



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM January 14, 2025

1. Call to Order
2. Approval of Minutes
 - 2.a Approval of November 12, 2024 Minutes.
3. Unfinished Business
4. Sign(s) for Consideration:
5. New Business
 - 5.a 661 W Louise St - Waffle House Demo/Facade request.
 - 5.b Election of 2025 Officers.
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

November 12, 2024

Minutes

City of Clarkesville

Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Tuesday, November 12, 2024 at 5:30 PM at Council Chambers. Those present were Zoning Administrator Caleb Gaines, Chair Bruce Haglund, Member Jennifer Tench, Member Kevin McOmber. Member Zack Phillips, Member Leigh Johnston were absent.

Agenda Item #1: *Call to Order*

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *Approval of the September 10, 2024 agenda and work session.*

Member Kevin McOmber made a motion to approve

Seconded: Member Jennifer Tench

Passed (3 - 0)

Agenda Item #3: *Unfinished Business*

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

Sub-Item #4.a: *1341 Washington St - Downtown Loft Venue.*

Member Jennifer Tench made a motion to approve

Seconded: Member Kevin McOmber

Passed (3 - 0)

Agenda Item #5: *New Business*

Sub-Item #5.a: *217 Landers Street - Map Amendment.*

Mrs. Grace Higgins was in attendance to present the request to rezone 217 Landers Street from R-2 to INS. The Planning Commission decided to approve the change with the condition that Landers Street be changed to a one-way street that would ingress from Washington Street and egress onto Water Tower Place and to Stanford Mill.

Member Jennifer Tench made a motion to approve

Seconded: Member Kevin McOmber

Passed (3 - 0)

Sub-Item #5.b: *661 W Louise St - Waffle House Commercial Facade.*

The Planning Commission reviewed the submitted facade for a new Waffle House. The motion to approved was tabled and the plans returned to the applicant with the following suggestions since this will be in the historic corridor:

A higher parapet to block the rooftop equipment.

Some type of decorative (gooseneck) lighting around the entrance and along the walls.

Some type of water table element to break up the look of the building.

**Member Kevin McOmber made a motion to table
Seconded: Member Jennifer Tench**

Passed (3 - 0)

Agenda Item #6: Adjournment

**Member Jennifer Tench made a motion to adjourn .
Seconded: Member Kevin McOmber**

Passed (3 - 0)

Respectfully submitted,

Caleb Gaines, Zoning Administrator



January 14, 2025

To: Planning Commission

Subject: 661 W Louise St – Waffle House Commercial Façade/Demolition

Waffle House is currently under contract to purchase the property at 661 W Louise St, currently where the Three-Way Trading Post is located. In an effort to keep things moving along, I recommended that they submit elevations for the building façade. They are also requesting demolition of the existing structures on the property. This is not a request for signage approval.

This will be a typical Waffle House design with the long side of the building facing the highway.

Building description:

- Left hand, standard parapet, BW3 Building
- "Richfield Flashed" Quik-brik
- Red standing-seam metal awning
- Grey split faced CMU block accent stripes

I recommend approval of this demolition and façade request.

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

Caleb Gaines
Zoning Administrator

Please see attachments



Application for a Certificate of Appropriateness (COA)

Applicant:	<u>Waffle House - Walter Barineau</u>	Phone Number:	<u>678-427-0567</u>
Mailing Address:	<u>5986 Financial Dr., Norcross, GA 30071</u>		
Subject Property:	<u>629 + 661 W. Louise St.</u>	Parcel ID:	<u>104110 + 104111</u>
Property Owner:	<u>Billy + Oleta Canup</u>	Phone Number:	<u>706-244-0447</u>
Mailing Address:	<u>701 Hills Crossing Rd., Clarkesville, GA 30523</u>		

Type of Project Proposed:

Demolition

New Construction/Infill

Additions

Material Change in Appearance

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

Waffle House, Inc. will demo existing buildings and build a new Waffle House restaurant

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: *Walter Barineau*

Date: 11/11/24

***Applicant/Owner/or Representative Must Be Present at the Planning Commission Meeting**

To be completed by STAFF ONLY

Public Hearing Date: _____

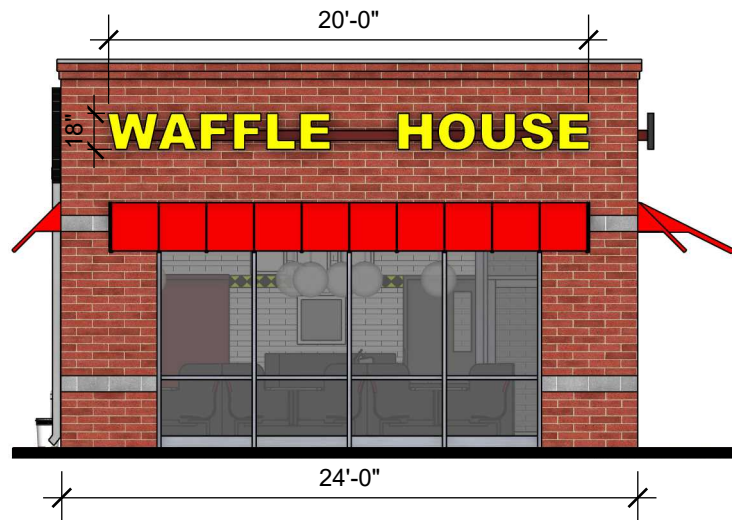
APPROVAL

DENIAL

Conditions:

Zoning Administrator's Signature

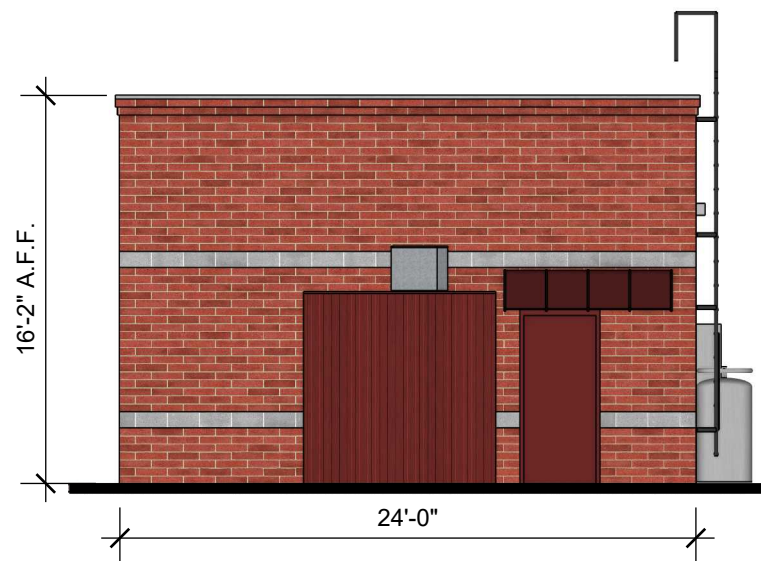
Date



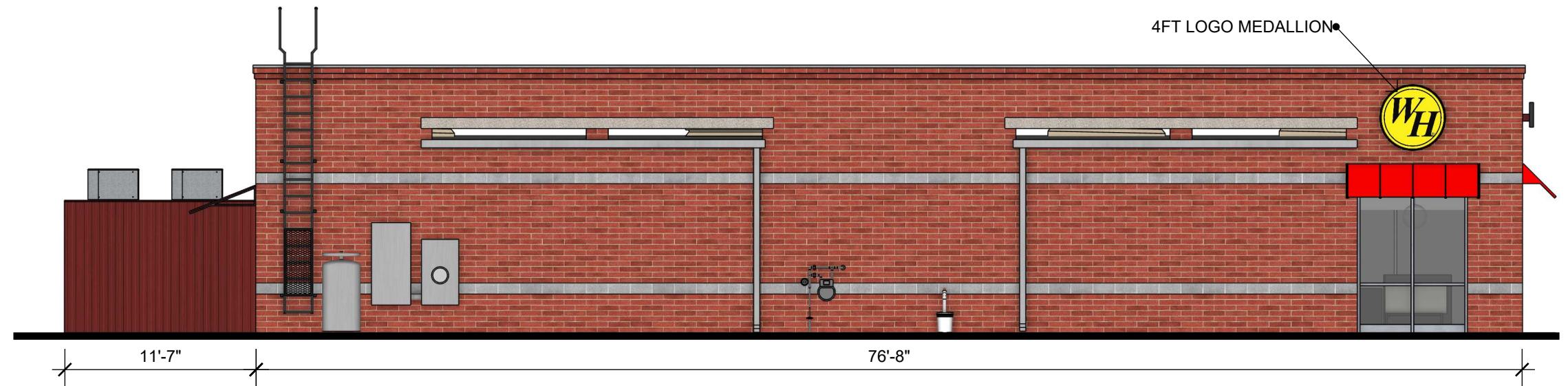
STRETCH END
SCALE: 1/8" = 1'-0"



LONG GLASS WALL
SCALE: 1/8" = 1'-0"



REAR
SCALE: 1/8" = 1'-0"



LONG BLOCK WALL
SCALE: 1/8" = 1'-0"

BUILDING DESCRIPTION:

LEFT HAND, MEDIUM PARAPET, BW3 BUILDING
QUIK BRIK "RICHFIELD FLASHED" W/STEPPED CORNICE
GREY SPLT FACED CMU BLOCK ACCENT STRIPES
RED STANDING-SEAM METAL AWNING

NOTE: UTILITY LOCATIONS SHOWN
ARE TYPICAL BUT MAY VARY
DEPENDING ON SITE CONDITIONS





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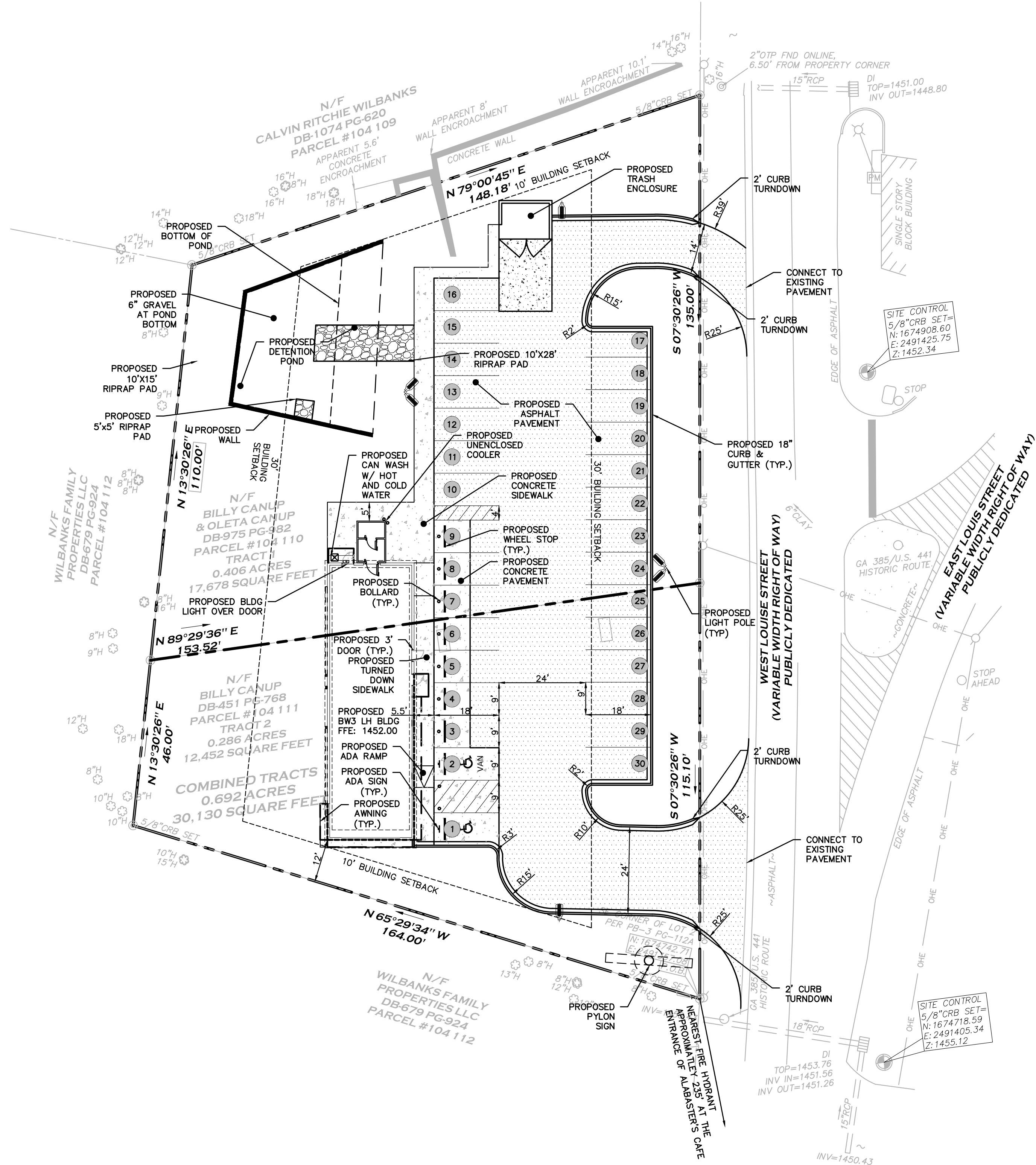


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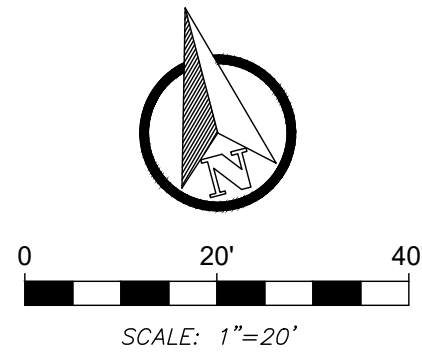
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LEGEND

	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	6" HEADER CURB
	PROPOSED CONCRETE
	ADA DESIGNATED STALL
	PARKING SPACE COUNT
	PROPOSED ASPHALT

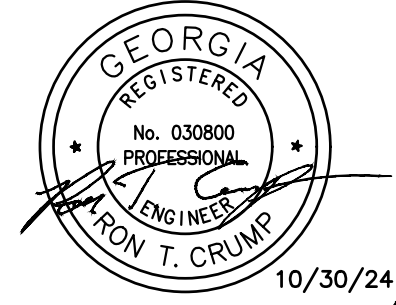


SITE SUMMARY

ZONING DISTRICT	HIGHWAY BUSINESS - HB
JURISDICTION	CITY OF CLARKESVILLE
PROPOSED USE	RESTAURANT
PROPOSED LOT AREA	0.69 AC (30,130 SF)
PROPOSED BUILDING	1913 SF
FRONT YARD SETBACK	30'
INTERIOR SIDE YARD SETBACK	10'
REAR YARD SETBACK	30'
PARKING STALL DIMENSIONS	9'x18'
MINIMUM PARKING SPACES REQUIRED	20
PROPOSED PARKING SPACES	30
PARKING REQUIREMENT	MINIMUM ONE SPACE PER 100 SF GFA. 1913SF / 1000SF = 20 SPACES (MINIMUM)

SITE NOTES:

- COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
- ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE BUT NOT LIMITED, TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
- THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5'; WHERE NO DIMENSION IS GIVEN.
- CURB AND GUTTER SHALL BE "8" IN SIZE UNLESS SPECIFIED OTHERWISE.
- EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
- THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
- ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.



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(770) 729-5700

WAFFLE HOUSE
CLARKESVILLE,
GEORGIA

ISSUED FOR: PERMIT
JURISDICTION: CITY OF CLARKESVILLE
LOCATION: 661 W LOUISE STREET, CLARKESVILLE, GA 30523

DATE REVISIONS

DRAWN: CDB CHECK: JDR
JOB NO: 24-314 DATE: 10/30/24

SITE PLAN

SHEET

C02

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