



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

1. Call to Order
2. Approval of Minutes
 - 2.a February 14, 2023 Minutes
3. Unfinished Business
4. Sign(s) for Consideration:
5. New Business
 - 5.a 1045 Washington St - Facade Renovation
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

February 14, 2023
Minutes
City of Clarkesville
Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Tuesday, February 14, 2023 at 5:30 PM at Council Chambers. Those present were Chair Bruce Haglund, Member Jennifer Tench, Zoning Administrator Caleb Gaines, Member Zack Phillips, Member Leigh Johnston, Member Kevin McOmber.

Agenda Item #1: *Call to Order*

Chair, Bruce Haglund called the meeting to order.

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *January 10, 2023 Minutes*

Member Jennifer Tench made a motion to approve

Seconded: Member Kevin McOmber

Passed (4 - 0)

Agenda Item #3: *Unfinished Business*

Commissioner McOmber made a motion to elect Commissioner Haglund as Chair. It was seconded by Commissioner Johnston. Passed unanimously.

Commissioner Phillips made a motion to elect Commissioner Tench as Vice-chair. It was seconded by Commissioner McOmber. Passed unanimously.

Member Kevin McOmber made a motion to approve .

Seconded: Member Leigh Johnston

Passed (4 - 0)

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

Sub-Item #4.a: *1441 Washington St - All In Bloom Studio*

Member Jennifer Tench made a motion to approve

Seconded: Member Zack Phillips

Passed (4 - 0)

Agenda Item #5: *New Business*

Sub-Item #5.a: *Ellison Park - Max Density Variance*

Ms. Stephanie Joyce, representing the owner/applicant, made the presentation to request a max density increase variance for a planned apartment complex that would be market-rate and high quality.

After much discussion about the nature of the hardship that would require a variance, it was decided by the commissioners that economic hardship does not apply in this situation per the zoning ordinance of the City. It was decided that an increase in density would not be supported by the Planning Commission.

Member Zack Phillips made a motion to deny

Seconded: Member Leigh Johnston

Passed (4 - 0)

Agenda Item #6: *Adjournment*

Member Jennifer Tench made a motion to adjourn .

Seconded: Member Kevin McOmber

Passed (4 - 0)

Respectfully submitted,

Caleb Gaines, Zoning Administrator



established 1823

CLARKESVILLE

— We Call it Home. —

March 14, 2023

To: Planning Commission

Subject: 1045 Washington St – Commercial Façade Renovation

The property owner at the above address is submitting a request to renovate and repair the existing façade of the building. This is the location of The White Parrot.

The façade request is to replace the existing garage doors with black powder-coated aluminum glass panel doors.

Please refer to the attachments for colors and materials.

Because this property is located in the Washington Street Preservation District, approval from the Planning Commission is required.

I recommend approval of this renovation request.

Caleb Gaines
Zoning Administrator

Please see attachments

**Clarkesville Main Street
Façade Improvement and Sign Grant Program**

APPLICATION

Name: Robert M. MILLER FAMILY PARTNERSHIP

Address: 515 Wildwood Circle

Project/Building Address: 1045 WASHINGTON ST, CLARKESVILLE, GA

Tenant/Business Owner Name: _____

Property Owner: Rmm FLP

Property Owner Signature OR
Property Owner Consent Letter (attached)

I am applying for a (circle one):

Façade Grant
(max. award of \$2500.00)
(\$100 application fee required)

Sign Grant
(max. award of \$800.00)

Brief Description of the Project with Projected Costs:

Project <u>Garage Door Replacement</u>	Cost <u>\$11,700.00</u>
Project _____	Cost _____
Project _____	Cost _____
Project _____	Cost _____
Project _____	Cost _____

Doors unsightly, warped, 50+ years old

Total Project Cost: \$ 11,700.00

Grant Amount Requested: \$ 2500.00

AUTHORIZATION:

I, Jean MILLER, do hereby make application to Clarkesville Main Street Design Committee (DC) for a Downtown Façade/Sign grant for Garage Door Project.

I verify that the information in this application and its attachments is valid and correct. I verify that I have reviewed and understand the rules and regulations set forth in the Downtown Façade Grant Program and agree to be bound by same.

I understand that receipt by DC of my application does not obligate the DC in any way, indicate any funds are available or that my application will be approved. I understand that any work started before the grant application is approved could disqualify my project from receiving assistance.

Signature/Applicant: _____

Date: 03-08-2023

DID YOU:

- 1- Fully review and sign application?
- 2- Obtain property owner signature or consent letter?
- 3- Attach current photographs, professional renderings and complete project descriptions/costs?

RETURN TO: Clarkesville Main Street PO BOX 21 Clarkesville, GA 30523 tcrunkleton@clarkesvillega.com



Application for a Certificate of Appropriateness (COA)

Applicant:	Warren Stubbs	Phone Number:	404 731 0121
Mailing Address:	515 WILDWOOD CIRCLE CLARKESVILLE, GA 30523		
Subject Property:	1045 WASHINGTON STREET	Parcel ID:	
Property Owner:	Rmm FLP	Phone Number:	706 499-4494
Mailing Address:	515 WILDWOOD CIRCLE CLARKESVILLE, GA 30523		

Type of Project Proposed:

- Demolition
- New Construction/Infill
- Additions
- Material Change in Appearance

Description of Proposed Project (attach additional sheets if necessary):

EXISTING GARAGE DOORS ARE UNSIGHTLY, BROKEN, AND 30+ YEARS OLD.

REPLACE DOORS WITH ALUMINUM GLASS PANEL DOORS.

DOORS ARE BLACK. SEE PROJECT DOCUMENTATION IN .PDF.

PROPERTY OWNED BY ROBERT MILLER FARMALLY LIMITED PARTNERSHIP (RMM FLP)

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: Warren Stubbs

Date: 3/8/2023

Agent for Rmm FLP

To be completed by STAFF ONLY

Public Hearing Date: _____

APPROVAL

DENIAL

Conditions:

Zoning Administrator's Signature

Date

“Station” Improvement

1045 Washington Street
Clarkesville, GA 30523

Current Condition

- Leaky wooden doors 40+ years old
- Will not open and close easily
- Springs and cables are very old and door is often crooked when closed
- Station was painted in 2018 according to city approved colors
- Doors unattractive from street view

Areas of Concern



Photo: 2017 before painting w/ city approved colors

Improvement Plan

A: Replace Doors

- Received estimates from three contractors
- New doors description:
 - 10' X 9'8" anodized aluminum special order doors
 - Glass door panels with solid panel at bottom
 - Black powder coated
 - Easier to lift and close
 - Visually neat and clean from the street view

Sample Door (quoted style and color)

