



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM May 13, 2025

1. Call to Order
2. Approval of Minutes
 - 2.a Approval of March 11, 2025 Minutes
3. Unfinished Business
4. Sign(s) for Consideration:
5. New Business
 - 5.a 319 Madison Street - Facade Alteration
 - 5.b 1284 Washington St - Demolition
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

March 11, 2025

Minutes

City of Clarkesville

Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Tuesday, March 11, 2025 at 5:30 PM at Council Chambers. Those present were Chair Bruce Haglund, Vice Chair Jennifer Tench, Zoning Administrator Caleb Gaines, Member Zack Phillips, Member Leigh Johnston. Commissioner McOmber resigned his position at the Feb. 11, 2025 meeting. Member Kevin McOmber was absent.

Agenda Item #1: *Call to Order*

Chair Bruce Haglund called the meeting to order.

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *Approval of February 11th Minutes.*

Member Leigh Johnston made a motion to approve

Seconded: Member Zack Phillips

Passed (3 - 0)

Agenda Item #3: *Unfinished Business*

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

Agenda Item #5: *New Business*

Sub-Item #5.a: *106 Village Dr. - Facade Request.*

Mr. Robert Ross requested a facade alteration to the screened in porch at 106 Village Dr.

Member Zack Phillips made a motion to approve

Seconded: Vice Chair Jennifer Tench

Passed (3 - 0)

Sub-Item #5.b: *256 Amilee Graves Cir - Detached garage facade.*

Vice Chair Jennifer Tench made a motion to approve

Seconded: Member Zack Phillips

Passed (3 - 0)

Sub-Item #5.c: *Village Crest Subdivision Preliminary Plat/Concept Discussion.*

Mr. Bill Gresham and the Planning Commission discussed the proposed preliminary plat/concept for the Village Crest Subdivision at Rocky Branch Rd. Commission Johnston had some concerns about the entrance and line of sight.

Sub-Item #5.d: *1378 & 1386 Washington St - Commercial Facade Alteration.*

This agenda items was an agenda item amendment. Motioned by Leigh Johnston, seconded by Zack Phillips. Passed unanimously.

Member Zack Phillips made a motion to approve

Seconded: Vice Chair Jennifer Tench

Passed (3 - 0)

Agenda Item #6: *Adjournment*

Vice Chair Jennifer Tench made a motion to adjourn .

Seconded: Member Zack Phillips

Passed (3 - 0)

Respectfully submitted,

Caleb Gaines, Zoning Administrator



May 13, 2025

To: Planning Commission

Subject: 319 Madison St – Façade color change.

Hunter McCutcheon has purchased the building at 319 Madison Street. He is asking for consideration to repaint the building. The color he has chosen from the Benjamin Moore HC is HC-83, Grant Bridge.

I recommend approval for this 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>Hunter Mccutcheon</u>	Phone Number: <u>7063911152</u>
Mailing Address: <u>po box 1777, clarkesville, ga. 30523</u>	
Subject Property: <u>319 Madison Street, clarkesville</u>	Parcel ID: <u>069A078</u>
Property Owner: <u>RD Habersham Properties LLC</u>	Phone Number: <u>7063911152</u>
Mailing Address: <u>po box 1777, 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): New paint on exterior of structure. Body color Benjamin Moore HC-83 (Grant Beige)

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:  Date: 4/30/25

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

<i>To be completed by STAFF ONLY</i>	
Public Hearing Date: _____	
APPROVAL	DENIAL
Conditions: _____	

Zoning Administrator's Signature	Date

Elmira White

HC-84

HC-84

319 madison st

Grant Beige

HC-83

HC-83

Bennington Gray

HC-82

HC-82

HC  Benjamin Moore® HC





May 13, 2025

To: Planning Commission

Subject: 1284 Washington St - Demolition

Dr. Joey Arencibia has purchased the property at 1284 Washington Street and is requesting approval to demolish the existing structures on the property. Since this property is in the Washington Street Preservation District, approval is required by the Planning Commission. I checked the National Parks Service Historical Registry, and these buildings are not listed on the registry.

Dr. Arencibia is working with architectural firm CPL: Architecture, Engineering and Planning Firm (Kevin McOmber's former firm) on plans for the site. Though demolition may seem premature now but he is hiring the company that is currently demoing the old county courthouse so they can just move sites when they complete the job at the old courthouse to this one.

You have seen a concept of what they have in mind for the site. I believe that a mixed use of commercial and residential would fit. Also, a façade that matches or complements the look of downtown Clarkesville would be best suited for the site as well.

Finally, since the demolition is happening before final plans are made for the site, I would like the Planning Commission and Dr. Arencibia to work out a timeline for the development of this site.

I recommend approval for this request.

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

Caleb Gaines
Zoning Administrator

Please see attachments



Application for a Certificate of Appropriateness (COA)

Applicant: <u>JOEY ARANCIBIA</u>	Phone Number: <u>706-781-7525</u>
Mailing Address: <u>234 Orchard Dr.</u>	
Subject Property: <u>1284 Washington</u>	Parcel ID: _____
Property Owner: <u>JOEY ARANCIBIA</u>	Phone Number: <u>706-781-7525</u>
Mailing Address: <u>234 Orchard Dr.</u>	

Type of Project Proposed:

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

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

REMOVAL OF ALL STRUCTURES REMOVAL OF TREES.
REMOVAL OF CONCRETE AND ASPHALT. TURNING IT
INTO TEMPORARY TREE SPACE

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: _____

Date: 4/25/25

***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

5/6/25

Letter of Intent

Dear City of Clarkesville Planning Committee

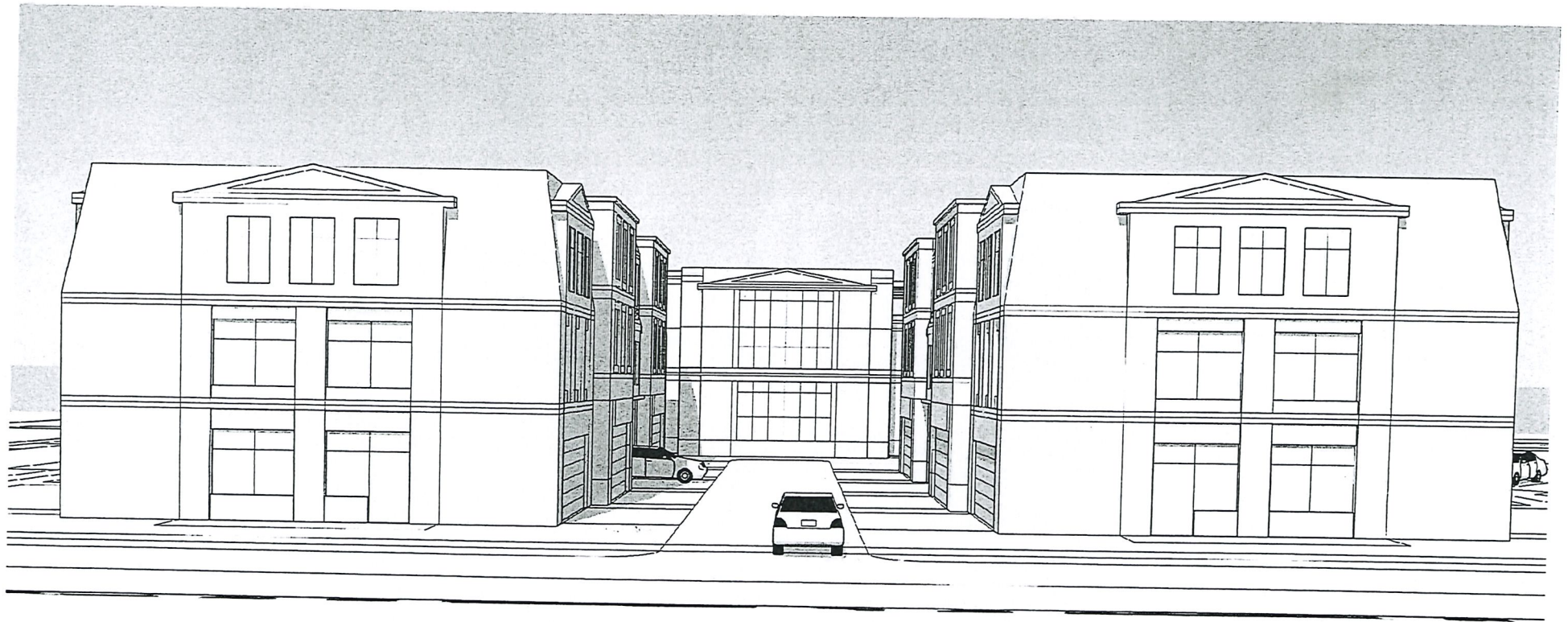
Please accept this letter of intent to demo the current building located at 1284 Washington Street, Clarkesville Georgia. I would like a permit to demo the site for future plans of possible retail space, condos, or hospitality or a mixture of some of these. CPL an architecture , engineering and planning firm is working to develop plans for the site. The site will be kept clean and grass mowed until construction starts. The goal is to have a development the citizens of Clarkesville will be proud of and fit with the small town atmosphere. Should you have any questions please do not hesitate to call or email me. I can be reach by cell 706-781-7525 or email arencibia@windstream.net.

Thank you,

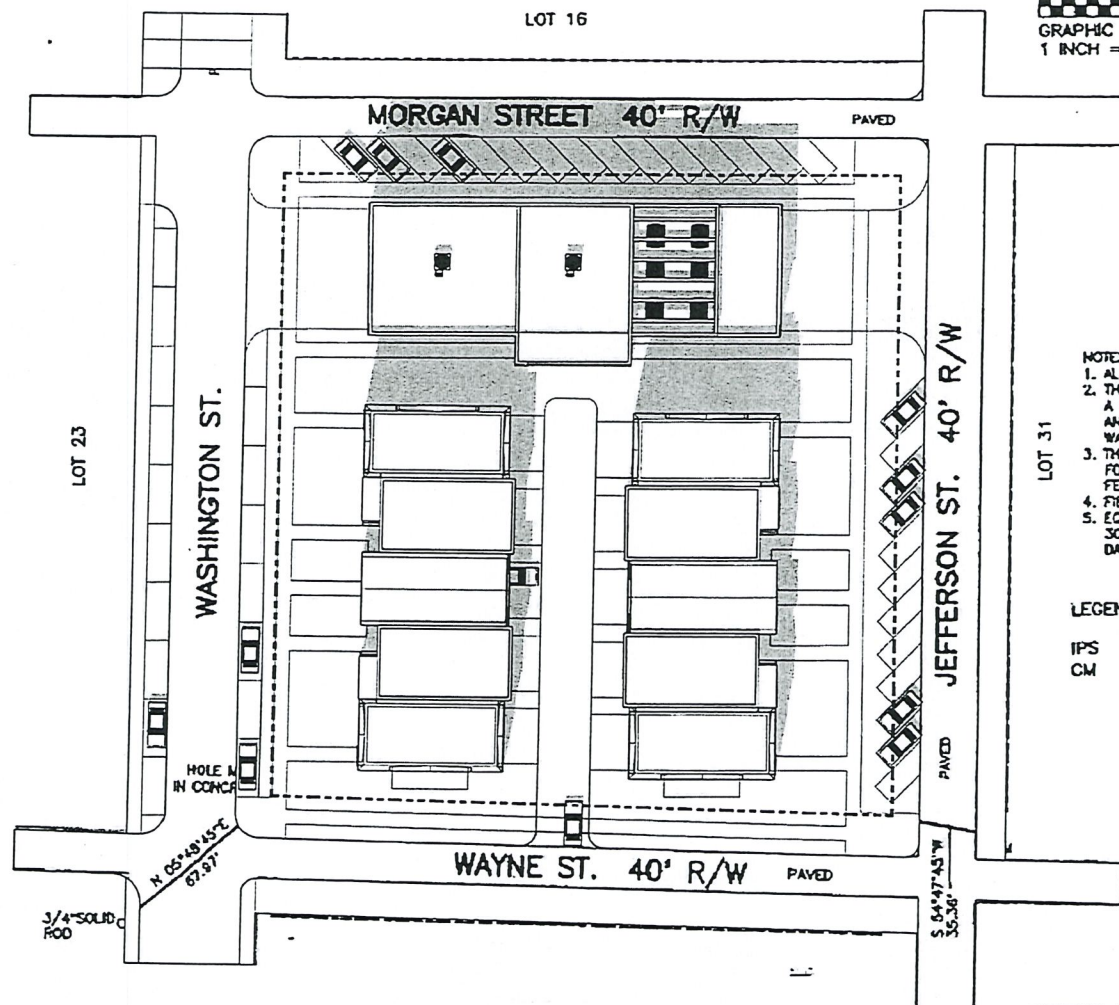
Joey Arencibia







LOT 28



GRAPHIC SCALE - FEET
1 INCH = 100 FEET

SURVEY OF THE
MARLER CHURCH ESTATE
LOT 27
CITY OF CLARKESVILLE
LAND LOT 2 12th DISTRICT
HABERSHAM COUNTY, GEORGIA
JOB NO. 92-6-4 JULY 23, 2003

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,845 FEET AND AN ANGULAR ERROR OF 00°00'08" PER ANGLE AND WAS ADJUSTED BY LEAST SQUARES.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 131,877 FEET.
4. FIELD WORK COMPLETED JULY 23, 2003.
5. EQUIPMENT USED IN THIS SURVEY WAS A TOPCON GTS 300 (3 SECOND) TOTAL STATION AND A PSION PLC DATA COLLECTOR.

LEGEND

IPS IRON PIN SET
CM CONCRETE MONUMENT





