

**City of Columbia**  
HISTORICAL ZONING COMMISSION  
August 21, 2024

**CALL TO ORDER:**

Chairperson Ms. Autumn Potter called the August meeting of the Historic Zoning Commission for the City of Columbia to order at 4:04 p.m. The meeting was held in Council Chambers, City Hall, basement level.

**ROLL CALL:** Quorum present and included the following:

Present were: Ms. Lorie Fisher  
Dr. Terry Hendrickson  
Mr. George Nuber  
Ms. Autumn Potter  
Mr. James Shannon

Absent were: Mr. Michael Lawrence  
Ms. Melanie Lucas

Other attendees: Mr. Robert Archibald, Planner II  
Mr. Kevin McCarthy, City Planner  
Mrs. Sandra Richardson, Secretary

**2. 1. APPROVAL OF MINUTES:**

The July meeting minutes were presented for approval. Mr. Shannon moved for the approval of the minutes, with Dr. Hendrickson seconding. The minutes were approved five to zero.

**3. Old Business**

*There was no old business to discuss.*

**4. New Business**

**AGENDA ITEM #4.1**

**Case# 24-0317**

Request from Mike Williams, Phillip Young and Richard Law for new fence approval located at the rear of 810 and 814 School Street and 805 Athenaeum Street being Tax Map 100D Group E Parcels 15, 16 and 10.

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**Staff Recommendation:**

Mr. Robert Archibald gave the details of the staff report. There is no side yard fencing requested at this time. Staff recommends approval subject to conditions of the maximum height of 6-foot is measured from average undisturbed grade of adjacent property at property line. The finish side of the fencing must face Adjacent property, thoroughfare or internal drive, path, passage or waterbody. Fencing must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

**Discussion:**

Mr. Mike Williams, 810 School Street, was present to answer questions. He stated that Mr. Young and Mr. Law were unable to attend the meeting. Discussion included the rezoning of the lot directly behind 810 School Street to commercial use, setback change, patio sets below grade, screening, privacy fence, Mr. Law is on Athenaeum, Air B&B, and extending it across the rear. Mr. Nuber stated that this is one applicant signing for two other properties with different owners. Mr. Phillip Young, 814 School Street, stated that he was one of the applicants. Mr. Young stated that he and Mr. Richard Law signed subsequent to the initial request. Mr. Archibald stated that verification was done. Further discussion included issues, it is one continuous fence line, the same material, the fence will be set in at each property line for clarification, helping with future issues. Mr. Brass asked if the applicant understood the conditions discussed in the staff report. The applicants stated yes. Additional discussion included the lay of the land, and additional space on the rear. Mr. Williams stated that the setback on his side is 15 feet, and the setback on the other side is three feet. There is an agreement of space. Dr. Hendrickson stated that the Commission looks at ten years from now, where we would be and will you have as good of a neighbor in ten years? Mr. Williams discussed looking at ten years from now. Mr. Nuber moved to approve, and Mr. Shannon seconded. Mr. Nuber stated with stipulations, and Mr. Shannon seconded. The motion to approve passed five to zero.

**AGENDA ITEM #4.2**

**Case# 24-0147**

Request from Josh Rosanbalm for exterior alterations approval at 704 North Main Street, being Tax Map 99A Group K Parcel 45, known as The Nelson House.

**Staff Recommendation:**

The applicant is out sick. Mr. Archibald stated that there is a letter from the Historic Preservation Office that the Commission needs to pay attention to. It gives the back ground of the grant.

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Discussion:

Ms. Potter moved to defer, and Mr. Shannon seconded. The motion to defer passed with a vote of five to zero.

**5. Other Business**

Mr. Archibald gave an update on the Breezeway adjacent to the City's Parking lot. He discussed the City's ownership, the water damage, the roof leak, replacement, lighting, material and obtaining separate bids. Mr. Archibald inquired about the preference from the Commission. Mr. McCarthy discussed the Ordinance and permitting. Mr. Archibald discussed what will be presented to the Commission. Dr. Hendrickson discussed previous discussions on lighting this area. Mr. Archibald inquired about the board's preference Ms. Potter, and Mr. Nuber stated chip board. Mr. Nuber recommended five hanging pendants, about twenty-four inches tall from a small discussion plate. Ms. Potter stated whatever is within the guidelines, and what well lights up the place. Mr. Shannon stated that he feels that five is appropriate. Ms. Fisher inquired about the entrance.

Mr. Archibald reported on the COA issued.

Mr. Nuber stated that he had an opinion question concerning the Church at West End. He stated that they are interested in a playground, and would like to know if they can put an aluminum black fence on the property line. Mr. McCarthy stated as long as the height is four feet.

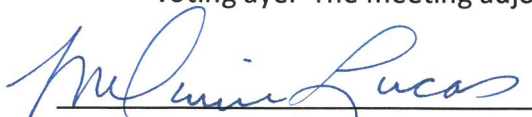
Mr. Archibald discussed open signage. A survey was done, and the results were fifty/fifty, and he needed direction. The discussion factors included alternatives, updated apps, being uniformed, the oppositions, blinking signs, lights in windows, restrictions, being specific in the guidelines, and discussion at the Main Street meeting. Dr. Hendrickson inquired about the absence of Ms. Johnson. Mr. McCarthy stated that she and Robert talk frequently.

Mr. McCarthy discussed short term rentals and looking at the regulations. On October 23<sup>rd</sup> there will be a public forum at City Hall in Council Chambers, and staff has flyers out.

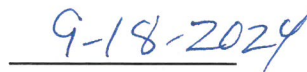
Dr. Hendrickson inquired if staff had heard from Mr. Tim Tisher about the West 7<sup>th</sup> Street paint issue. Mr. McCarthy stated that he did not join in tonight via phone, but he can follow-up with him on any questions.

**6. ADJOURNMENT:**

Mr. Shannon made the motion to adjourn the meeting with Dr. Hendrickson seconding the motion. The motion to adjourn passed five to zero. With all members present voting aye. The meeting adjourned at 4:51 p.m.



Historical Zoning Commission Chairperson



Date