Agenda: Herman Jenkins, 123 E. Main St.

Motion: The motion to approve the addition to the agenda was made by Aaron Bible, seconded by Marcy Hawley and passed unanimously.

Addition to Agenda: The discussion that any metal rails or fencing must be black iron moving forward.

Motion: The motion to approve the addition to the agenda was made by Nita Van Til, seconded by Frank Collins and passed unanimously.

Item 1. New Business:

a) **148 E Main St. Corner Cup – Michael Peck, Owner/Presenter**

Item not discussed due to Michael Peck not in attendance of meeting.

b) **504 E Main St. Jeff Little, Contractor**

Item not discussed due to Jeff Little not in attendance of meeting.

Herman Jenkins recused himself from acting as a commissioner.

- c) **Herman Jenkins, 123 E. Main St.** Mr. Jenkins requested to add an iron handrail on the right side of the building, parallel to the window due to safety concerns.

Motion: Aaron Bible made a motion to approve with the possibility of adding two rails, seconded by Rebecca Moss and passed unanimously.

Herman Jenkins rejoined the meeting.

- d) **Propose new guidelines pertaining to sandwich boards & signs as follows: “No sign in the historic district shall have a “white board/white chalkboard” backing of any kind.”**

Chairman Zac Jenkins proposed that new guidelines pertaining to sandwich boards and signs should be as follows: “No sign in the historic district shall have a “white board/white chalkboard” backing of any kind”. In addition, it was discussed that no plastic frames should be permitted. For those who have been grandfathered in as non-compliant, there will be a sunset period of two years, and any replacements will not be permitted to be the same.

Motion: The motion to approve was made by Frank Collins and seconded by Nita Van Til and passed unanimously.

- e) **Further discussion of and the processes of adding contributing properties in the historic districts.**

Frank Collins stated that he had researched properties and the years they were built and will share the spreadsheet of such with the committee members. He noted that the map he has is inaccurate, and a new one will need to be obtained. It was stated that the National Historic Registry is different from the Town’s, and it is proposed that it is needful to add specific and additional criteria to determine contributing properties. The 50-year rule will continue. There are properties on East Main Street and Spring Street that may be added.

f) **The discussion that all metal rails or fences must be black iron moving forward.**

It was discussed that there needs to be a change in verbiage that stipulates that any metal fencing or rails must be black iron in keeping with historic style. The committee will consult with the building inspector, Shawn Jackson, to see if there is already a rule about such. He will be requested to attend the next meeting to ensure clarification.

Motion: Frank Collins made a motion to approve, seconded by Marcy Hawley and passed unanimously.

Item 2: Demolition by Neglect:

It was discussed that there should be a formal inspection done to the AME Zion Church to determine if it meets the criteria for Demolition by Neglect.

Motion: Rebecca Moss made a motion to approve, seconded by Aaron Bible and passed unanimously.

Commissioner's Comments

Herman Jenkins re-addressed the topic of string lights and blinking lights in display windows. Mr. Jenkins will determine if there is a question of safety and if the lights constitute merchant advertising. It is believed that it may be necessary to adjust guidelines to state that it must be warm lighting. Mr. Jenkins suggested talking to JAMSA to collect feedback from business owners and will report back at the next meeting. Mr. Jenkins will also consult with the Main Street Committee on the subject.

Approval of Minutes – Meeting July 25, 2024

The motion to approve the minutes of the July 25, 2024, meeting as presented was made by Aaron Bible and seconded by Rebecca Moss and passed unanimously.

With there being no further business for discussion, the motion to adjourn the meeting was made by Aaron Bible and seconded by Nita Van Til and passed unanimously.

