



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM June 10, 2025

1. Call to Order
2. Approval of Minutes
 - 2.a Approval of April 8, 2025 Minutes
3. Unfinished Business
4. Sign(s) for Consideration:
5. New Business
 - 5.a 515 Grant St - Rustic Cabin Bar and Grill Facade Alteration
 - 5.b 316 Green Street - New Residential Facade
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

April 8, 2025

Minutes

City of Clarkesville

Planning Commission Regular Meeting

No Public Meeting.

Agenda Item #1: *No Public Meeting*

No Public Meeting.

Respectfully submitted,

Caleb Gaines, Zoning Administrator



June 10, 2025

To: Planning Commission

Subject: 515 Grant St – Commercial Façade Alteration

Mr. Carlos Hernandez has purchased the property formerly known as Hawg Wild BBQ and wants to add to the existing building façade by adding a new deck for outside seating. The property is located in the Park Preservation District and requires review and approval by the Planning Commission.

The project will be added to the existing building with similar materials/color.

Description of proposed project:

- Material – pressure treated lumber posts, beams, decking boards, handrails, joist and framing.
- Railing will be constructed with hogwire metal material.
- An ADA accessible ramp will be added.
- Deck area and ramp will be coated with slip resistant grade stain.

Please see the attachments for further review.

I recommend approval of this alteration request.

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

Caleb Gaines
Zoning Administrator



Application for a Certificate of Appropriateness (COA)

Applicant: <u>Juan Carlos Hernandez</u>	Phone Number: <u>706 968 2764</u>
Mailing Address: <u>515 Grant Street Clarkesville GA 30523</u>	
Subject Property: <u>Rustic Cabin bar and Grill</u>	Parcel ID: _____
Property Owner: <u>Juan Carlos Hernandez</u>	Phone Number: <u>706 968 2764</u>
Mailing Address: _____	

Type of Project Proposed:

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

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

adding to existing building construction of a new deck for outdoor seating. Materials to be use pressure treated lumber posts, beams, decking boards, hand rails, joists and framing to provide structural support to the deck surface. railing will be constructed with hogwire metal material for durability and safety a ramp will be added for easy access and safety, deck area will be coated with slip resistant commercial grade stain.

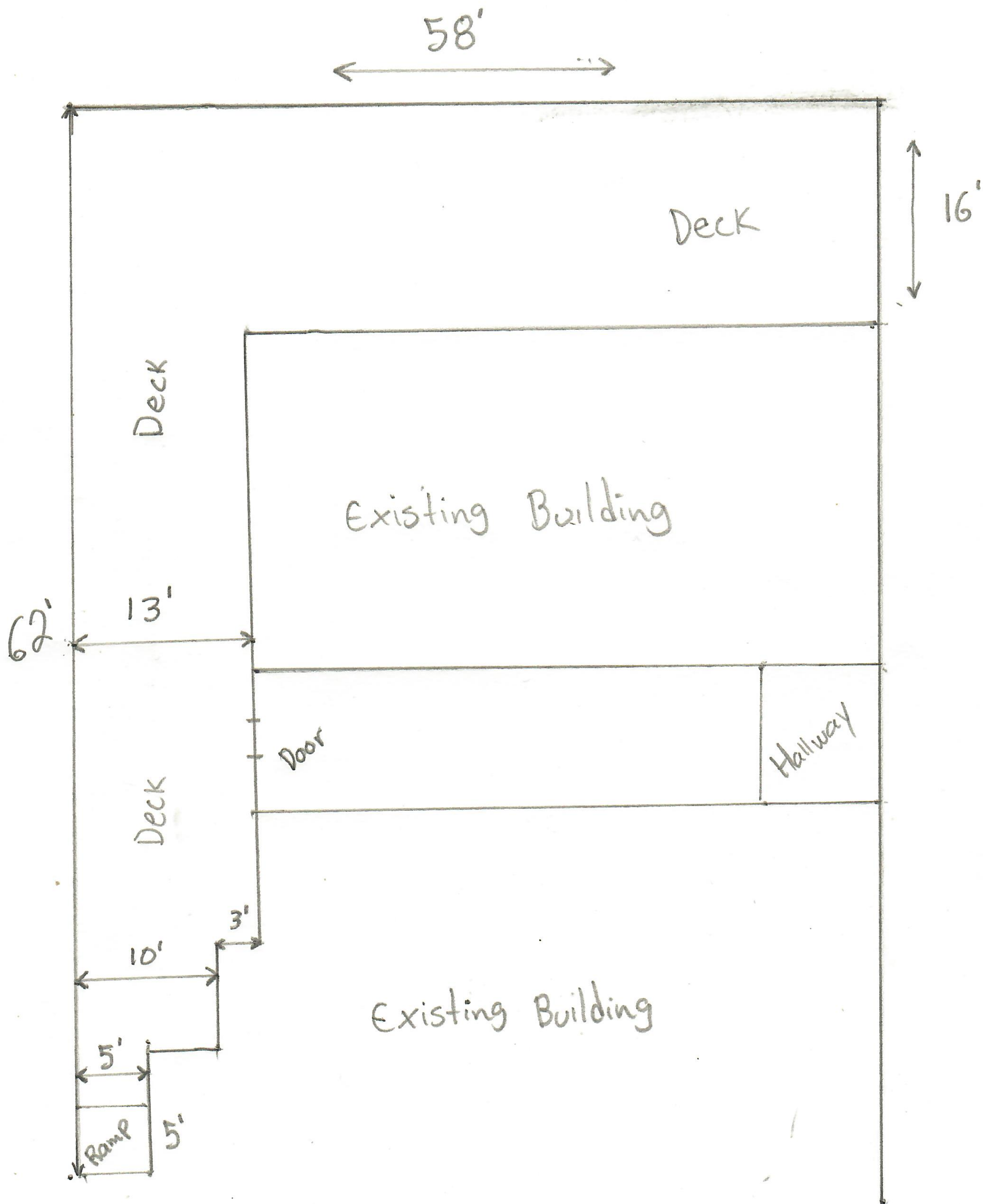
I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

Signature: Carlos Hernandez Date: 06-04-2025

***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







June 10, 2025

To: Planning Commission

Subject: 316 Green St – New Residential Façade / Existing Residential Demolition

Mr. and Mrs. Arencibia is planning to build a new single-family residence at 316 Green Street. An existing residence is already on the property, and it is being used as storage until the new residence is completed. Afterwards, this residence will be demolished. This request is for both façade and demolition. The property is located in the Old Town Preservation District and requires review and approval by the Planning Commission.

The house plans are from Southern Living and is referred to as Dogwood Acres. Construction will include house plans, Mary's Folly house plans, Party Barn plan, Southern Living Garage plans. An inground pool will also be installed. Refer to attachments for color and exterior materials.

House Plans – 7,915 SF under roof
Mary's Folly – 106 SF under roof
Party Barn – 938 SF under roof
Garage – 958 SF under roof

Materials:

House:

Exterior stone walls
Hardie lap siding
Painted Spanish Cedar
Standing seam metal roofing

Mary's Folly:

Cedar Shake Roof
Angled stone sill
Stone wrap
Wood clad between windows

Party Barn:

Hardie Board and Batten
Corrugated metal roof



Garage:

Standing seam metal roofing
Hardie lap siding
Stone wall

Please see the attachments for further review.

I recommend approval of this residential facade request.

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

Caleb Gaines
Zoning Administrator



Application for a Certificate of Appropriateness (COA)

Applicant:	<u>JOEY and ANN ARNECHITA</u>	Phone Number:	<u>706-781-7525</u>
Mailing Address:	<u>234 Orchard Dr.</u>		
Subject Property:	<u>316 GREEN ST.</u>	Parcel ID:	<u>Lot 84</u>
Property Owner:	<u>JOEY and ANN ARNECHITA</u>	Phone Number:	<u>706-781-7525</u>
Mailing Address:			

Type of Project Proposed:

Demolition

New Construction/Infill

Additions

Material Change in Appearance

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

WE would like to build a NEW home on property and LATER DEMO the old house.

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:

JOEY ARNECHITA

Date:

6/3/25

***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





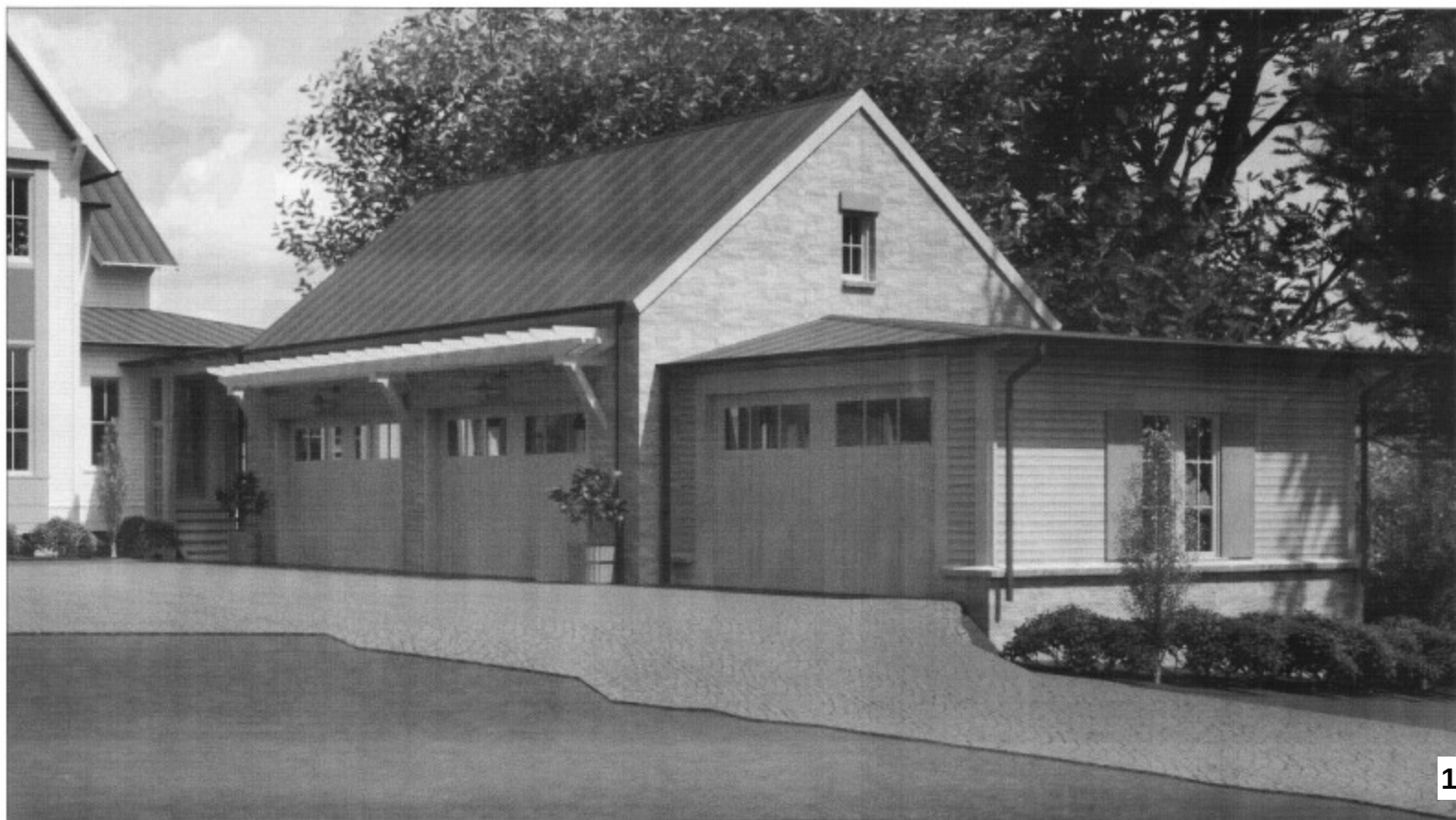
DOGWOOD ACRES

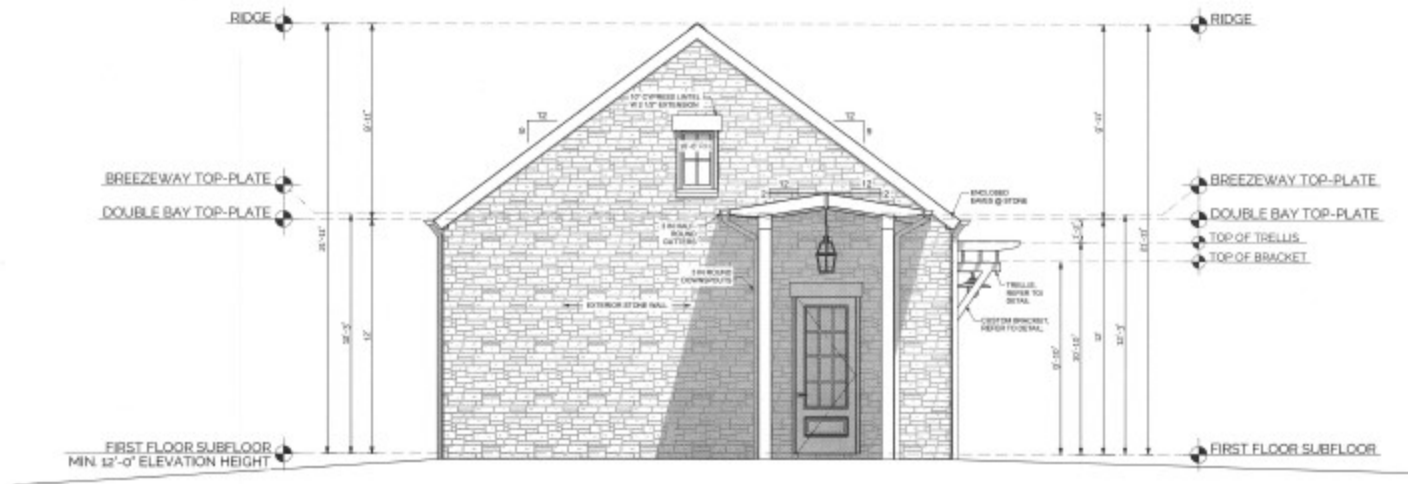
SOUTHERN LIVING IDEA HOUSE 2023



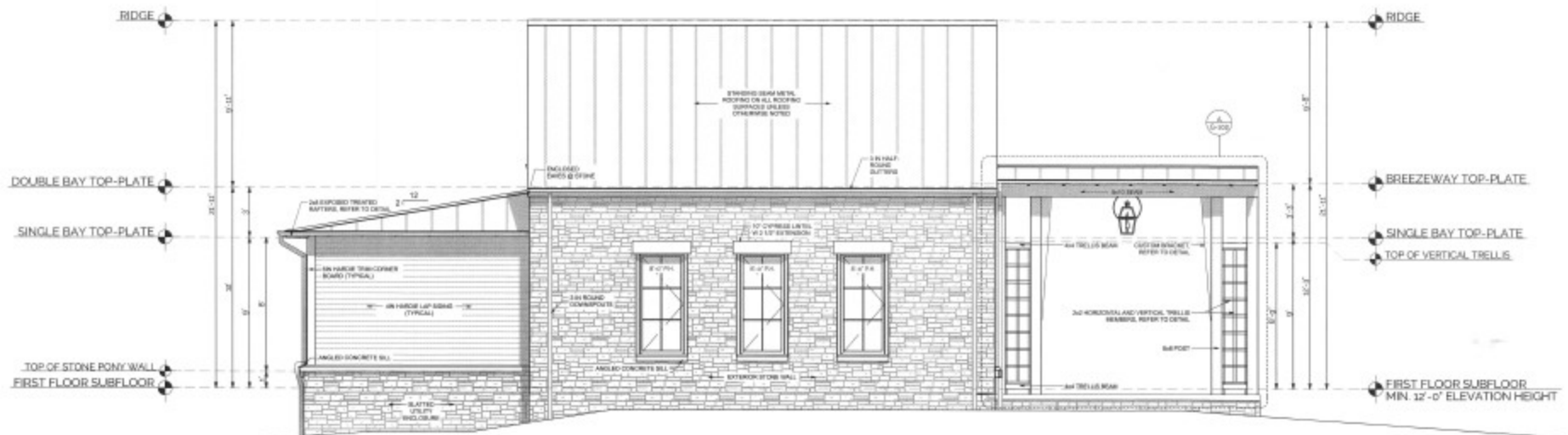


SOUTHERN LIVING GARAGE





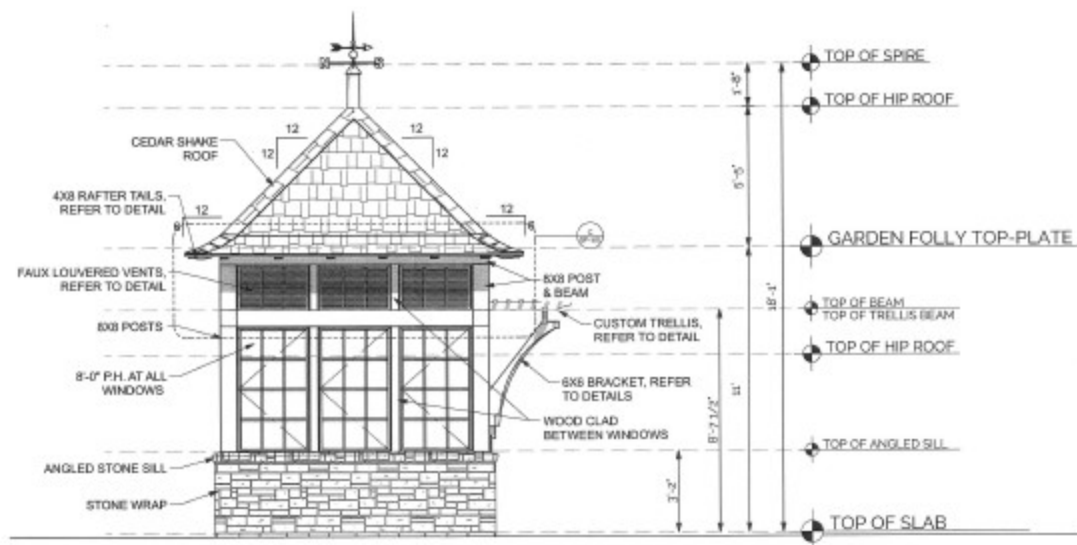
BACK ELEVATION



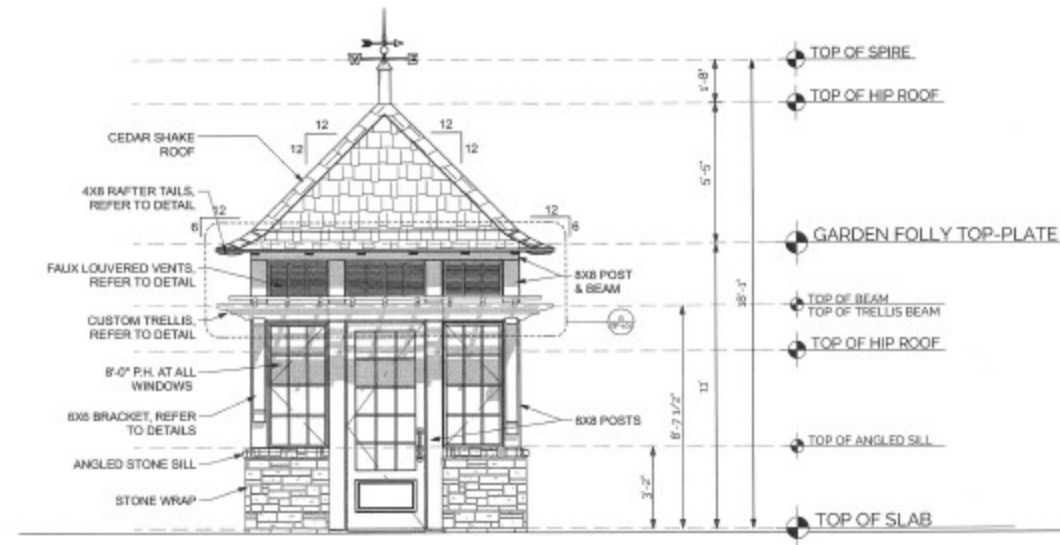
RIGHT ELEVATION

MARY'S FOLLY

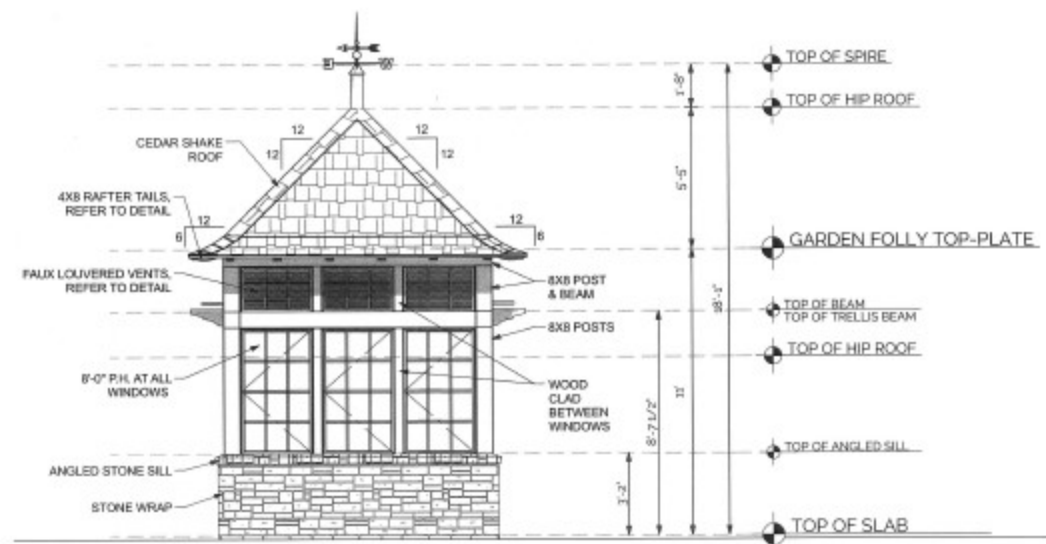




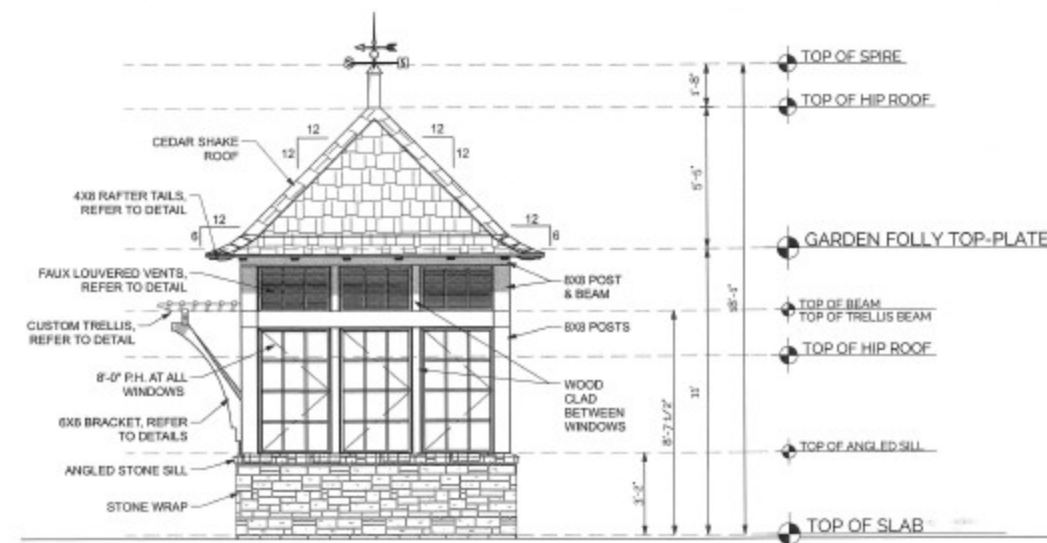
LEFT ELEVATION



FRONT ELEVATION



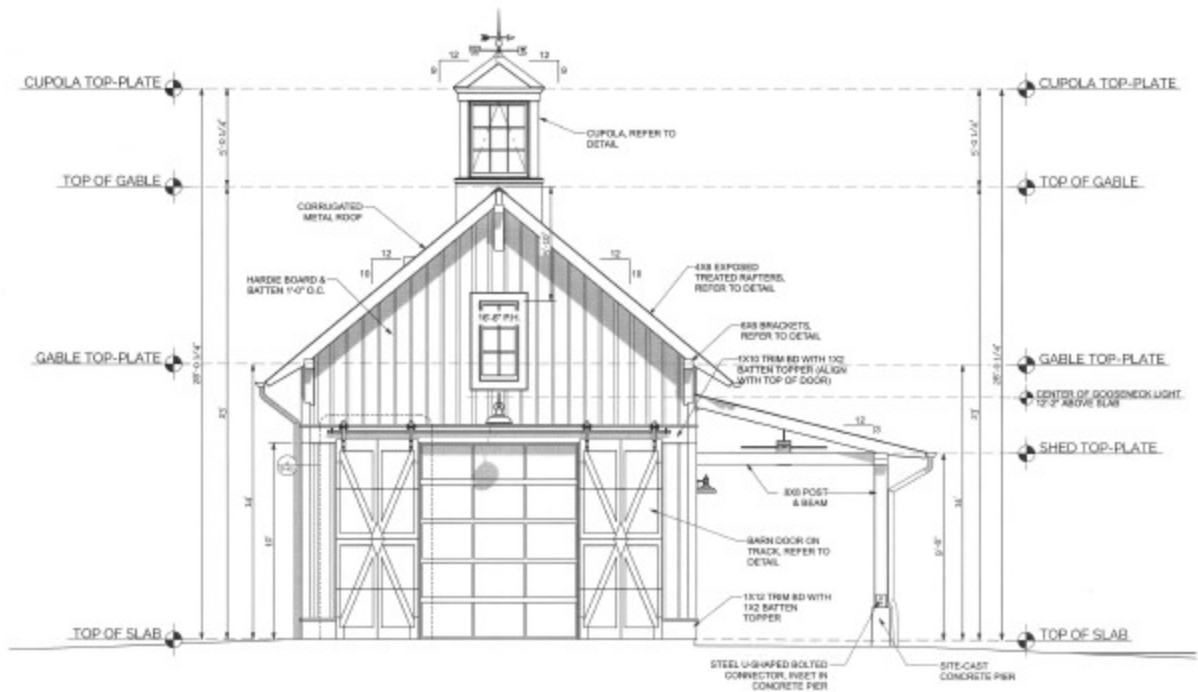
BACK ELEVATION



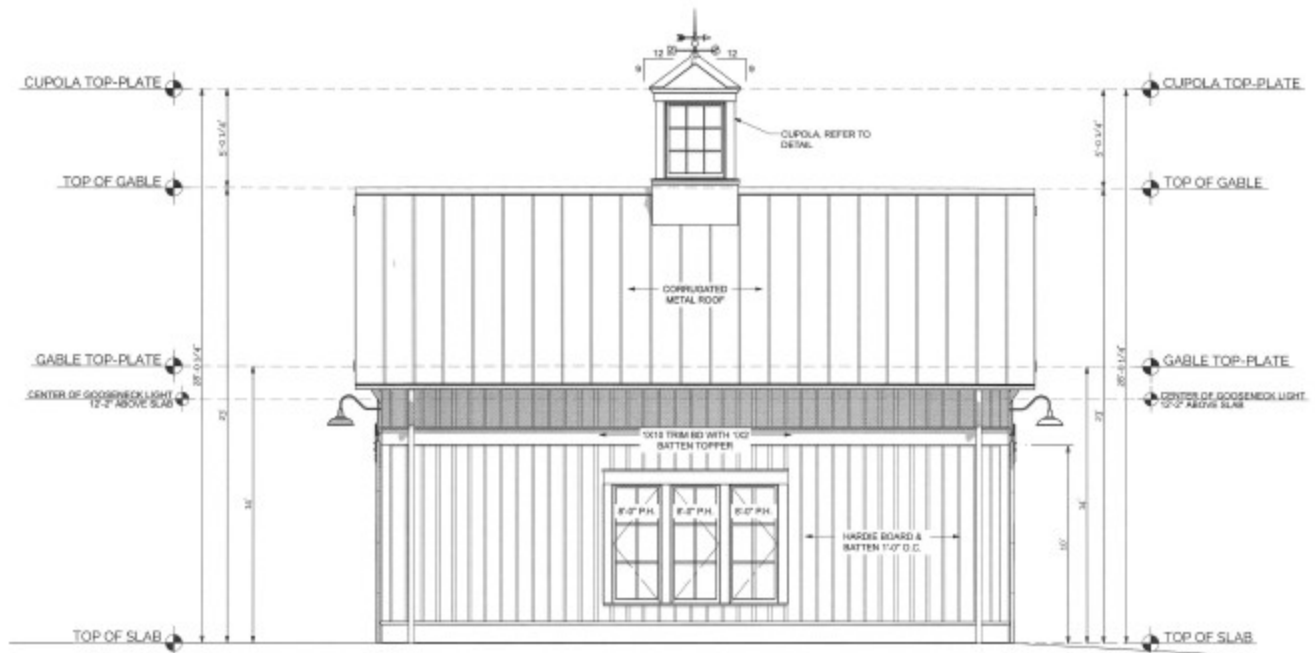
RIGHT ELEVATION

PARTY BARN





BACK ELEVATION



RIGHT ELEVATION

