

City of Columbia
HISTORICAL ZONING COMMISSION
July 15, 2026

TO ORDER:

Chairperson Autum Potter, called the July meeting of the Historic Zoning Commission for the City of Columbia to order at 4:01 p.m. The meeting was held in Council Chambers, at City Hall on the basement level.

I.ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Mr. George Nuber
Ms. Autumn Potter
Mr. James Shannon
Ms. Kathryn York

Absent were: Mr. Zach Hooten
Mr. Michael Lawrence

Other attendees: Mr. Robert Archibald, Principal Planner
Mr. Austin Brass
Ms. Melissa Sanders, Planner I

II. APPROVAL OF MINUTES:

The June meeting minutes were presented for approval. Mr. Shannon moved to approve of the minutes, with Mr. Nuber seconding. The minutes were approved with a vote of five to zero.

III. New Business

AGENDA ITEM #3.1

Case# 26-0231

Request from Bryson Leach for signage approval at 421 West 7th Street, being Tax Map 100D Group E Parcel 1, West End/West 7th Street HD.

Staff Recommendation:

Ms. Potter read the agenda item. Mr. Robert Archibald, Principal Planner, presented the details of the staff report. Mr. Archibald read his staff analysis. Staff finds it is consistent with guidelines, and recommends approval subject to the conditions discussed in the staff report.

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Discussion:

Mr. Bryson Leach was present to answer questions.

The discussion was inclusive of wall sign conforming, meeting the guideline, administrative approval, the applicant understands, the guidelines prohibits, not aware of the concept of taking the whole thing down, zoning context, use the existing structure, to add signs or cabinets, the typical application, address half the sign with the residents, and for the pylon sign to maintain the same structure. Mr. Brass discussed signage guidelines, looking at how they read, specific discussions that can be given, and albeit that the discussion meets the guidelines for signage placement.

Mr. Shannon moved to approve the façade sign for the front of the building with the uplighting that is appropriate subject to staff requirements and recommendations and deny the sign for the cabinet on the pole sign. Mr. Nuber seconded the motion.

Mr. Shannon stated that his motion to deny it, is not only because it is a violation of the code, and would alter the pole sign, it is also in addition to that to protect the owners because if the Board approves that, they will be in violation to the entire thing. Mr. Bryson stated that he can agree with that. The motion to approve passed five to zero. Mr. Brass stated to add to that conversation the Historic Guidelines do allow for ground mounted signs, and he further discussed.

Additional discussion included a new review, administrative review, meeting the guidelines, further review, giving the Commission a level of discretion, reading the guidelines, one per location, one sign per building sight, multi tenants, cost, neon, altering, and monument signs.

IV. Other Business

1. Administrative CoA's

Mr. Archibald gave the details of the CoA's for 129 West 7th Street, and 710 North Main Street.

2. Submitted renderings, all images will be reviewed for specificity.

Updated submittal requirements and guidelines per Commission by mid-2027.

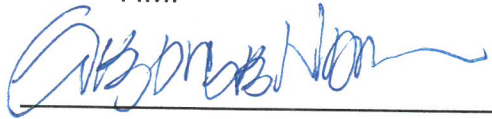
Mr. Nuber inquired about a comment that was made by Mr. Parker previously.

Mr. Shannon addressed the situation in reference to the problem with the painted house on W 7th the Guidelines in place, a lawsuit was filed, and the City Council never ratified the guidelines at that time. Now the Council has acknowledged. Additional discussion included not having Council involvement, the approval of the Commission, and even though it was not ratified it was not required to be ratified.

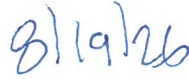
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V. ADJOURNMENT:

Mr. James Shannon made the motion to adjourn the meeting, with Ms. Fisher seconding the motion. The motion to adjourn passed five to zero. The meeting adjourned at 4:39 P.M.



Historical Zoning Commission Chairperson



Date