



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM February 14, 2023

1. Call to Order
2. Approval of Minutes
 - 2.a January 10, 2023 Minutes
3. Unfinished Business
Election of 2023 officers.
4. Sign(s) for Consideration:
 - 4.a 1441 Washington St - All In Bloom Studio
5. New Business
 - 5.a Ellison Park - Max Density Variance
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

January 10, 2023
Minutes
City of Clarkesville
Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Tuesday, January 10, 2023 at 5:30 PM at Council Chambers. Those present were Member Jennifer Tench, Zoning Administrator Caleb Gaines, Member Zack Phillips, Member Kevin McOmber. Chair Bruce Haglund, Member Leigh Johnston were absent.

Agenda Item #1: *Call to Order*
Vice-Chair Jennifer Tench called the meeting to order.

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *November 9, 2022 Minutes*
Member Kevin McOmber made a motion to table
Seconded: Member Zack Phillips **Passed (3 - 0)**

Agenda Item #3: *No Unfinished Business*

Agenda Item #4: *Sign(s) for Consideration:*

Sub-Item #4.a: *135 Grant St - The Copperpot mural*
Mr. Jeff Morris presented his request to install a grayscale mural on the side of The Copperpot restaurant. The mural will be installed by Mr. Nick Morris and will have a theme of woodland forest scene.
Member Zack Phillips made a motion to approve
Seconded: Member Kevin McOmber **Passed (3 - 0)**

Agenda Item #5: *Discussion of Short Term rental ordinance.*
Zoning Administrator, Caleb Gaines, brought up the discussion of adding a short-term rental ordinance. The commissioners were given White County's ordinance as a sample to build on. They decided that this is something that needs to be addressed and will be worked on in the upcoming meetings.

Agenda Item #6: *Election of 2023 officers.*
Member Kevin McOmber made a motion to table .
Seconded: Member Zack Phillips **Passed (3 - 0)**

Agenda Item #7: *Adjournment*
Member Kevin McOmber made a motion to .
Seconded: Member Zack Phillips **(3 - 0)**

Respectfully submitted,

Caleb Gaines, Zoning Administrator



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CLARKESVILLE

— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

Feb 14, 2022

To: Planning Commission

Subject: 1441 Washington St – All In Bloom Studio

I have received the proposed signage for All In Bloom Studio at 1441 Washington St. This business is located in the corner storefront next to Fresco's.

The 4'x8' sign will be a sandblasted sign, making it 3 dimensional, produced with HDU (high-density urethane).

After reviewing the request, I recommend that approval be granted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Caleb Gaines", followed by a long horizontal flourish.

Caleb Gaines
Zoning Administrator

Please see attachments

4x8

The logo for All in Bloom Studio is centered within a black rectangular frame. It features a large, stylized letter 'A' at the top, which is integrated with a botanical illustration of a plant with leaves and a flower. Below the 'A', the words "ALL IN BLOOM" are written in a large, bold, serif font, and the word "STUDIO" is written below that in a smaller, similar serif font.

ALL IN BLOOM
STUDIO



established 1823

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February 14, 2023

Ellison Park Maximum Density Variance Brief

Property owners, Bowersox Investment Group is requesting an increase of maximum density for Land Lots 3 & 4 of the 12th Land District. This area was originally going to be a subdivision several years ago. Bowersox is planning to build market-rate apartments on the property.

The zoning is R-2, Multiple-Family, and has a max density of 10.00 units per acre. At 6.8 acres, this would make for 68 possible units. The applicant is requesting an increase to 12.36 units which would be 84 units.

After reviewing the application, it is my recommendation that the density variance be granted with the condition that sewer line capacity can handle the additional density. If 84 units cannot be accommodated, then I recommend the maximum density be what can safely be accommodated up to 84 units.

Respectfully,

Caleb Gaines
Zoning Administrator
City of Clarkesville



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January 14, 2023

To: Planning Commission

Subject: Request for maximum density increase at Land Lots 3 & 4 of the 12th Land District (known as Ellison Park). The requested increase is from 10.00 units to 12.36 units per acre.

1. Public notice was run in the Northeast Georgian in the January 20th, 2023 issue.
2. The required sign was posted in front of the property on January 23rd, 2023.
3. Section 2301 of the Zoning Ordinance states that: maximum density (units per acre) is 10.00 in R-2, Multiple-Family Residential.
4. The applicant is requesting an increase in maximum density to 12.36 units per acre.
5. The applicant has submitted all necessary paperwork and fees in regards to the application.
6. There has been public inquiry about this application in regards to the variance request. They have been residents from Habersham Shoals.

I recommend that the request be approved by the Planning Commission.

Caleb Gaines
Zoning Administrator
City of Clarkesville

Zoning Change Application

(Annexation, Map Amendment, Conditional Use and Variance)

for

Ellison Park Subdivision

(address)

City of Clarkesville, PO. Box 21 Clarkesville, GA 30523

Tel: 706-754-4216

Fax: 706-754-9316

CITY OF CLARKESVILLE

JAN 11 2023

CLARKESVILLE
We Call it Home.

PAID

PROPERTY OWNER/APPLICANT	APPLICANT	REPRESENTATIVE	OWNER
	Name: Bowersox Investment Group	Name: Stephanie Joyce	Name: Clarkesville LLC LLP
Address: 1353 Riverstone Pkwy Ste 120-172	Address: 1353 Riverstone Pkwy Ste 120-172	Address: 818 Market Street Unit 102	
City/State/Zip: Canton GA 30114	City/State/Zip: Canton GA 30114	City/State/Zip: Woodstock GA 30188	
Telephone:	Telephone:	Telephone:	
Fax:	Fax:	Fax:	
Cell: 404-207-4999	Cell: 404-207-4999	Cell: 678-851-5604	
Email: stephanie@bowersoxgroup.com	Email: stephanie@bowersoxgroup.com	Email: ryan@bowersoxgroup.com	

Applicant's Signature

Representative's Signature

Owner's Signature

ACTION REQUESTED	ACTION REQUESTED	
	☐ Annexation: Request rezoning from county _____ to _____	
☐ Map Amendment: Request rezoning from _____ to _____ (current) (proposed)		
☐ Conditional Use: Zoning district: _____ Conditional Use Requested: _____		
☒ Variance: Zoning district: <u>R2</u> Variance Requested: <u>increase in density</u>		

PROPERTY RECORDS	PROPERTY RECORDS	
	A recorded Legal Description of the property, reflecting current ownership, for which action is requested by one or more of the following:	
☐ Metes and Bounds (attach copy of recorded document)		
☒ Boundary Survey (attach copy of recorded survey, showing all easements, crossings or other appurtenances)		
☐ Tax Plat (attach certified copy of plat from Habersham County Tax Commissioner's office)		

FOR OFFICE USE ONLY (DO NOT WRITE BELOW)

General Zoning Change	Commercial Zoning Change	Disposition
Signature(s) and form(s) ☐	Signature(s) and form(s) ☐	Application Filed: <u>1/11/23</u> Rcvd by: <u>A. Hudai</u>
Letter of Intent ☐	Letter of Intent ☐	Fee Paid \$650 on <u>1/11/2023</u>
Maps & Plats ☐	Maps & Plats ☐	Public Notice: <u>1/20/23</u> News Signs ☒
Tax Records/Liens ☐	Tax Records/Liens ☐	Zoning Admin: <u> </u> / <u> </u> / <u> </u> Action: <u> </u>
Parking & Access ☐	Parking & Access ☐	Planning Comm: <u> </u> / <u> </u> / <u> </u> Action: <u> </u>
Floodplain Zone ☐	Floodplain Zone ☐	Governing Body: <u> </u> / <u> </u> / <u> </u> Action: <u> </u>
Landscaping ☐	Landscaping ☐	Letter of Determination: <u> </u> / <u> </u> / <u> </u>
Twelve-Month Rule ☐	Concept Plans ☐	Eligible Filing Date: <u> </u> / <u> </u> / <u> </u>

**Application for Variance
City of Clarkesville, Georgia**



Name of Applicant: Bowersox Investment Group
 Address: 1353 Riverstone Pkwy Ste 120-170
Canton GA 30114
 Telephone: 404 207 4999
 Name of Property Owner: Clarkesville LLC LLP
 Property Owner Address: Ellison Park
 Property Owner Telephone: _____

Address and Map & Parcel No. of Property for which variance is sought: _____
Ellison Park

Fee: Please include a check in the amount of \$⁶⁵⁰625 payable to the City of Clarkesville. Credit Card payment may be made at City Hall.

Attachments: Attach a survey of the property and scale drawings showing existing and proposed improvements. Provide one full-size copy of all plans, as well as one copy of all plans in an 8-1/2" x 11" format. It is helpful to include floor plans and elevations of proposed building improvements, as well as a letter of support from adjacent property owners. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner.

Please provide the following information. All questions must be answered.

1. What is the variance requested? What code requirement do you wish to vary from?

Increase from 68 units to 84 units

2. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape, topography) that are not applicable to other land or structures in the same district?

maximum use of size

3. Explain how a literal interpretation of the provision of the zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.

increased cost of construction
requires increased density

4. Does the granting of the variance requested confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located?

No

5. Will the granting of a variance be in harmony with the purpose and intent of the zoning regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value?

yes

6. Are the special circumstances from which the variance is sought result from the actions of the applicant?

No



Effective Date: 12/01/2022

Letter of intent to construct Ellison Park Apartments

We, Bowersox Investment Group, issue this letter expressing our intention to build 84-unit apartment complex on E Louise Street. Herewith,

1. The Contractor: JK Lockwood Construction
2. The Client: Clarkesville LLC LLP
3. The Architect: Studio 8 Design
4. The Civil Engineer: James D Irvin – Foothills Land Design
5. Project will include 3 story walk-up buildings, Dog Park, and walking trails. 20% of the units will be reduced rent rates for low-income earners. Goal is to have the buildings contain a HERS rating of 55 or lower.

We understand and here by agree that the permit to build 84 units is contingent upon sewer and storm water capacity to serve.

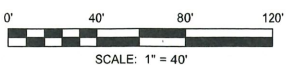
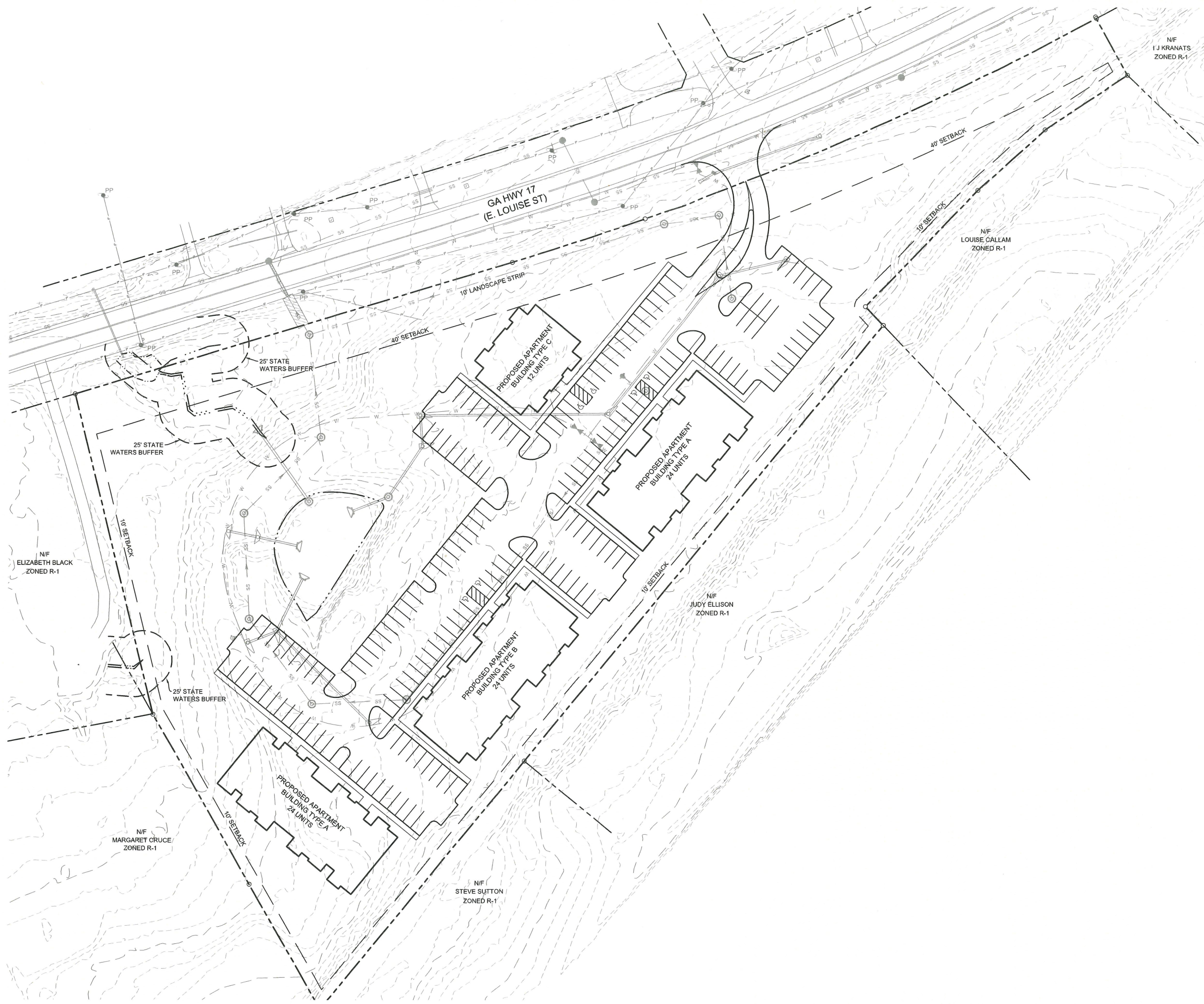
Authorized signatory _____

Clarkesville LLC LLP
Bowersox Investment Group
Stephanie Joyce

Signature _____ Date 12/1/22

Authorized signatory _____





fld foothills
land
design

164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsld.com

SITE PLAN
**ELLISON PARK
APARTMENTS**
LAND LOTS 3 & 4, 12TH DISTRICT
CITY OF CLARKESVILLE
HABERSHAM COUNTY, GA

REVISIONS:		DATE
NO.	DESCRIPTION	

DATE: OCTOBER 5, 2022

SCALE: 1" = 40'

SHEET:
1
JOB #22015

NOTICE OF HEARING REGARDING APPLICATION FOR VARIANCE OF THE CITY OF CLARKESVILLE

Notice is hereby given that a public hearing as required by the O.C.G.A §36-66-4 and Section 14 of the present zoning ordinance of the City of Clarkesville, shall be held by the Planning Commission of the City of Clarkesville to review and consider the request for a variance for an increase in Maximum Density (units per acre) from 10.00 units to 12.36 units at Land Lots 3 & 4 of the 12th Land District of Habersham County, Multiple Family District (R-2) at the meeting of the Planning Commission to be held at 5:30 p.m. on the second Tuesday in February, the same being February 14th, 2023. At this time the proposed variance as requested by the applicant shall be considered. The public hearing before the Clarkesville City Council regarding the aforementioned action will take place on the first Monday in March, the same being March 6th, 2023 at 6:00 p.m. A copy of the applicant's variance request is available for inspection by the public during normal business hours in the Office of the Zoning Administrator, City of Clarkesville, 123 North Laurel Dr., Clarkesville, Georgia 30523.