HISTORIC ZONING COMMISSION

4/23/2020

4:00 P.M. – Held Electronically
Historic Zoning Commission
AGENDA
4/23/2020

This meeting will be held via electronic means in compliance with Executive Order 16 due to COVID-19.

A. Call to Order
B. Approval of Minutes – 3/12/2020
C. Old Business
D. New Business
   1. Doyle E. Jones requests reroofing approval for the Wade Building – 134 Court Avenue.
E. Adjournment
The first scheduled meeting of the Sevierville Historic Zoning Commission was held at the Civic Center, 130 Gary Wade Boulevard, Sevierville, Tennessee on Thursday, March 12, 2020 at 5:00 PM.

There were present and participating:

**MEMBERS PRESENT**
- Travis Bradley
- Justin Duncan
- Doyle Jones
- Mark Pinkham
- Rodney Tarwater
- Joey Ohman
- Austin Williams

**MEMBERS ABSENT**
None

**STAFF PRESENT**
Dustin Smith, Development Director

Mr. Smith declared a quorum present and announced the meeting would proceed.

**ADOPTION OF BY-LAWS**

Mr. Smith explained the roles of the Historic Zoning Commission (HZC) officers, as detailed in the by-laws. He also referenced reports to be prepared by Development Department staff. Excepting typographical mistakes to be corrected by staff, he requested the commission consider the approval of the HZC by-laws.

**Action Taken**
Mr. Williams made a motion to approve the by-laws, upon correction of typographical errors. The motion received a second from Mr. Duncan and passed with a unanimous vote.
**ELECTION OF OFFICERS**

Mr. Smith opened the floor to discussion regarding the election of officers.

**Action Taken**

- Mr. Pinkham made a motion to elect Mr. Jones as Chairman, which was seconded by Mr. Duncan. The motion passed with a unanimous vote.
- Mr. Pinkham made a motion to elect Mr. Williams as Vice-Chairman. The motion received a second from Mr. Bradley and passed unanimously.
- Mr. Williams made a motion to elect Mr. Bradley as Secretary, which received a second by Mr. Duncan. The motion passed unanimously.

**ADOPTION OF DOWNTOWN COMMERCIAL HISTORIC DISTRICT GUIDELINES**

Mr. Smith stated that future rulings will be based on the guidelines adopted by this commission. He referenced portions of the document, including the history of the area and a map with district boundaries. National Register Commercial Historic District, which had previously been established, is noted in the guidelines. They also discussed the Commercial Historic Overlay District which was adopted by the Planning Commission and Board of Mayor and Alderman, in conjunction with the establishment of the HZC.

Mr. Smith explained the workflow of project consideration. The HZC would consider approval of the project. If approved, the staff would then issue a Certificate of Appropriateness, allowing the project to proceed for a site plan and/or a building permit submittal. The commissioners asked for clarity as to what type of project would need to come before them for review. Mr. Smith explained that all external changes would be reviewed for approval, but projects with only interior changes or with no changes at all would not require a Certificate of Appropriateness.

**Action Taken**

Mr. Duncan made a motion to approve the guidelines, with a second by Mr. Williams. The motion passed unanimously.

**ADDITIONAL DISCUSSION**

The members also discussed future projects which would need to be considered by the commission. They talked about the guidelines, and how the document would influence the commission’s consideration of projects. Mr. Smith explained that the according to the by-laws, the commission would meet the fourth Thursday of each month, only as there are items to be presented. They decided upon a 4:00 PM meeting time for the meetings going forward.
**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:31 PM.

______________________________  _______________________________
Doyle Jones, Chairman              Travis Bradley, Secretary

______________________________
Brooke Fradd, Recording Secretary
APPLICATION FOR PLANNING AND ZONING SERVICES

Submit plans and other related material no later than twenty (20) days prior to the first Thursday of the month via Electronic Submittal Portal SEVIERVILLE.WETRANSFER.COM

√ SITE PLAN
√ ANNEXATION

SUBDIVISION PLAT ___ PRELIM ___ FINAL

SIGN REVIEW (MONUMENT AND NONPROFIT OFF-PREMISES SIGNS)

REZONING (STATE PROPOSED USE BELOW)

BOARD OF ZONING APPEALS (BZA)

X OTHER (DESCRIBE REQUESTED SERVICE/ACTION BELOW IF NOT INCLUDED IN THE LIST ABOVE)

X- Historic Zoning Commission – Application for Certificate of Appropriateness

LOCATION OF PROJECT (STREET and/or MAP/PARCEL OF SITE PLAN, SUBDIVISION, REZONING REQUEST, ANNEXATION, SIGN REVIEW BZA REQUEST, OR OTHER REQUEST)

Wade Building, 134 Court Avenue, Sevierville, TN 37862
Victoria Mall Subdivision (Office Condominium)

PROPOSED USE (REQUIRED FOR SITE PLAN REVIEW OR REZONING REQUEST) Continue Office Building Use

HZC REQUEST (PROVIDE RELEVANT DETAILS AND INDICATE REQUESTED ACTION)

Proposed is reroofing with same as existing PVC-KEE roofing membrane. The existing brick parapet walls are capped with Terra Cotta Coping on building front and side walls back to building shift. Proposed is salvaging all the terra cotta to reuse on building front wall with side walls to be covered with roofing membrane.

A structural engineering evaluation of the condition of the wood truss members (130 yrs old) is forthcoming and depending on the finding, the (3) roof trusses may need to be replaced. The possible trusses replacement will be under consideration of in kind or an alternate.

APPLICANT X___ OWNER _____ AGENT FOR OWNER (AGENTS MUST PROVIDE OWNER CONTACT INFORMATION BELOW)
X- Doyle E Jones, Architect (23% owner in Victoria Mall & Dwight Wade, Jr & others (77% owner in Victoria Mall

MAILING ADDRESS (INCLUDE ZIP CODE)
Architect: Doyle E Jones, 134 Court Avenue, Suite 207, Sevierville, TN 37862

TELEPHONE (DAYTIME with AREA CODE) 865-453-6311

Attachments include: 1. Roof Plan pdf, 2. Court Ave Elevation Photo, 3. Aerial Photo, 4. Coping Photos (2) & Roof Trusses Photo.