



Agenda
City of Clarkesville
Planning Commission
Regular Meeting
5:30 PM September 20,
2023

1. Call to Order
2. Approval of Minutes
 - 2.a Approval of July 11, 2023 Minutes.
3. Unfinished Business
4. Sign(s) for Consideration:
 - 4.a 1404 Washington St - Scoops
 - 4.b 132 E Water St - Shield Realty Amanda Stewart
5. New Business
 - 5.a 130 Grant St - S&J Homes Commercial Façade Renovation
 - 5.b 607 Washington St - New Commercial Façade
 - 5.c Morningside Dr - Map Amendment
 - 5.d Otter - Beaver Dam Road Project
 - 5.e Architectural Code Proposal
6. Adjournment

OFFICIAL MINUTES
PLANNING COMMISSION REGULAR MEETING

July 11, 2023
Minutes
City of Clarkesville
Planning Commission Regular Meeting

The Planning Commission Regular Meeting of the Planning Commission was held on Tuesday, July 11, 2023 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*

Chair, Bruce Haglund called the meeting to order.

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *Approval of June 12, 2023 Minutes*

Member Kevin McOmber made a motion to approve

Seconded: Member Jennifer Tench

Passed (3 - 0)

Sub-Item #2.b: *Approval of June 12, 2023 Work Session Minutes.*

Member Jennifer Tench made a motion to approve

Seconded: Member Kevin McOmber

Passed (3 - 0)

Agenda Item #3: *Unfinished Business*

Sub-Item #3.a: *Simply Clarkesville Phase One - Preliminary Plat*

Ms. Stephanie Joyce and Mr. James Irvin presented the Planning Commission with a revised preliminary plat for their review. Some of the items that were discussed were about who would be maintaining the amenities in the subdivision. This would be up to the HOA to maintain. Commissioner McOmber asked about the easement for Lane 3. This will be addressed on a revised preliminary plat. It was also noted that the abandoned road will remain as a buffer with neighboring properties.

Member Jennifer Tench made a motion to approve preliminary plat with the requested changes.

Seconded: Member Kevin McOmber

Passed (3 - 0)

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

Sub-Item #4.a: *522 Monroe St - Top Flight Tap Room & Grill*

Member Kevin McOmber made a motion to approve

Seconded: Member Jennifer Tench

Passed (3 - 0)

Sub-Item #4.b: *1442 Washington St - Rich & Savvy*

Member Jennifer Tench made a motion to approve

Seconded: Member Kevin McOmber

Passed (3 - 0)

Sub-Item #4.c: *1349 Washington St - Man's Best Friend Cafe*

Member Kevin McOmber made a motion to approve

Seconded: Member Jennifer Tench

Passed (3 - 0)

Agenda Item #5: New Business

Sub-Item #5.a: *148 Jefferson St - Residential Demolition*

Mr. Chan Gailey requested approval from the Planning Commission to demolish the existing residential structure on the property. The cost to renovate it is not cost-effective. His intent is to build a new residence on the property in the future.

Member Jennifer Tench made a motion to approve

Seconded: Member Kevin McOmber

Passed (3 - 0)

Agenda Item #6: Adjournment

Member Jennifer Tench made a motion to approve .

Seconded: Member Kevin McOmber

Passed (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

September 20, 2023

To: Planning Commission

Subject: 1404 Washington St – Scoops signage and awning

I have received the proposed signage for Scoops at 1404 Washington St. This new business is next to Your Pie on the square.

The main building sign will be single-sided and mounted to the building façade next to the current Rustic Rebel sign. The building sign will be 9 s.f. which fits within the regulations. It will be 3 dimensional in design and spotlighted with 4 black gooseneck lights. The colors will be pink on a white background. The hanging sign will be two-sided 6 square feet and will be attached to the building façade below the awning.

The awning will be replaced with black and white striped ones.

Please see the attachments for the design and colors.

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

Respectfully submitted,

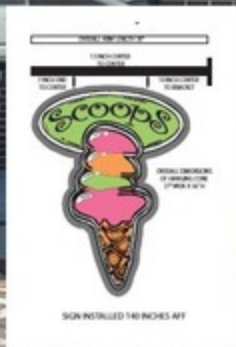
Caleb Gaines
Zoning Administrator

Please see attachments

Orange Letters
Plan 72" x 18"
Letter 6.75" x 15.75"
BLACK VAN

9 SQUARE FEET

SCOOPS







established 1823

CLARKESVILLE

— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

September 20, 2023

To: Planning Commission

Subject: 132 E Water St – Amanda Stewart Shield Realty

The proposed signage for Amanda Stewart Shield Team located at 132 E Water Street has been submitted for Planning Commission review. This business is in the location of the former Shield Realty.

The primary sign will be attached to the front building façade. The primary sign will be 24 s.f., single-sided. The sign will be constructed of 1.5" routed HDU foam – wood grain background, black lettering and a white background. The secondary sign will be attached to the existing sign bracket. This sign will be constructed in the same manner as the primary sign and will be 5.6 s.f. and double sided. Please see the attachments for the design and colors.

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

Respectfully submitted,

Caleb Gaines
Zoning Administrator

Please see attachments



Application for a Certificate of Appropriateness (COA)

Applicant:	<u>Ammanda Stewart</u>	Phone Number:	<u>706-499-1029</u>
Mailing Address:	<u>132 E. Water St. Clarkesville Ga 30523</u>		
Subject Property:	<u>Same as above</u>	Parcel ID:	<u>069A119</u>
Property Owner:	<u>Larry Ivester</u>	Phone Number:	
Mailing Address:	<u>P.O. Box 593 Lizella Ga 31052</u>		

Type of Project Proposed:
Demolition
New Construction/Infill
Additions
Material Change in Appearance ☒
Description of Proposed Project (attach additional sheets if necessary):
<u>New sign installation using same area as existing signage.</u>
<u>See attached documents.</u>

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: Ammanda Stewart Date: 8/30/23

*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



Jaymarz Signs & Graf-X

2512 Hwy 17 Alt.
Toccoa, GA 30577
United States
Website: jaymarzsignsgraf-x.com
Email: jason.tanner@jay-marz.com
Phone: 7068867446

Invoice

Sales Rep	Job #	Date
Jason Tanner	89671	2023-08-28

Bill To:	Job Location:
Amanda Stewart 132 E Waters Street Clarkesville, Ga United States	Amanda Stewart 706-499-1029 amandastewartrealestate@gmail.com

Quantity	Description	Unit Cost	Cost
1	1 - 27" tall x 30" wide x 2" thick - Double Sided - HDU - Routed Sign - Wood Grain Background - Black Lettering and Border and White Background - needs hangers to install on existing sign arm. This will be produced by using 2 - 1" thick Single Sided Signs attached back-to-back with hanging hardware installed between them. 1 - 36" tall x 96" wide - Single Sided - HDU - Routed Sign - Wood Grain Background Black Lettering and White Background - to be installed on brick wall 1 1 - 27" tall x 30" wide - Double Sided - HDU - Routed Sign - Wood Grain Background - Black Lettering and Border and White Background - needs hangers to install on existing sign arm. \$1,017.50 1 36" tall x 96" wide - Single Sided - HDU - Routed Sign - Wood Grain Background - Black Lettering and Border and White Background- to be installed on brick wall \$1,929.75 1 Paint Existing Sign Arm \$150 2 Installation \$400	\$3,497.25	\$3,497.25

Notes:

This quote does not include sign permits, if permits are needed.

THIS AGREEMENT IS ACCEPTED AND APPROVED BY:

Amanda Stewert

Jaymarz Signs & Graf-X

Sign:

Sign: _____

Print:

Print: _____

Date:

Date: _____

Contract Totals:	
Subtotal	\$3,497.25
Total Tax	\$216.81
Total Contract	\$3,714.06
Required Deposit	\$2,228.44
Final Balance	\$1,485.62

-Payments \$300.00 or less or orders being shipped to customer are due in full at time of order. Payments \$300.00 or more require a 60% deposit and balance due at time of pick up or installation.

- Turnaround time: Approximately 3 - 4 weeks upon artwork approval.
- Please double check the specifics on this contract for accuracy.
- Please make all checks payable to: Jaymarz Signs & Graf-X.
- Due to the custom nature of our products we do not offer refunds.
- Sign Permits may be needed for this project, depending upon the municipality's ordinances. If sign permit is not listed above, it's not being paid for.
- This proposal may be withdrawn if not accepted within 30 days. By signing, Customer accepts Company's proposal for the Job and agrees to all of the terms of the purchase contract.

36" tall by 96" wide



in association with

**KW LANIER
PARTNERS
KELLER WILLIAMS®**

27" tall by 30" wide







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CLARKESVILLE

— We Call it Home. —

September 20, 2023

To: Planning Commission

Subject: 130 Grant St – Commercial Façade Renovation

Property owner, S&J Homes has purchased the building at 130 Grant Street and is requesting approval for a façade renovation. The property is located in the Downtown Preservation District and requires review and approval by the Planning Commission.

The building is being converted into eight assisted senior living units. Four units will have access from ground level on Grant Street and the other four will have access from Dreamers Lane.

The applicant has provided samples which include color, material, and style for review and discussion. Please see the attachments for further review.

I recommend approval of this renovation request.

Caleb Gaines
Zoning Administrator

Please see attachments



Application for a Certificate of Appropriateness (COA)

Applicant: <u>S&J Homes - Shad Hill</u>	Phone Number: <u>706-499-6766</u>
Mailing Address: <u>P.O. Box 1041 Clarkesville GA 30523</u>	
Subject Property: <u>130 Grant Street Clarkesville GA</u>	Parcel ID: <u>069#145</u>
Property Owner: <u>S&J Homes - Shad Hill & Jeff Higgins</u>	Phone Number: <u>706-499-6766</u>
Mailing Address: <u>Shad Hill @ UCbi.com</u>	

Type of Project Proposed:

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

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

Vacant Warehouse Building will be Renodeled & Revamped into 8 Apartments for Seniors. 4 down stairs + 4 up stairs. I have attached more information for your Review

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: [Signature] Date: 9/7/23

***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

9/12/2023

S&J Homes LLC
130 Grant Street
Clarkesville GA 30523

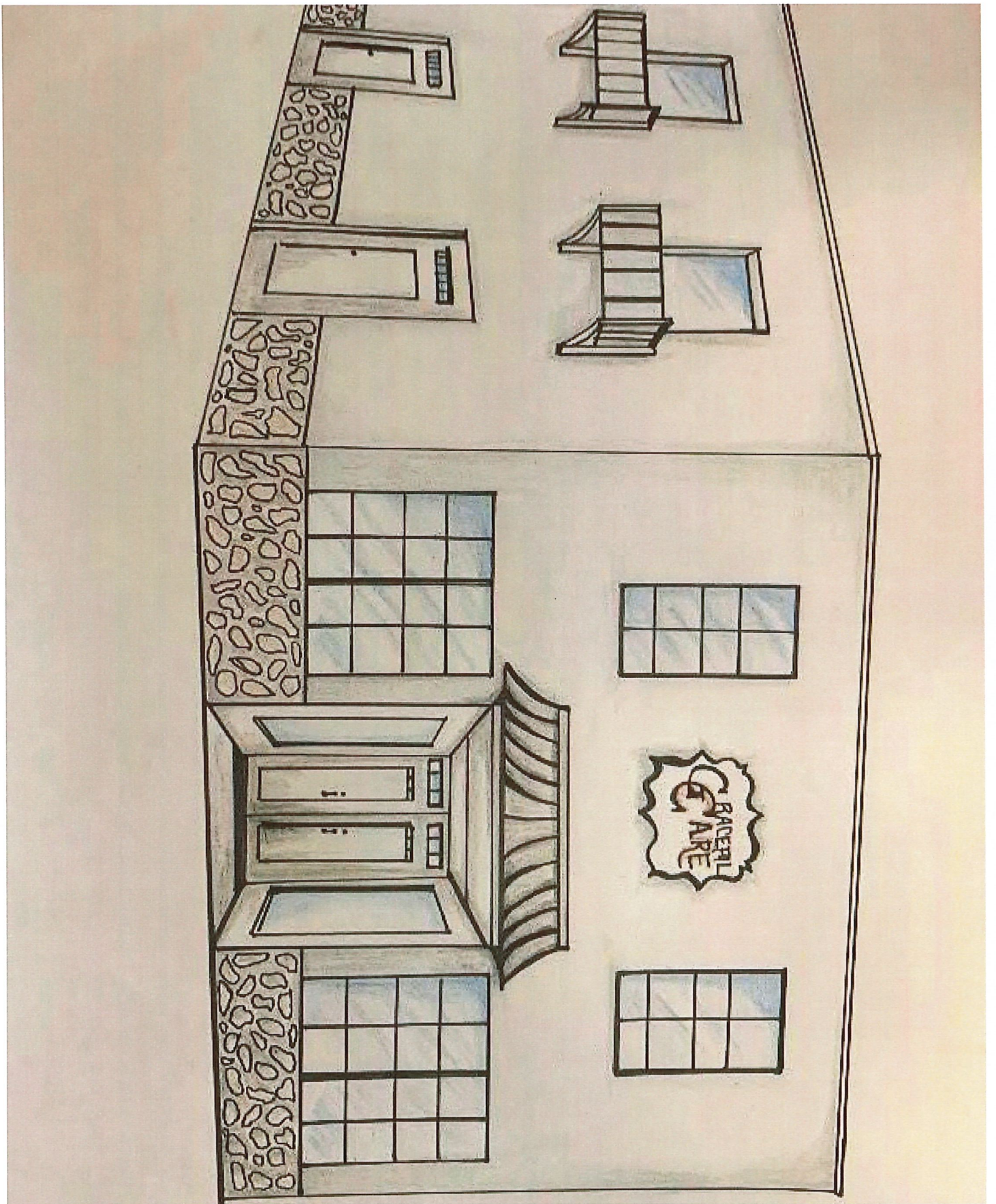
Building and Planning Commission
Clarkesville GA

Dear Commission,

S&J Homes LLC has purchased downtown property located at 130 Grant Street, Clarkesville GA 30523. I am Shad Hill a lifelong native of Habersham County as well as my partner Jeff Higgins. Our priorities of purchasing this property is to 1st and foremost conform with the design and uniqueness of downtown Clarkesville. This property was previously a large warehouse used for storing furniture for Woods furniture store, and then previously a sign shop on the top floor. Our intentions are to convert the now warehouse into an eight 600 Sq. Ft. apartment complex for senior residences. Four apartments on the lower level, and four apartments on the upper level. The upper level we intend to build a 12x12 kitchen for residences who wish to have meals provided. Amenities we provide will include cooking, cleaning, RN nurse administering medicine, transportation to dinners, movies, doctor's appointments, grocery store, as well as within walking distance to downtown Clarkesville. Both floors will have a common sitting room for senior activities. All apartments will have French style balconies facing the public parking lot, as well as upgraded large windows and doors facing Grant Street with metal awning at the entrance. The upper floor entrance has a concrete loading dock and steps, we will build around the loading dock with a wheelchair ramp for easier access and upgraded trek deck for better curb appeal. We have submitted paint colors in the attachment and if anyone is interested in any other items, or materials used please feel free to reach out. We are very excited for this project and the well needed upgrading to this building. We will strive to keep the same architectural structure and feel of our great city of Clarkesville.

Sincerely,

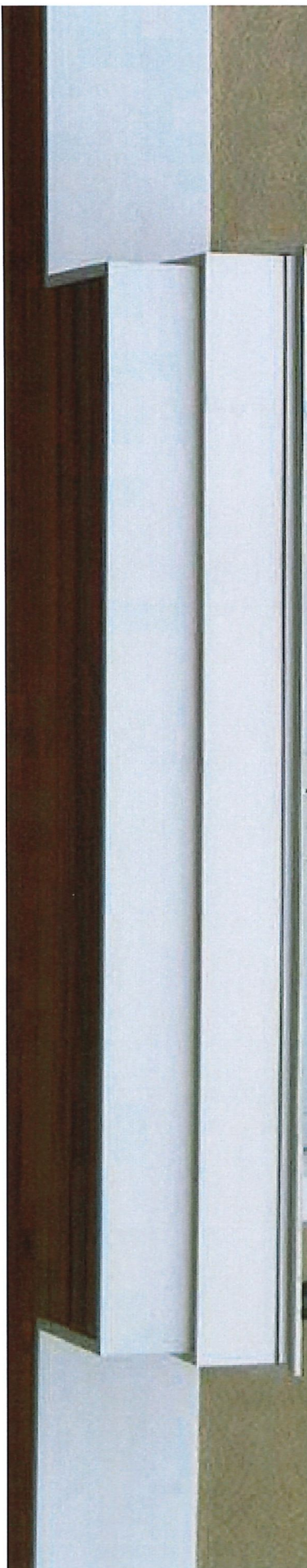
S&J Homes LLC
Shad Hill Member
Jeff Higgins Member
130 Grant Street





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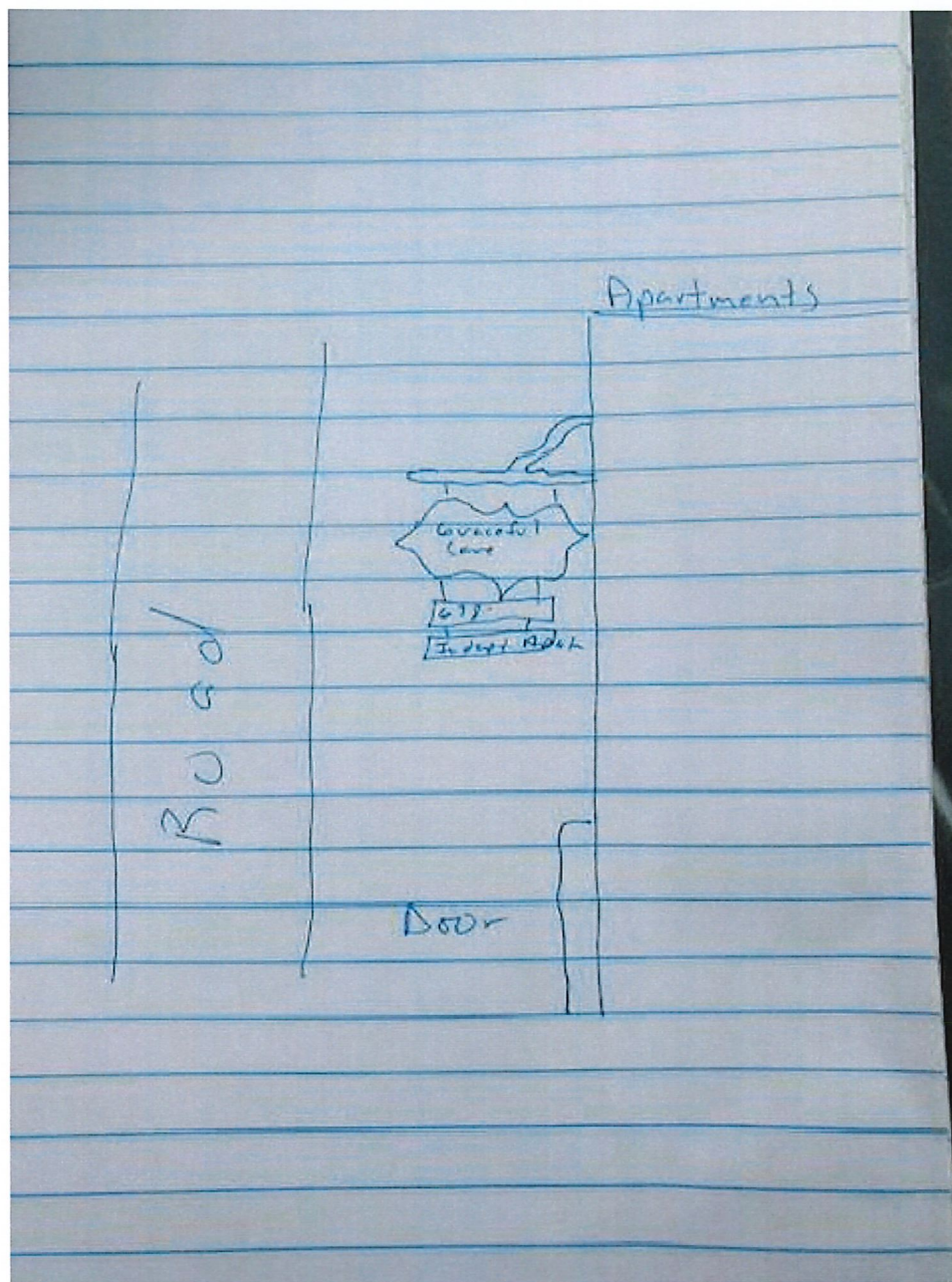
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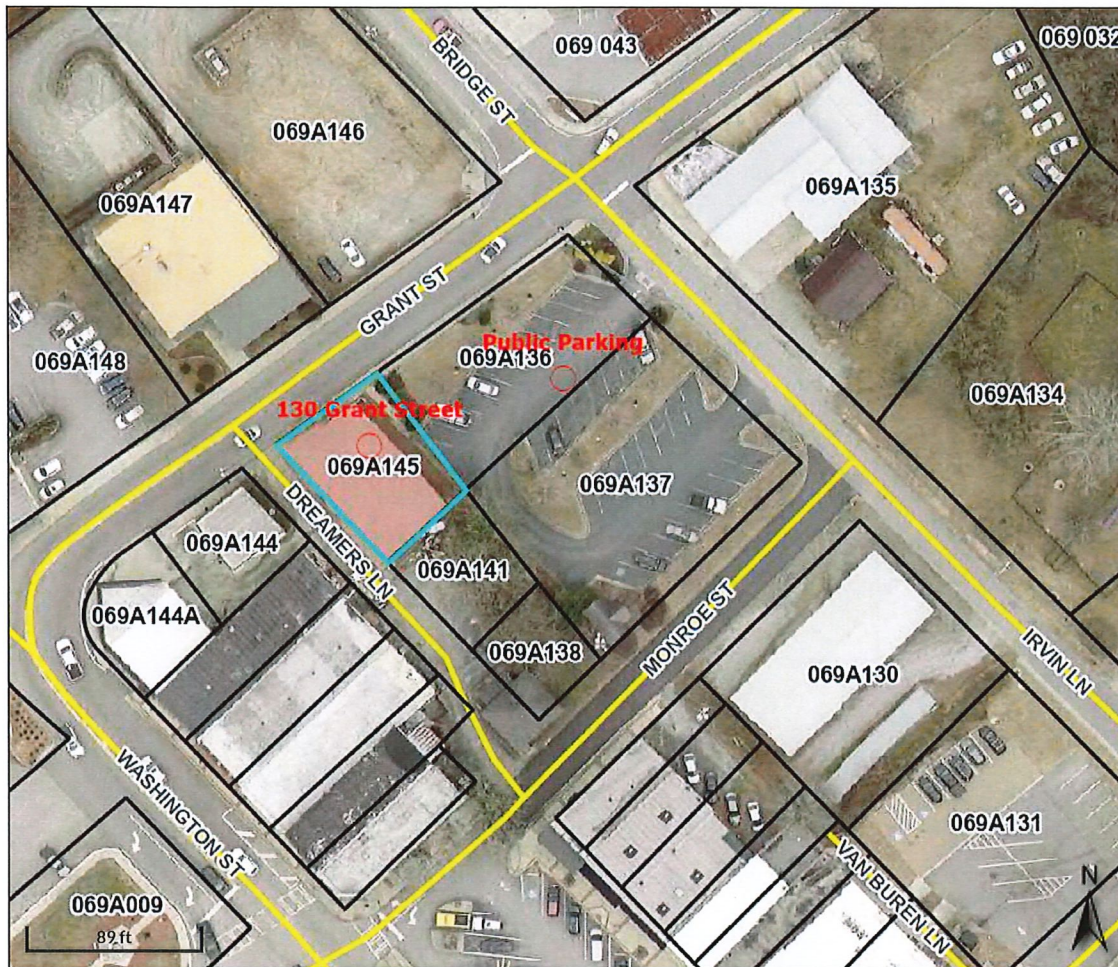


678-677-4274

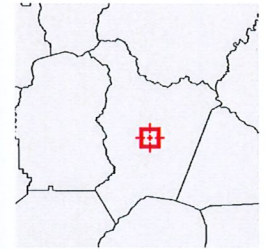
PERSONAL CARE HOME

INDEPENDENT COTTAGES





Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	069A145	Alternate ID	3342842	Owner Address	MILLER JEREMY
Sec/Twp/Rng	n/a	Class	C		408 NORTH ST
Property Address	130 GRANT ST	Acreage	0.09		CLARKESVILLE GA 30523
	02				

District 02
Brief Tax Description 12-2 JOHN MARTIN L 1018-278
(Note: Not to be used on legal documents)

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMA's Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 9/7/2023
Last Data Uploaded: 9/6/2023 10:14:31 PM

Developed by  **Schneider**
GEOSPATIAL



Side
Street
View

130 Grant Street Clarkesville GA 30523



[Home](#) > [Blog](#) > [15 Trending Exterior House Colors in 2023](#)

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15 Trending Exterior House Colors in 2023

One of the biggest impact details a homeowner can pay attention to is the visual exterior of their home. Color plays a huge role in a home's value, identity, and integration – not to mention a pivotal factor in maintaining the type of 'welcome home' comfort that makes an individual feel at ease in their own abode.

Hi, Welcome to Allura!



Trending Exterior House Colors

Interested in updating your home's exterior so that it feels alive again? Then take a look at this list of trending exterior house colors for 2023 – you might just be surprised at what color choice speaks out to you!

1. Linen



Conjuring a classic look with a strong neutral tone, such as beige, can transform your home's exterior into something sharp and exciting. When working with this trending exterior house color, the most impactful applications are those that feature bold, contrasting colors used as visual outlining.



2. Gray Heron



If you prefer the look of earthy tones and natural aesthetics, green can be an excellent choice for your 2023 exterior remodeling project. Soaring in popularity this year, Gray Heron works very well when partnered with dark gray and cream colors. Unlike beige, pure white isn't the best choice to pair with this unique hue, so opt for muted variations.

3. Caramelized Pears



For a more 'main street' look, commit to bright yellow outlined with crisp white window panes. This color combination incites a youthful ambiance that many find endearing and joyful. Versatile shades of gray or brown often work very well as roofing colors that help showcase the bright yellow siding.

4. Flagstone



Not your average gray, this shade features a light blue tone, which makes all the difference. As one of the top choices for trending exterior house colors in 2023, Flagstone communicates



5. Autumn Red



Like some of the other colors that demonstrate elevated visual strength, smoky red is best managed when capped by crisp white detailing along window panes, corner panels, eaves, and porch railing. As somewhat of a wild card, when you find the perfect tone to complement smoky red paneling, the result is beautiful and leaves an impression on viewers.

6. Snow



Endlessly optimistic, fresh, and just a pinch heavenly, an opal exterior can truly capture the spirit of a house that is home to love, family, and tranquility. Light colored roofing is a prime choice for Snow siding, and crisp white and red detailing fit right along in this airy scene, too. If you're looking for extra accent pieces, add a pop of red detailing with front porch cushions, the doorway, or a few intentionally selected plants.

7. Red Rock Falls



Another great choice for exterior upgrades this year is bright clay colored siding. When presented side-by-side with warmer



8. Earth Tones Combo



One of the more unexpected trending exterior house colors of 2023 consists of a two-toned combo. Earth tones, such as green and brown, are gaining in popularity this season. How do you pull off the earth tones combo successfully? A lot of trial and error may be involved, but a good place to start is by segmenting the exterior into geometric sections that appear balanced.

If your home has a vertical feature, all the better, as this can help pull the look together and provide visual harmony between the two-toned appearance.

9. Pacific Blue



Back in action this year is a color that hasn't shown up for quite a while: Pacific Blue. Cheerful and fresh in its return to the market and quickly becoming one of the fastest trending exterior house colors of 2023, blue strikes just the right energy when paired with crisp white edging and dark colored roofing.

10. Off-White



Off-white, eggshell, ivory — no matter what you call it, this slightly muted shade of off-white is a consistent hit on the housing market, thanks to its 'blank slate' look that allows homeowners to dress it up however they like.

11. Turquoise & White



One of the most refreshing colors that has captivated buyers lately is turquoise. When paired with white, this color projects youthfulness, joy, and relaxation — sentiments that buyers find incredibly appealing.

12. Burgundy Red



Bold and rich, burgundy red makes a powerful statement that communicates strength, durability, and longevity — values that buyers are willing to invest in when scouring the housing market for a reliable property.



Wood-style siding seems to always have a place in the housing market, from cabins to mid-century modern styles, to upscale mixed-material designs. When done right, a wood-look exterior can be the best siding to increase home value.

14. Forest Green



One of the newer colors on the list is forest green. When partnered with crisp white trim, this unique shade has the



A traditional color choice that is experiencing renewed interest, light blue captures an easy, laid-back look that does really well in the suburbs.

Looking to renovate your home's outer appearance by trying something new? Give one of these 2023 trending exterior house colors a try, and you'll be sure to upgrade your home's curb appeal with [Allura](#) in no time.

Related Posts



Enhancing Curb Appeal with 5 Exterior Color Palettes for Small Homes

[Read](#)



Wood vs. Vinyl Siding and a Better Alternative

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What is Clapboard Siding? A Closer Look at an Iconic Siding Style

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9 Beadboard Ceiling Design Ideas

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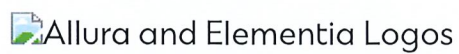
customerservice@allurausa.com

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CLARKESVILLE

— We Call it Home. —

September 20, 2023

To: Planning Commission

Subject: 607 Washington St – New Commercial Façade

Property owner, Lew Oliver Inc. is requesting approval for a new commercial façade at 607 Washington Street, which is in the Downtown Preservation District. The façade is for the construction of a new two-story building located on the grassy lot across from HCT.

The building will be mixed-use with professional office space on the street level and residential on the second story. Please refer to the project description/intent for a detailed description of the design, construction, and other items.

I recommend approval of this renovation request.

Caleb Gaines
Zoning Administrator

Please see attachments



Application for a Certificate of Appropriateness (COA)

Applicant:	<u>Lew Oliver</u>	Phone Number:	<u>706.754.7667</u>
Mailing Address:	<u>374 Seve Wailo Trl, Clarkesville, GA 30523</u>		
Subject Property:	<u>607 Washington St.</u>	Parcel ID:	<u>069A110</u>
Property Owner:	<u>WTS Clarkesville LLC</u>	Phone Number:	
Mailing Address:	<u>374 Seve Wailo Trl, 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):

Please see attached

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: [Signature]

Date: 08.07.2023

*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

2023-08-07 – Project Description (Preliminary Review)

607 Washington Street

Zoning: DB, Downtown Business District, Historic Overlay District

Use/Occupancy: Mixed Use – Professional Office, Residential

Project Description:

Phase I:

New Construction: Approximately 3,340 sqft of total conditioned space on (2) levels. Square footage consists of 1,874 sqft on the Main Level for a new Lew Oliver, Inc office space and 1,466 sqft on the Upper Level for (2) Residences. The (2) Residences will be condominiums governed by an HOA and is a separate entity from the Main Level occupant.

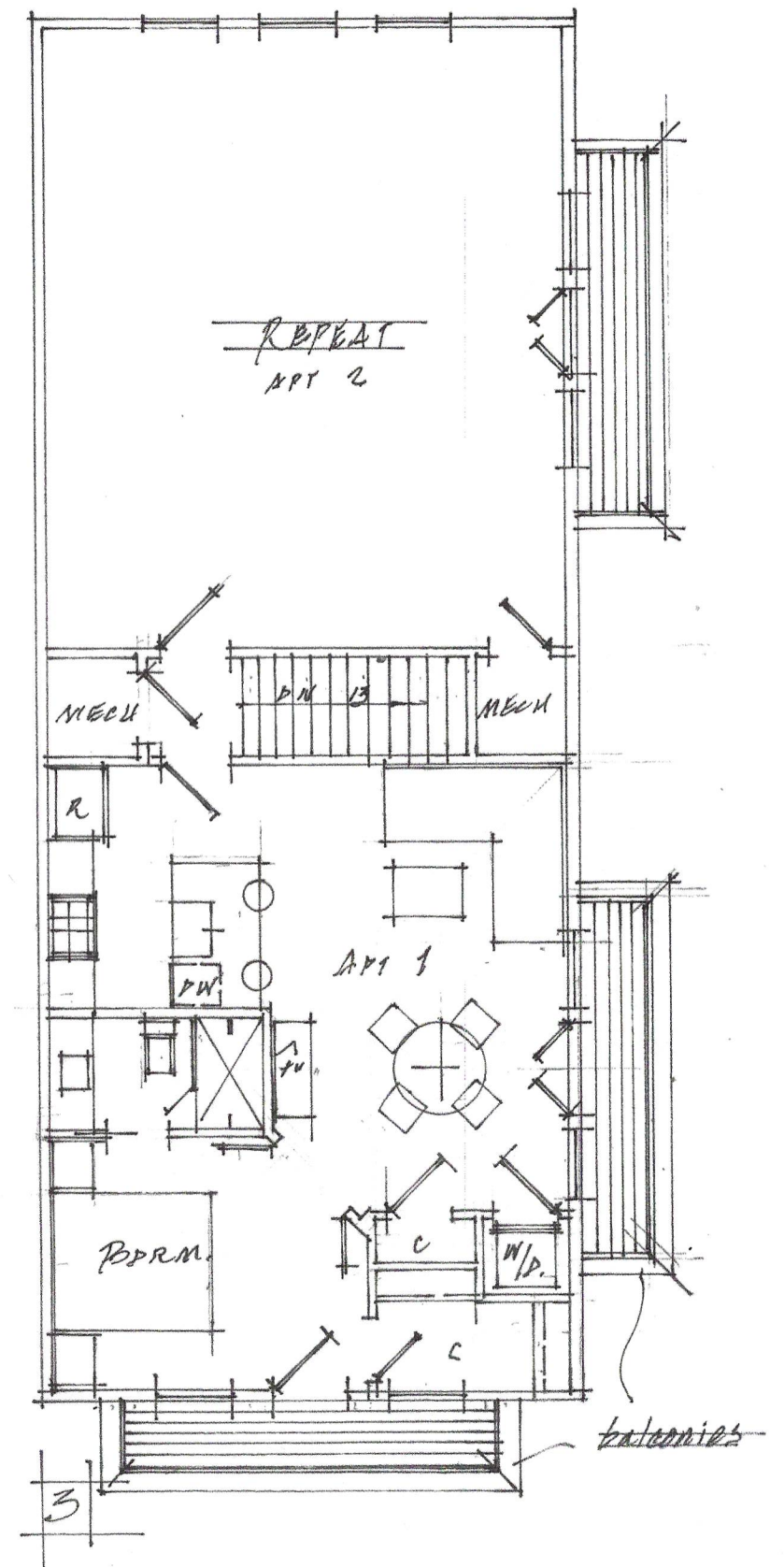
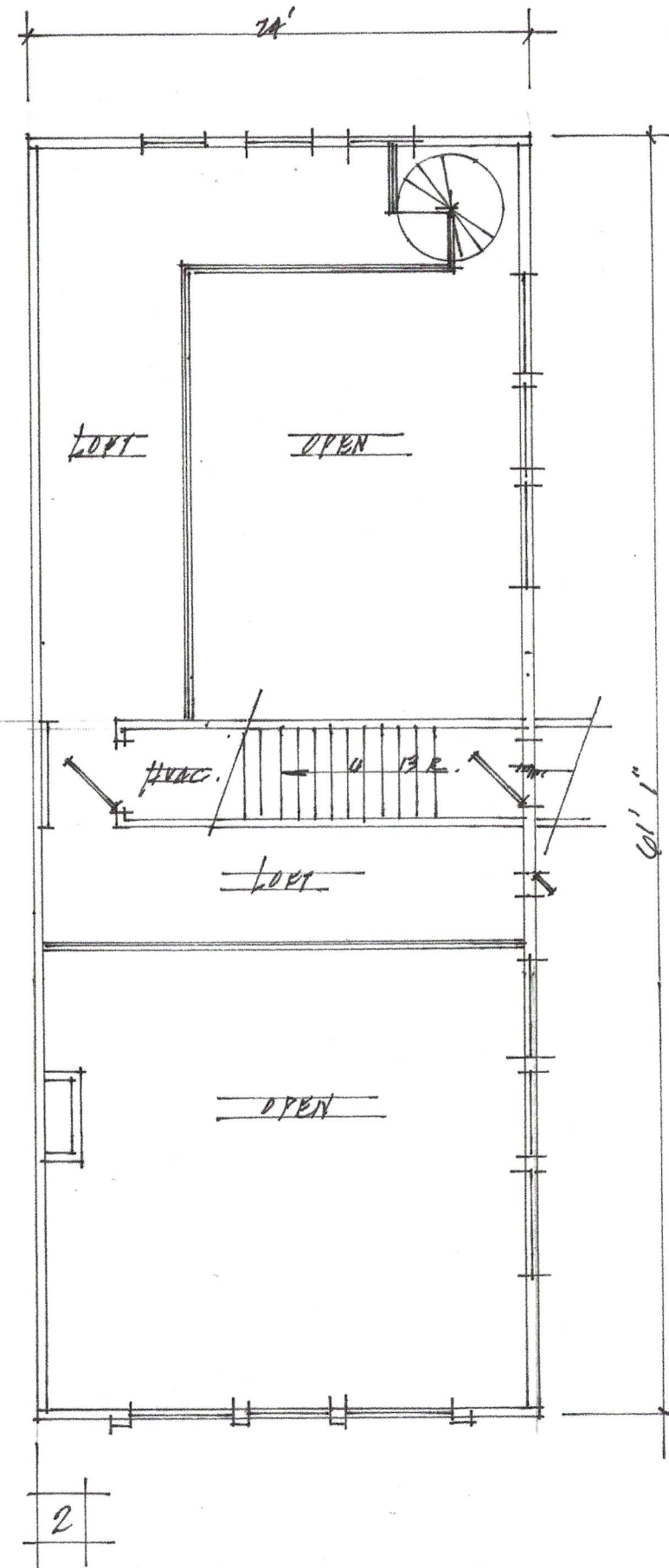
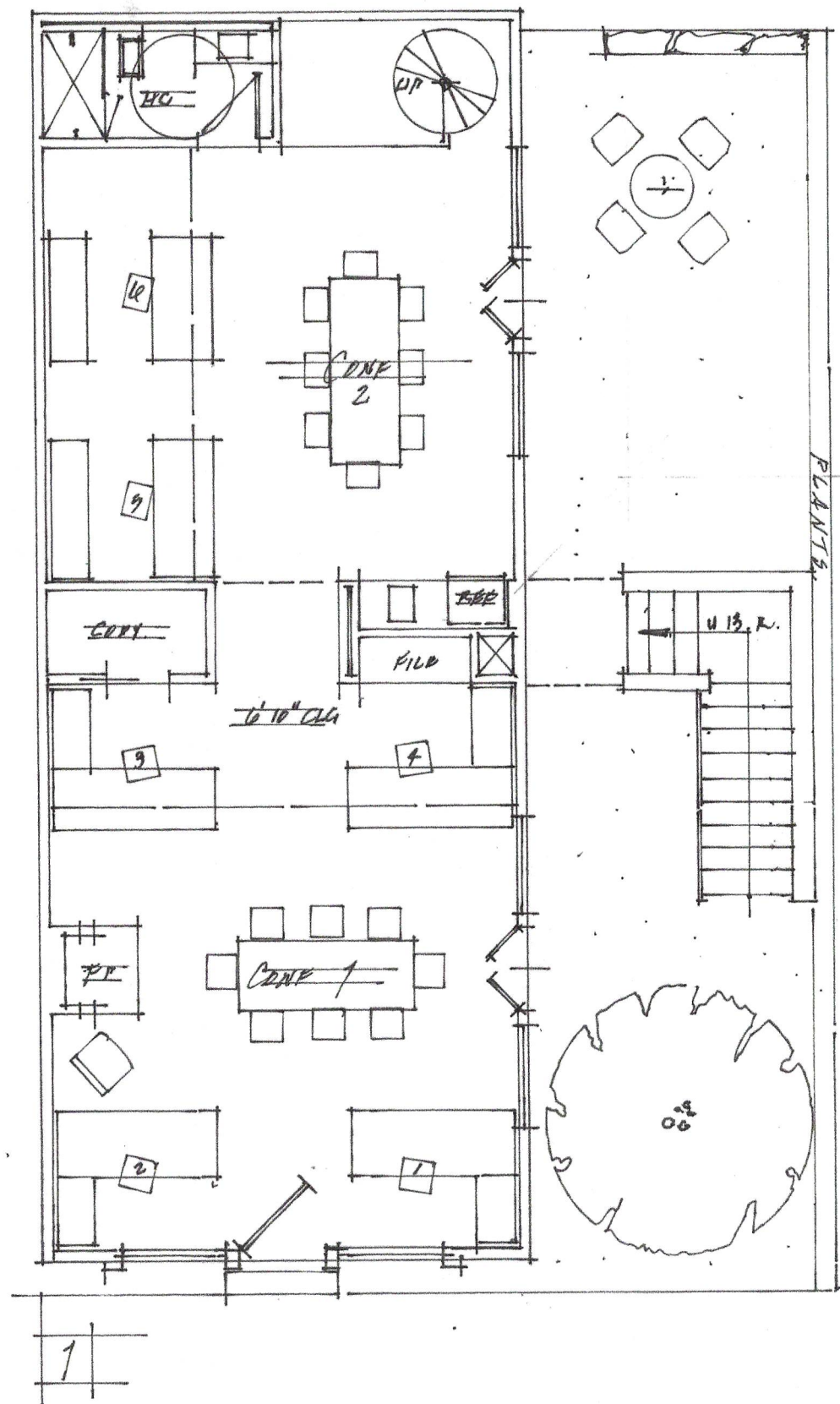
Site Planning/Stormwater:

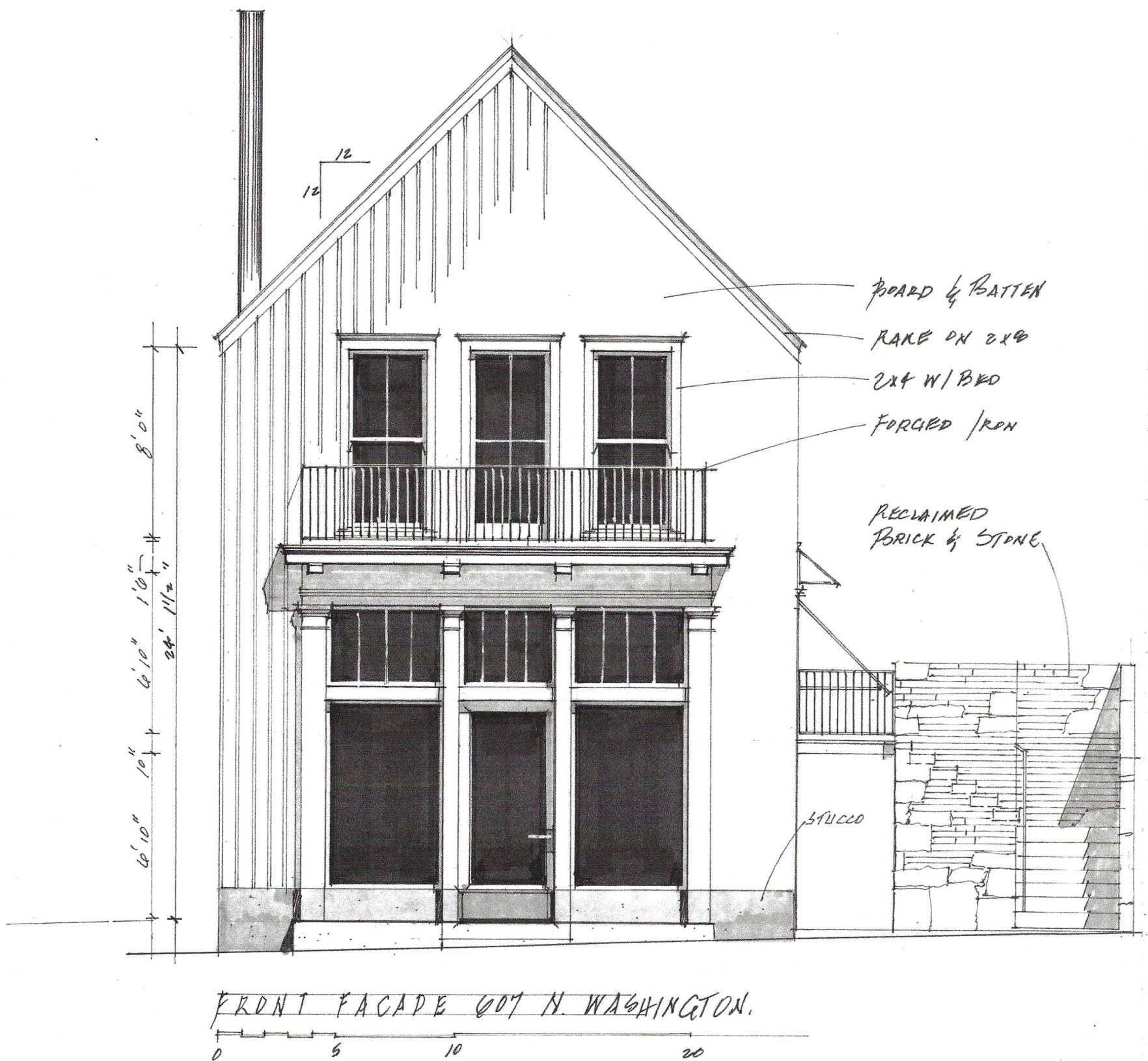
Parking (if any) and Stormwater will be addressed in Design Development and Construction Document Phases.

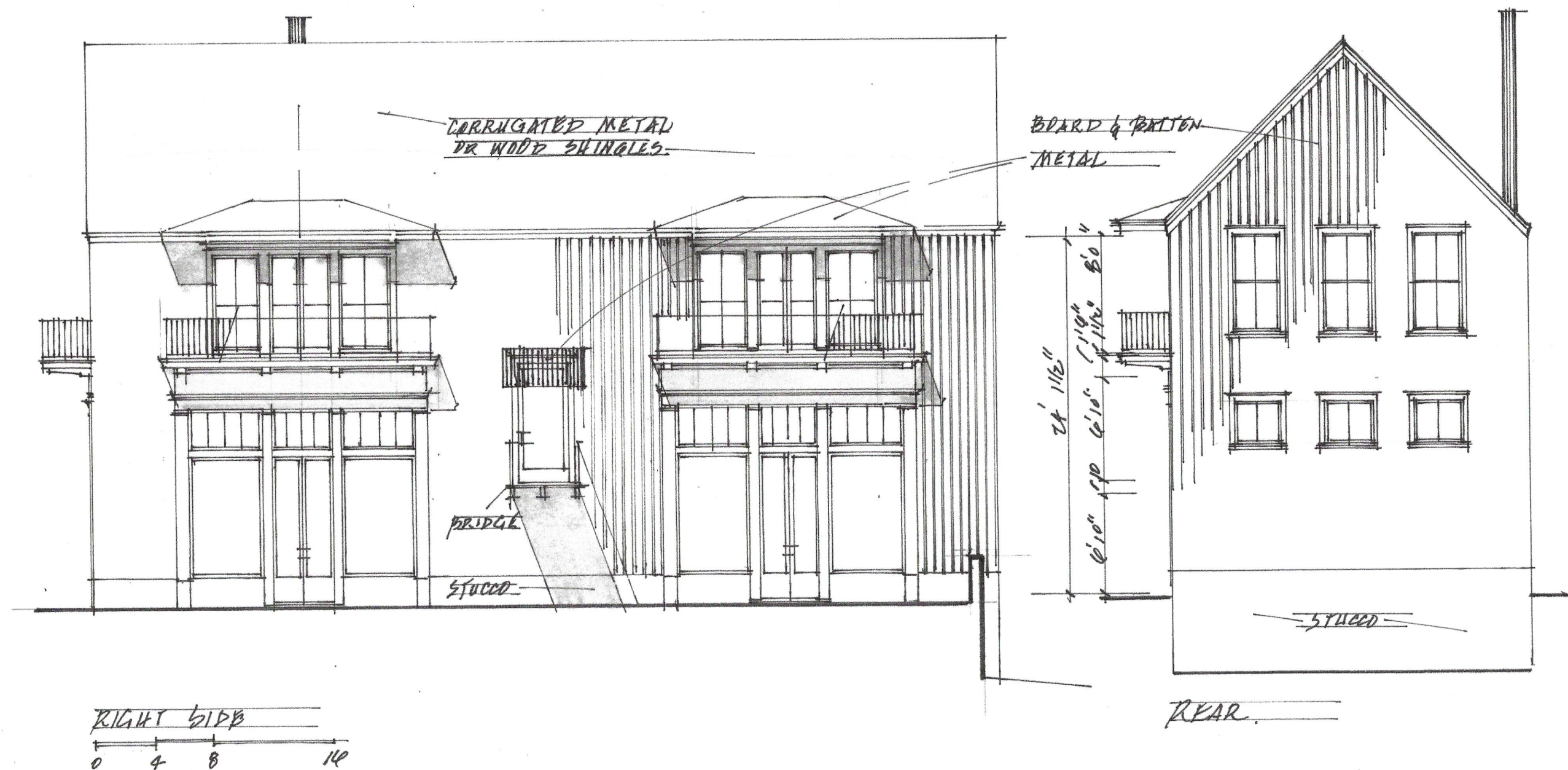
Construction Type: Concrete slab foundation, turned down stem wall footings as required by site conditions. Structure above slab is to be wood framed with protected elements as required by the IBC.

Aesthetic: The Site Plan is designed to accommodate outdoor courtyard space to be used by Lew Oliver Inc. and Condominium occupants/guests. The courtyards provide a green space type view from Washington Street. The architecture is vernacular, simple massing, informal exteriors with classical detailing/proportions. The facades/fenestrations are designed to blend with surrounding elements and scale. The primary exterior wall material is board and batten (possibly black locust as an option) with Duration type Moldings for trim/front entrance detailing. Roofing proposed is metal (possibly cedar shake as an option). Courtyard elements will be brick or stone detailing.

Phase II: Commercial structure on Madison Street.







LEW OLIVER INC. HEADQUARTERS CLARKESVILLE, GA

for illustrative purposes; subject to adjustments



LIGHTING

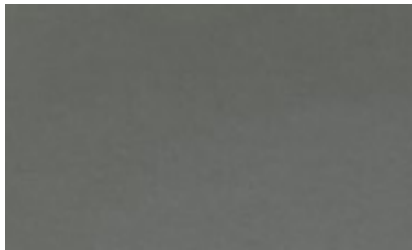
ET2 ALUMILUX 24INCH TALL LED OUTDOOR
WALL SCONCE WITH ACRYLIC DIFFUSER, BLACK



FLUSH DOOR HARDWARE
HI8 NEW DECORATIVE HANDLESSET, MONTANA
FORGE, BLACK



BODY + TRIM
SASSAFRASS



METAL ROOF
ZINC GREY



SIDEYARD DETAILING
STONE AND ANTIQUE BRICK



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WHOLE TOWN SOLUTIONS



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CLARKESVILLE

— We Call it Home. —

September 20, 2023

RE: Morningside Dr / Map & Parcel 104 297 – Zoning Map Amendment From R-1, Single Family (15,000 s.f.) to R-2, Multiple Family

Mr. Kevin Bochat has purchased this parcel at Morningside Dr. It currently does not have an E911 address. This lot abuts R-2 (The Village on Washington) and would not create spot zoning.

The intent to rezone the property is to make it more viable for more single-family residences. Instead of being limited to one residence, they would be able to divide the lot up into three individual lots and build three residences. These residences would be between 1000 to 1200 square feet.

Included in this request are two variations on how the lots would be divided up if rezoning is approved.

It is my opinion that this rezoning would add to the city's inventory of new homes which is highly needed.

I recommend approval of this request and submission to the Governing Body for consideration.

Respectfully,

Caleb Gaines
Zoning Administrator
City of Clarkesville

**NOTICE OF HEARING
REGARDING ZONING ORDINANCE
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 adoption of an amendment to the zoning map of the city of Clarkesville to rezone property located at Morningside Drive (Map & Parcel 104 297) from R-1, Single Family Residential (15,000 square foot lot minimum) to R-2, Multiple Family Residential at the meeting of the Planning Commission to be held at 5:30 p.m. on the third Wednesday in September, the same being September 20th, 2023. At this time the proposed amendment to the zoning map 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 October, the same being October 2nd, 2023 at 6:00 p.m. A copy of the applicants zoning map amendment 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.

Published this 6th Day of September, 2023



established 1823

CLARKESVILLE

— We Call it Home. —

September 20, 2023

To: Planning Commission

Subject: Request for a zoning amendment for Morningside Drive. Map 104 Parcel 297.

1. Public notice was run in the Northeast Georgian in the September 6th, 2023 issue.
2. The required sign was posted in front of the property on September 6th, 2023.
3. The applicant is requesting rezoning from Single Family Residential (R-1) to Multiple Family Residential (R-2).
4. The applicant has submitted all necessary paperwork and fees in regard to the application.
5. This request does not create spot zoning and fits with current zoning in the immediate area.
6. There has been no public inquiry that I am aware of in this office in regard to the zoning request.

I recommend that the request be approved by the Planning Commission and forwarded to the Governing Body for consideration.

Caleb Gaines
Zoning Administrator

AUG 30 2023

PAID

Zoning Change Application

(Annexation, Map Amendment, Conditional Use and Variance)
for0 morning Side Dr

(address)

104297

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

Tel: 706-754-4216

Fax: 706-754-9316

PROPERTY OWNER/APPLICANT	APPLICANT	REPRESENTATIVE	OWNER
	Name: K Brothers Development LLC	Name: Kevin Bochat	Name: K Brothers Development LLC
	Address: 605 Green st	Address: 197 Silverwood Dr	Address: 605 Green St
	City/State/Zip: Gainesville, GA 30501	City/State/Zip: Cornelia, GA 30531	City/State/Zip: Gainesville, GA 30501
	Telephone: 404-374-7819	Telephone: 404-374-7819	Telephone: 404-374-7819
	Fax:	Fax:	Fax:
	Cell: 404-374-7819	Cell: 404-374-7819	Cell: 404-374-7819
	Email: kevibochat@gmail.com	Email: keivnbochat@gmail.com	Email: kevinbochat@gmail.com

Applicant's Signature

Representative's Signature

Owner's Signature

ACTION REQUESTED	☐ Annexation:	Request rezoning from county _____ to _____
	☒ Map Amendment:	Request rezoning from <u>R1</u> to <u>R2</u> (current) (proposed)
	☐ Conditional Use:	Zoning district: _____ Conditional Use Requested: _____
	☐ Variance:	Zoning district: _____ Variance Requested: _____

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>8/30/23</u> Rcvd by: _____
Letter of Intent ☒	Letter of Intent ☒	Fee Paid \$ <u>650</u> on <u>8/30/23</u>
Maps & Plats ☒	Maps & Plats ☒	Public Notice: <u> </u> / <u> </u> / <u> </u> News Signs
Tax Records/Liens ☐	Tax Records/Liens ☐	Zoning Admin: <u> </u> / <u> </u> / <u> </u> Action: _____
Parking & Access ☐	Parking & Access ☐	Planning Comm: <u> </u> / <u> </u> / <u> </u> Action: _____
Floodplain Zone ☐	Floodplain Zone ☐	Governing Body: <u> </u> / <u> </u> / <u> </u> Action: _____
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>

Letter of intent

K Brothers development LLC
605 Green St
Gainesville, Ga 30501

Regarding :
parcel 104 297
0 Morning Side Dr
Clarkesville, GA 30523

K Brothers development LLC is seeking rezoning for parcel number 104 297 located off Morningside Dr in the city limits of Clarkesville. We are seeking to re-zone this from our R1 ~~or~~ R2 which would allow us to add three new cottages in the down town area approximately 1000 to 1200 square-foot per cottages.

Attached are two different variations that we are seeking, but also are willing to take advice/ directions from the council. We are looking to increase opportunity for additional housing in the downtown area of Clarkesville, and with the rezoning of parcel 104 297 to R2, it will add three homes available to the Clarkesville area.

Thanks
K Brothers development LLC

Habersham County, GA

Summary

Parcel Number 104 297
Location Address MORNINGSIDE DR
Legal Description 12-2 C L JARRARD LT-10 111/2 12 1317-965
 (Note: Not to be used on legal documents)
Property Class R-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 02-Clarksville
Millage Rate 25.955
Acres 0.57
Neighborhood EAST CLARKESVILLE

[View Map](#)

Owners

Current Owner
 THOMPSON KAY SMITH ETAL
 SMITH OLIN IV &
 150 STONE BRIDGE TER
 LAVONIA, GA 30553

Land

Class	Land Use	Acreage	Frontage	Depth	Zoning	Value
R3	0100	0.57	125	217	R1	\$40,875

Sales

Sale Date	Sale Price	Instrument Type	Deed Book	Deed Page	Reason	Vacant\Improved	Grantor	Grantee
03/16/2023	\$0	WD	01333	0188	E	Vacant	THOMPSON KAY SMITH ETAL	SMITH OLIN IV
08/08/2022	\$0	AD	01317	0965	E	Vacant	THOMPSON KAY SMITH	THOMPSON KAY SMITH ETAL
02/16/2022	\$0	AD	01317	0963	E	Vacant	MORRISON LAURA E ESTATE	THOMPSON KAY SMITH
04/01/1987	\$0	WD	00231	0719	X	Vacant		

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$40,880	\$27,250	\$27,250	\$27,250	\$27,250
Land Value	\$40,880	\$40,880	\$27,250	\$27,250	\$27,250
+ Building Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Fair Market Value	\$40,880	\$40,880	\$27,250	\$27,250	\$27,250

No data available for the following modules: Online Appeal, Residential Information, Commercial Information, Mobile Homes, Accessory Information, Sketches.

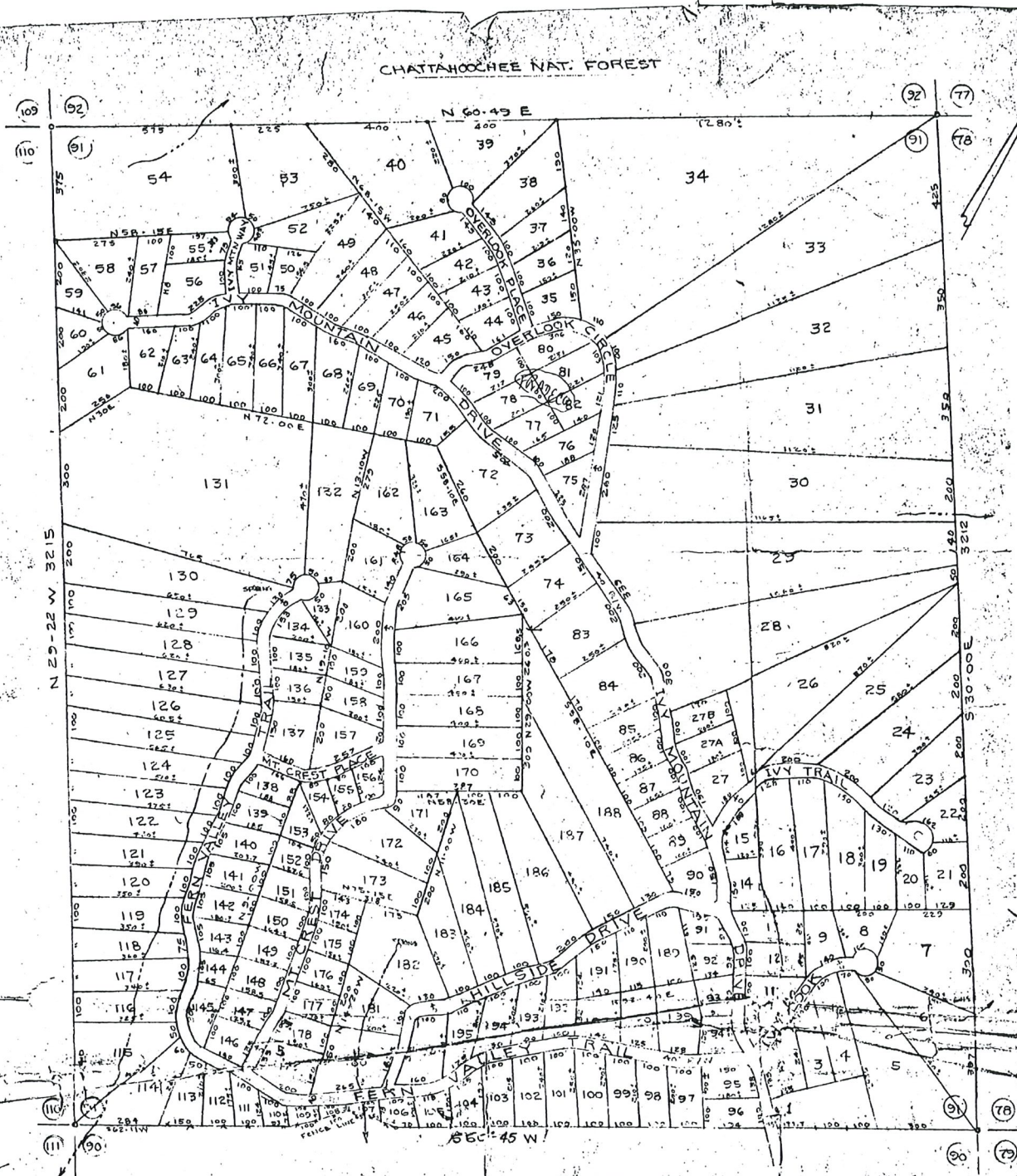
The Habersham County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/29/2023, 10:31:00 PM

Contact Us

Developed by


107



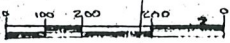
PERCOLATION TEST AVG. 29 MIN.
 NO LOT OF LESS THAN 40,000 SQ. FT. TO BE SOLD UNLESS COMBINED WITH CONTIGUOUS LOTS OR PORTIONS OF CONTIGUOUS LOTS TO MAKE A MINIMUM AREA OF 40,000 SQ. FT. WHEN COMBINATIONS ARE MADE, THESE ARE TO REMAIN AS ONE UNIT DESIGNED FOR INDIVIDUAL WATER SUPPLY & INDIVIDUAL SEWAGE SYSTEMS. LOTS AND CONTIGUOUS LOTS TOTALING 30,000 SQ. FT. TO 40,000 SQ. FT. APPROVED WHEN WATER AND SEWAGE SYSTEMS ARE LOCATED IN CUSTOMER'S LOT AND HABERSHAM CO. HEALTH DEPT. PLAN AND REEY REQUIREMENTS OF PUBLIC HEALTH DEPT. COMPLY. 210-2102 AND COMPLY. 210-2105.

GEORGIA HABERSHAM COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD - 10/29/70
 1971 AT 4 O'CLOCK - 251 M
 RECORDED - 11/19/71
 IN BOOK NO. 10 - PAGE 107
 [Signature] CLERK



IVY MOUNTAIN SUBDIVISION

LAND, LOT 91 - 11TH DISTRICT
 HABERSHAM COUNTY, GEORGIA



NOV. 1970

HABERSHAM CO. HEALTH DEPT

PATTON-PLESS & ASSOCIATES
 GAINESVILLE, GA.

RECORDED 09/02/2022 3:59 PM Recpt:1259481
DEED - FROM ESTATE
DEED BOOK 1317 PAGES 965 - 966 Doc #2022006749
FILING FEES: \$25.00 TRANSFER TAX: \$0.00
PT61: 068-2022-002306
David C. Wall, Superior Court Clerk, Habersham County, GA

Return To: Kelly & Kelly, LLP, Attorneys at Law, PO Box 191, Monticello, Georgia 31064 ***** (706) 468-2211

State of Georgia >
County of Jasper >

EXECUTOR'S DEED OF ASSENT

WHEREAS, LAURA E MORRISON, died a resident of Jasper County, Georgia, on the 14TH day of NOVEMBER, 2021, leaving a Will which has been probated in solemn form in said County on the 16TH day of FEBRUARY, 2022 term of Court of Probate thereof; and

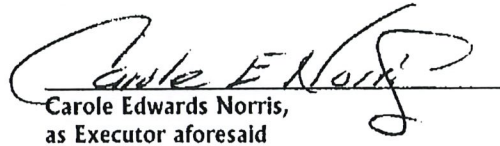
WHEREAS, under the terms of said Will, under Item III, (1), a one-half (1/2) interest in certain property was devised to **OLIN SMITH, IV, and LAURA LYNN SMITH**, to wit:

*** SEE EXHIBIT 'A' ATTACHED FOR LEGAL DESCRIPTION***

WHEREAS, the undersigned duly qualified as Executor of the ESTATE OF LAURA E. MORRISON, and is now administering the Estate under the terms of said Will; and it has been determined that all debts and claims against the Estate have been duly paid.

NOW, THEREFORE, the undersigned, Executor of the Last Will and Testament of said LAURA E MORRISON, hereby assents to the devise of said property under terms of said Will, so that full fee simple title to a one-half (1/2) interest hereto is vested in said **OLIN SMITH, IV, and LAURA LYNN SMITH**, as provided in said Will.

WITNESS, my hand and seal this 8th day of August, 2022.


Carole Edwards Norris,
as Executor aforesaid

Signed, sealed and delivered
in the presence of the undersigned,
this 8 day of August, 2022



A one-half undivided interest in and to the following described parcels:

TRACT I:

and being in Land lot 91, 11th District of Habersham County, Georgia and being all of lots Number one hundred Fifty-eight (158) and one Hundred Fifty-nine (159) of the IVY MOUNTAIN SUBDIVISION as shown on a plat prepared by Patton-Pless and Associates, Georgia Registered Surveyors, dated November 1970. A copy of said plat is recorded in Plat Book 10, Page 107 of the Habersham County, Georgia Plat Records, and by reference thereto, said plat is hereby incorporated and made a part of this description.

This being the same property conveyed in deed from Joseph Robert Abernathy and Margaret H. Abernathy to the party of the first part, recorded in book 179, p. 798, of the Habersham County Deed Records.

This deed is made subject to existing Public Utility Easements.

MAP & PARCEL 037A 158

TRACT II:

and being in the City of Clarkesville, Habersham County, Georgia and being all of Lots No. 5, 6, 7, 8, and 9 of the C. L. Jarrard Subdivision as shown by plat made by S. C. Moon, C. S., Hall County, Georgia, March 1940, and found recorded in plat Record Book 2, page 27, Clerk's Office, Habersham County, Georgia, and the description contained therein in said plat is made part of the description hereof.

Lots 5, 6, 7, & 8 are more thoroughly described in a warranty deed from Olin Smith, Jr. to Richard Russell Smith, dated November 1, 1956 and recorded in Book A72, page 139, Clerk's office, Habersham County Georgia.

Lot No. 9 is found more thoroughly described in a warranty deed from Olin Smith, Jr., to Richard Russell Smith, dated November 1, 1956 and recorded in book A72, Page 139, Clerk's office, Habersham County Georgia.

MAP & PARCEL 104 296

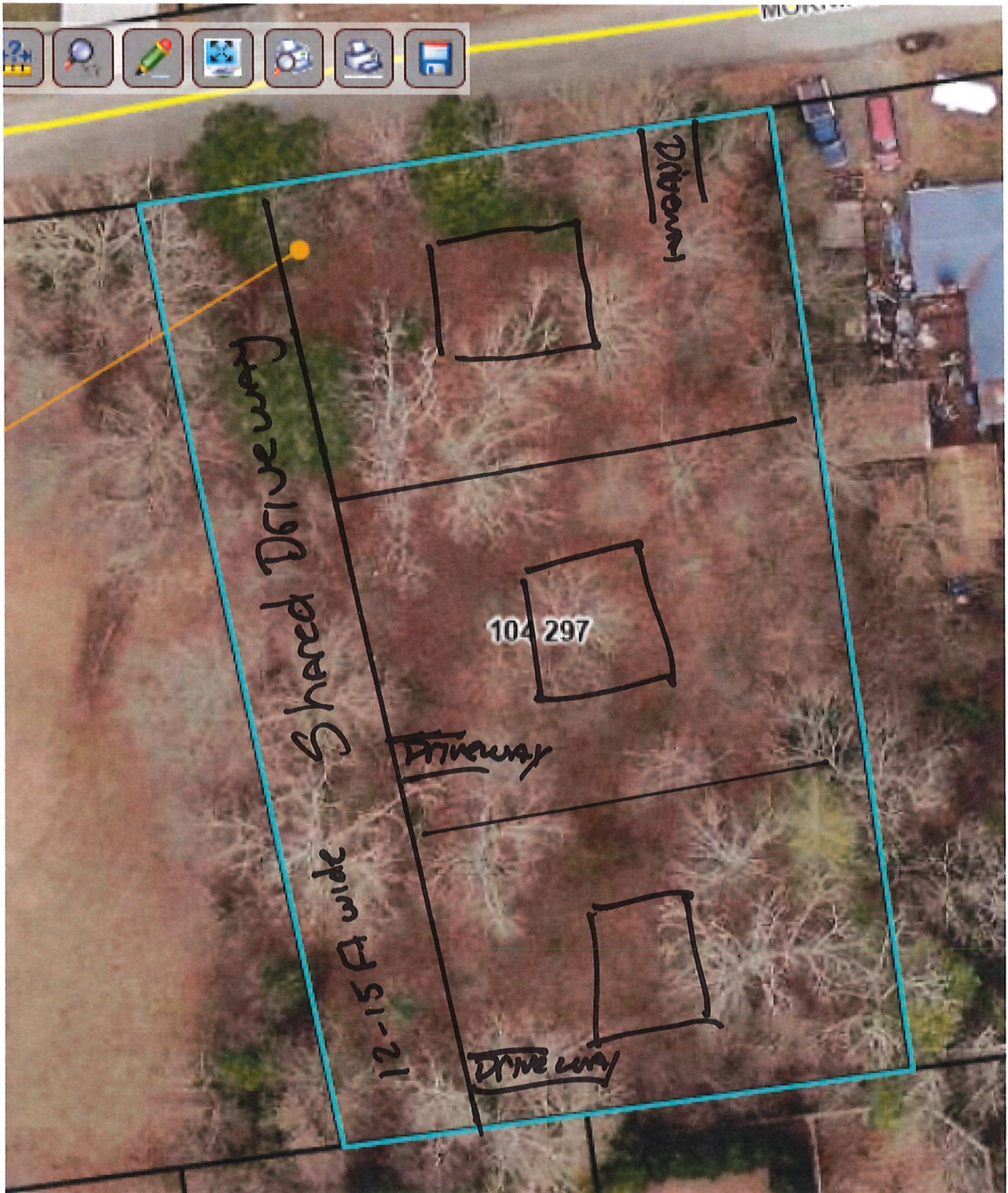
TRACT III:

and being in Land Lot No. 3 of the 12th Land District of Habersham County, Georgia and in the city of Clarkesville, known and designated as Lots Nos. 10, 11 and part of Lot No. 12 of the C. L. Jarrard Subdivision, and being more particularly described according to plat of survey made by Hubert Lovell, C.S., under date of December 12, 1966, as follows: BEGINNING at an iron pin corner on the southerly side of Morningside Drive, said corner being common to Land Lot Nos. 9 and 10 of said subdivision; thence north 86 degrees, 56 minutes E along Morningside Drive 125 feet to an iron pin corner; thence south 5 degrees 13'E 218.88 feet to an iron pin corner; thence south 85 degrees 23'W 53.53 feet to an iron pin; thence south 84 degrees 36'W 23.58 feet to an iron pin; thence south 85 degrees 15'W 47.89 feet to an iron pin corner; thence north 5 degrees 13'W 216.15 feet to the beginning corner; the same being the property conveyed by Olin Smith, Jr. in a Warranty deed dated March 26, 1968.

MAP & PARCEL 104 297

RECORDED

All 3 Lot's equal as possible
Shared Driveway Lot's 2 and 3



All 3 Lot's equal As possible
Shared Driveway Lot's 2 and 3





established 1823

CLARKESVILLE

— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

September 20, 2023

To: Planning Commission

Subject: Discussion of potential development by Danny Otter on his property at Beaver Dam Rd.

Mr. Danny Otter is researching potential options for his property at Beaver Dam Rd. This property is at the corner of Beaver Dam Rd and Hwy 197 N. He has some ideas which he would like to discuss with the Planning Commission.

Respectfully,

Caleb Gaines
Zoning Administrator

Please see enclosed.

Notes

No grading
No tree removal
No permanent structures
(except fencing)

Low impact
Educational
Beautifying
Area

Raise tax
Value
For City
Water

Customer -
Protect
Privacy of
Sensitive areas

Low Impact Off Grid
Sustainable
Urban Homestead

The majority of the property will be utilized for agriculture. The land is well suited for orchards, blueberries, strawberries, flowers, vegetables, and vineyards as well.

I would also like the option to have some livestock such as a couple of horses and maybe a dairy cow. With the current limitations on structures any acceptable livestock would be limited to animals that require minimal manufactured shelter.

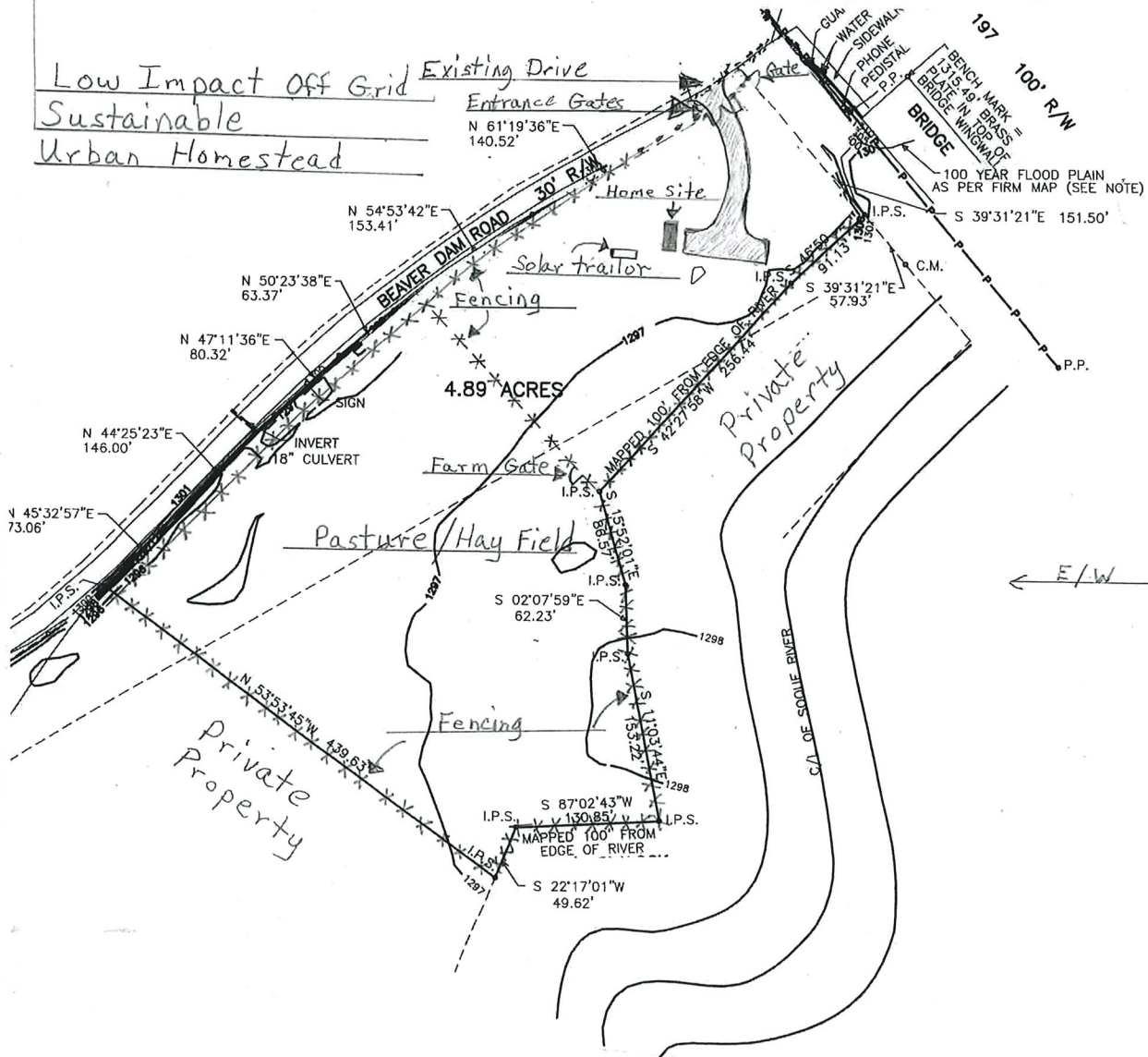
For the residential component I would like to place a totally self contained 8'x20' solar powered tiny home with a 20' x20' solar station. Both of these units will be completely mobile while in use. Both tiny home and power station are permanently mounted on highway ready trailers. The units will at all times be left in such a condition of readiness so as to be completely off site within no more than one hours notice. These should easily qualify as not permanent.

We would like to have a city water connection to use for home use. Although we will use a minimal amount it would be worth the monthly minimum to have access. We would like the ability to include a solar powered well for watering of crops as well.

Hopefully this will be a good opportunity for me to utilize this property, keep its taxable value up while respecting the conditions of the restrictions. It will hopefully allow Clarkesville to host a very unique and interesting use of urban floodplain? I believe all parties will benefit.

This particular property is ideally located and gives us an incredible canvas. It affords us an ideal place for us to create and display a glimpse into that world. There is increasing interest in obtaining and experiencing this off grid, self sustaining lifestyle. We have a unique opportunity to creatively and artistically transform a near useless piece of property into a valuable asset that will benefit both the owner and the community.

I would like to showcase the property as an educational experience opportunity. Would like to be able to rent as a short term rental and include live instruction and hands on experience in creating the perfect Urban Homestead.



I have long been a big fan of Clarkesville. It has so much charm and beauty. My development projects in the City hopefully have shown my respect and love for the coolest town in Georgia. The greenway trail and wetland project we created beside and behind the "Old Clarkesville Mill" remains one of my proudest achievements. I believe this project may have a similar positive impact. In addition to increasing the value of a beautiful piece of property thereby increasing revenue for the city this project will create a unique marketing opportunity for the city as well.

There is an increasing interest in a self sustainable lifestyle. We can showcase it in a way that few properties can while utilizing a difficult piece of property in a totally unique way.

I hope and pray you will allow me to create this for us all.

(ii) The manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least an equivalent strength) of no less than 36 inches in height above grade.

(c) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. (Ref. Article 4(A)(6) above)

(d) All recreational vehicles placed on sites must either:

(i) Be on the site for fewer than 180 consecutive days.

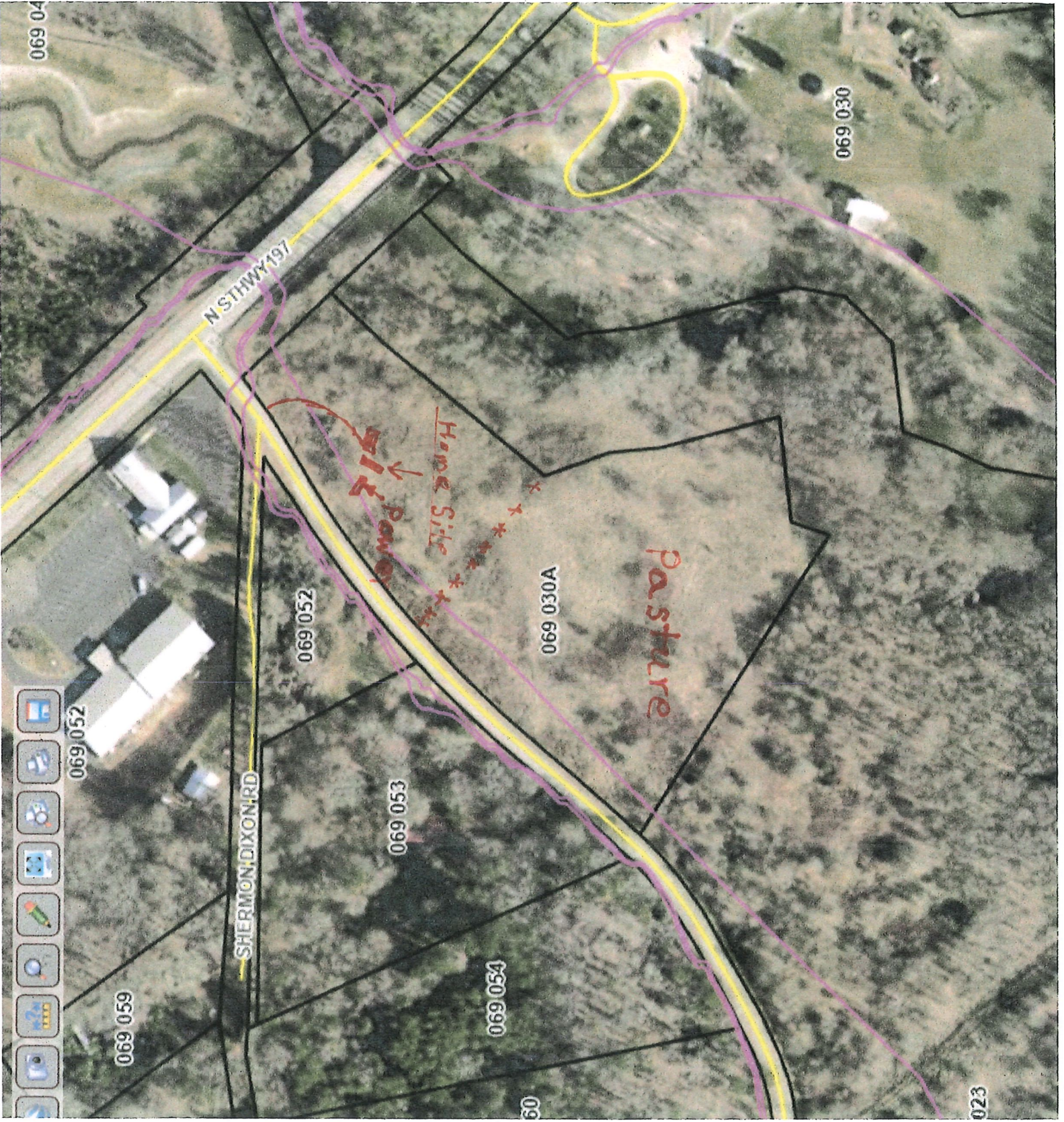
(ii) Be fully licensed and ready for highway use, (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or

(iii) The recreational vehicle must meet all the requirements for "New Construction", including the anchoring and elevation requirements of Article 4, Section B (3)(a)(c), above.

(4). Floodway - Located within Areas of Special Flood Hazard established in Article 2, Section B, are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights. Therefore, the following provisions shall apply:

(a) Encroachments are prohibited, including earthen fill, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof.

(b) ONLY if Article 4 (B)(4)(a) above is satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article 4.





Overview



Legend

-  Parcels
-  Roads
-  Flood Map

Parcel ID	069 030A	Alternate ID	3465520	Owner Address	M RADIN LLC
Sec/Twp/Rng	n/a	Class	R		1450 GEORGIA CLUB DR
Property Address	BEAVER DAM RD	Acreage	4.89		STATHAM GA 30666
	02				

District 02
Brief Tax Description 10-19 TRK 3 PB 55-24 DB 1081-282

(Note: Not to be used on legal documents)

Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMA's Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 7/12/2023

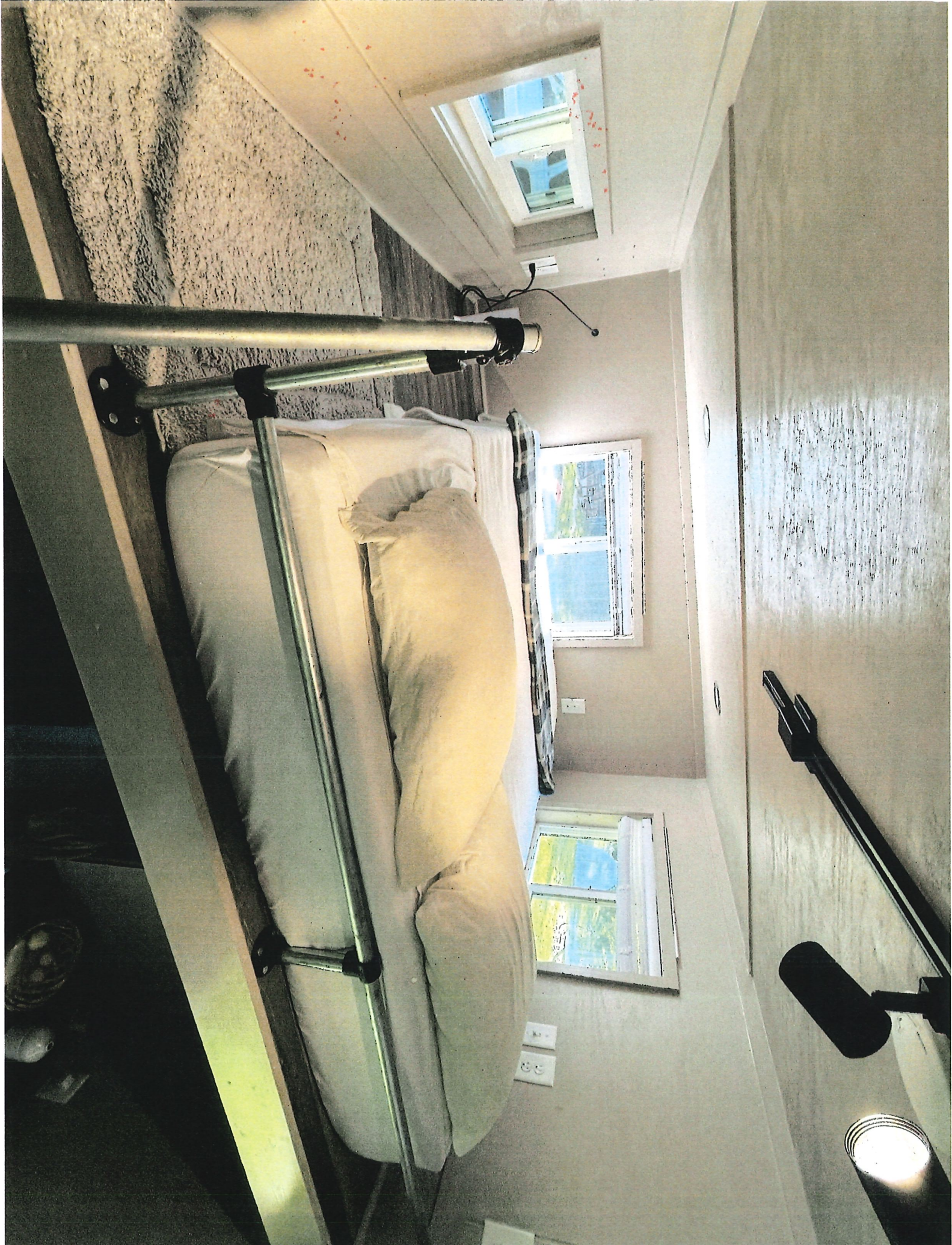
Last Data Uploaded: 7/11/2023 10:07:51 PM

Developed by  **Schneider**
 GEOSPATIAL









Notes

No grading

No tree removal

No permanent structures

(except fencing)

Low impact

Educational

Beautifying

Area

Raise tax

Value

For City

Water

Customer

Protect

Privacy of

Sensitive areas

Low Impact Off Grid

Sustainable

Urban Homestead

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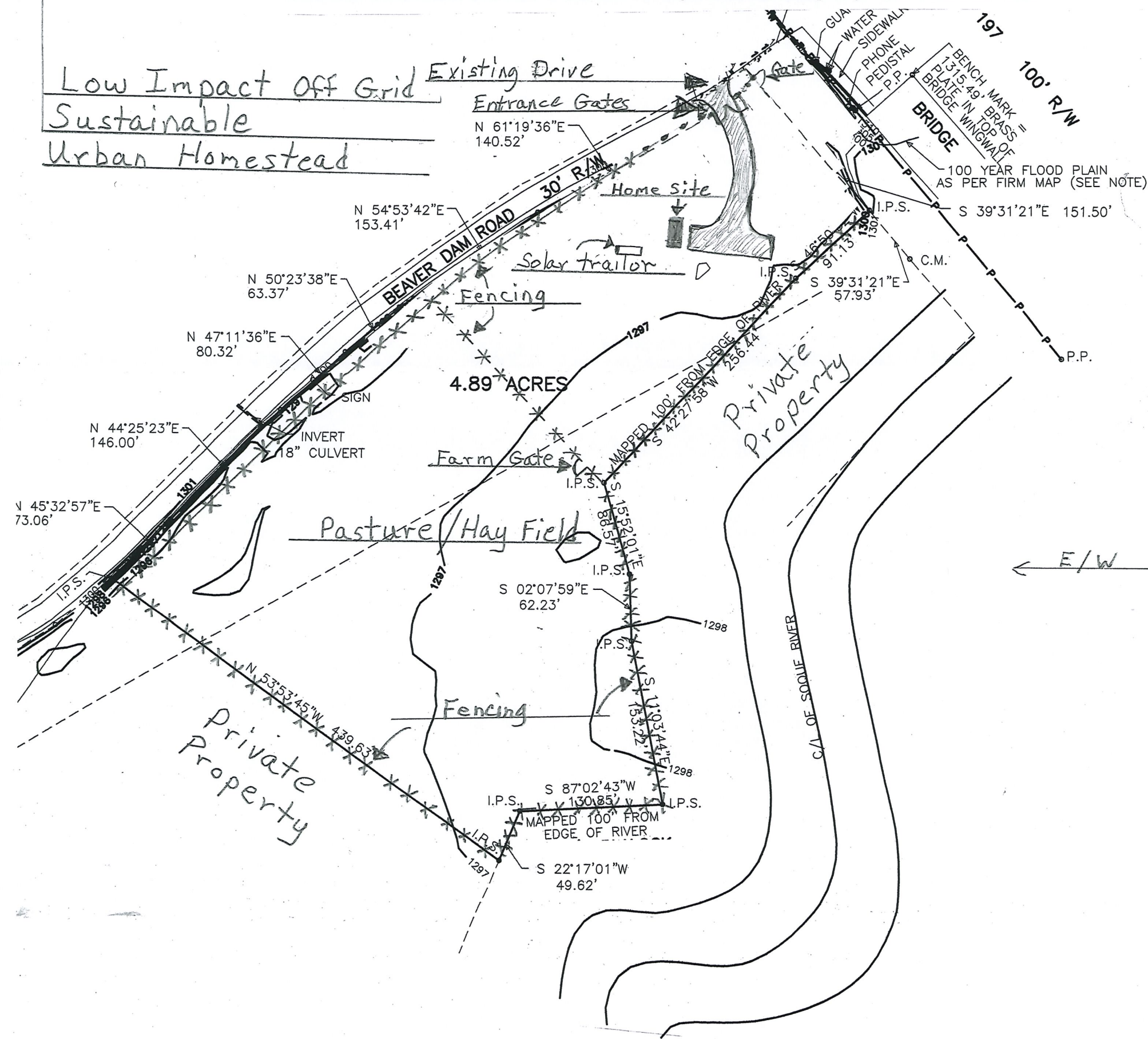
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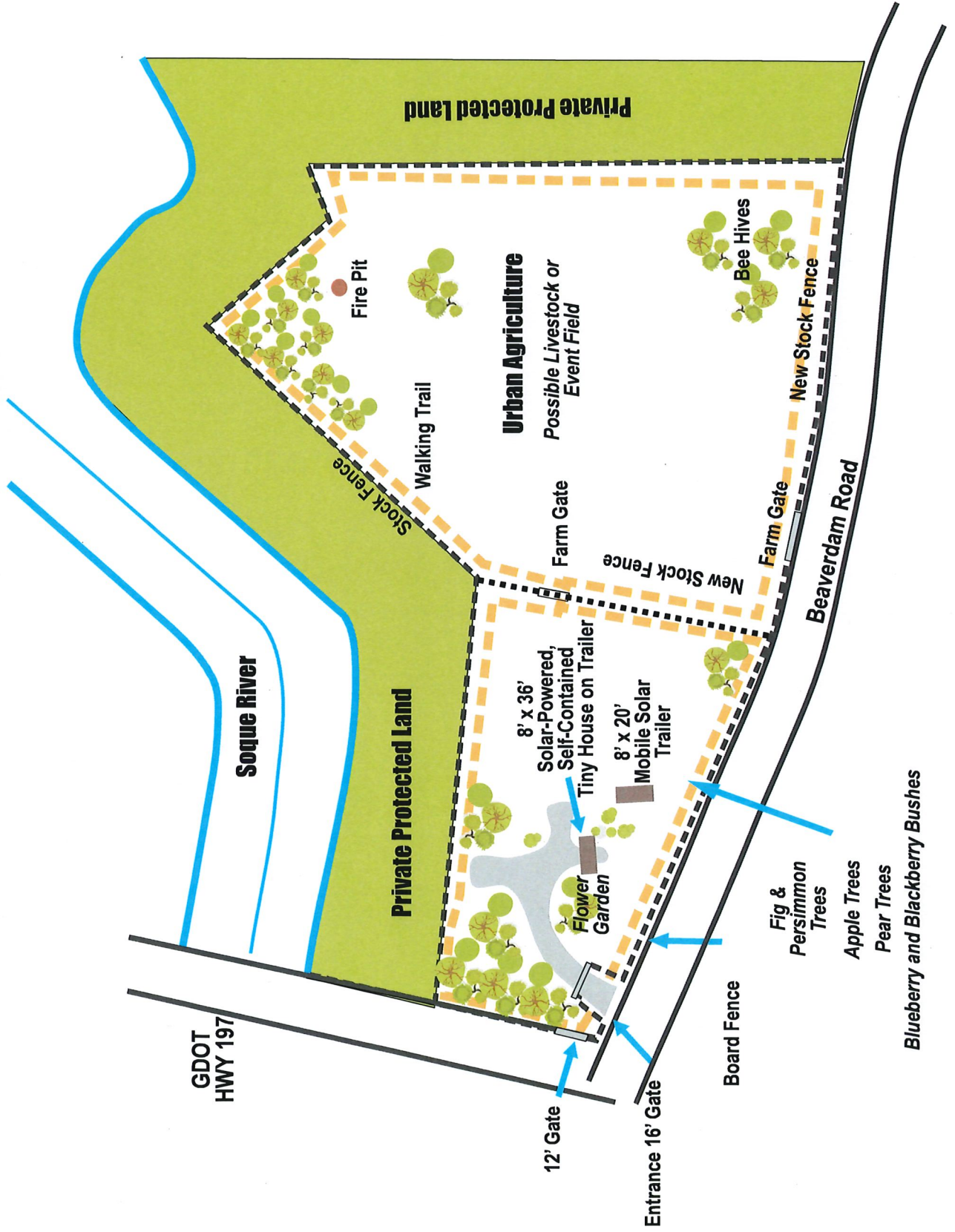
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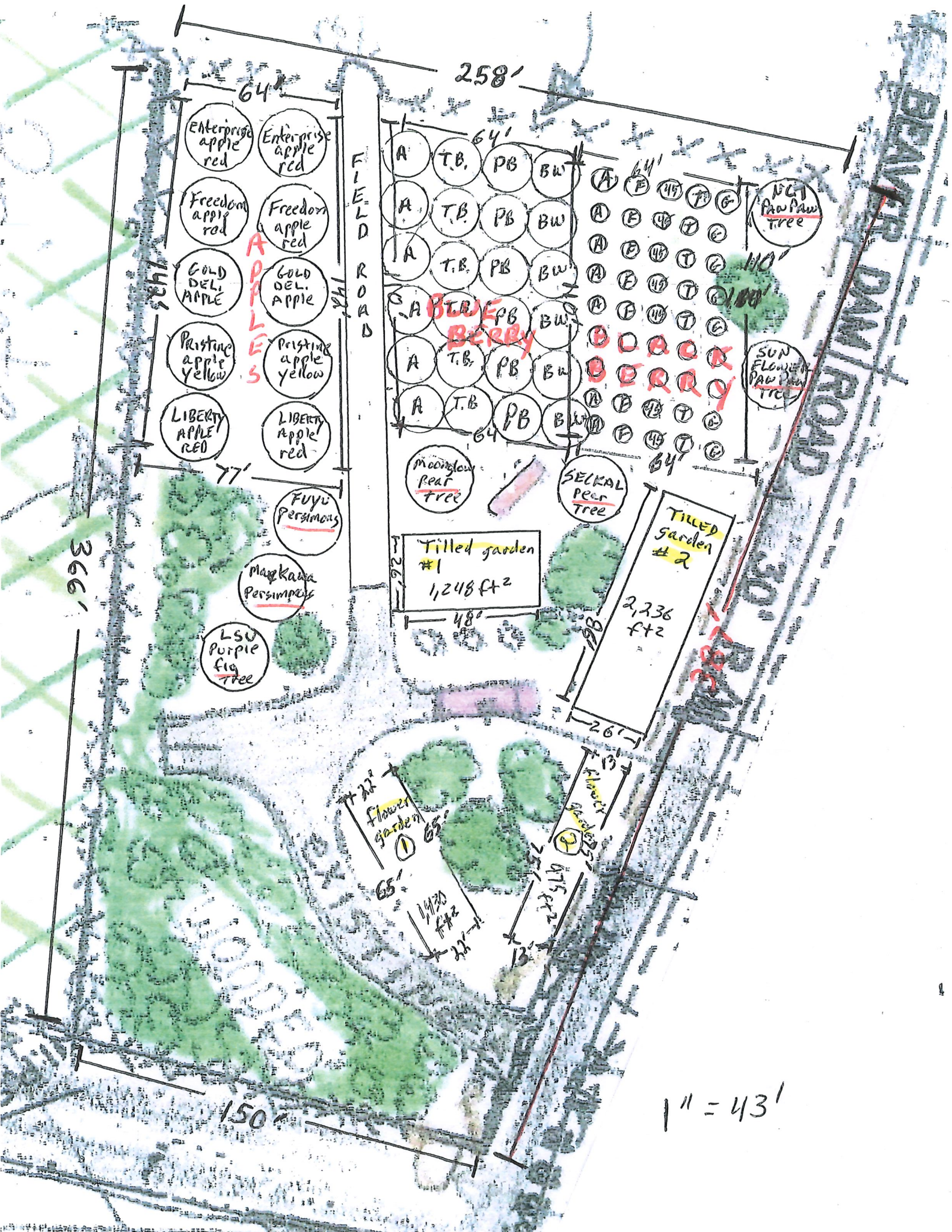
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I hope and pray you will allow me to create this for us all.

Self-Sustained, Self-Contained Organic Homestead Project

Beaverdam Road at Soque River





- Enterprise apple red
- Enterprise apple red
- Freedom apple red
- Freedom apple red
- GOLD DEL. APPLE
- GOLD DEL. APPLE
- Pristine apple yellow
- Pristine apple yellow
- LIBERTY APPLE RED
- LIBERTY Apple red

- Fuyu Persimmons
- Maxima Persimmons
- LSU Purple fig tree

- A
- T.B.
- PB
- BW
- A
- T.B.
- PB
- BW
- A
- T.B.
- PB
- BW
- A
- T.B.
- PB
- BW
- A
- T.B.
- PB
- BW
- A
- T.B.
- PB
- BW

moonlow pear tree

SEKAL pear tree

Tilled garden #1
1,248 ft²

Tilled garden #2
2,236 ft²

Flower garden #1
1,420 ft²

Flower garden #2
975 ft²

NGT Paw Paw tree

SUN FLOWERS Paw Paw tree

1" = 43'

DANNY OTTER
OFF GRID, ORGANIC, HOMESTEAD PROJECT (MAP KEY) cont.

CONTINUING ON THE RIGHT HAND SIDE OF ROAD HEADING TOWARD THE FIELD GATE

(6) ALAPAHA RABBIT EYE BLUEBERRY BUSHES: 10' x 10' spread, 12' tall

(6) TIFBLUE RABBIT EYE BLUEBERRY BUSHES: 10' x 10' spread, 12' tall

(6) POWDERBLUE RABBITEYE BLUEBERRY BUSHES: 10' x 10' spread, 12' tall

(6) BRIGHTWELL RABBIT EYE BLUEBERRY BUSHES: 10' x 10' spread, 12' tall

(9) ARAPAHO THORNLESS BLACKBERRY PLANTS: 6' x 6' spread, 8' tall

(9) PRIME ARK FREEDOM (semi thornless) BLACKBERRY PLANTS: 6' x 6' spread, 8' tall

(9) PRIME ARK 45 THORNY BLACKBERRY PLANTS: 6' x 6' spread, 8' tall

(9) PRIME ARK TRAVLER THORNLESS BLACKBERRY PLANTS: 6' x 6' spread, 8' tall

(9) STARK BLACK GEM THORNLESS BLACKBERRY PLANTS: 6' x 6' spread, 8' tall

(1) SUNFLOWER PAWPAW TREE: 20' x 20' spread, 20' tall

(1) NC-1 PAWPAW TREE: 20' x 20' spread, 20' tall

*** NOTE: Google the names of each of these cultivars to get a detailed description of what to expect.**

**** NOTE: It is important to plant these according to the map to insure proper pollination.**

Prepared by Matt Chobanian on 07/20/2023.

Matthew E. Chobanian
300 Goldmine Crossing
Clarkesville, GA. 30523
grapeman@windstream.net
336-300-4247

Education

West Virginia University, Morgantown, WV; Bachelor of Science in Plant Science, 1987. Graduate courses in post harvest physiology and small fruit production.

Professional Experience

- 03/15/15-present Vineyard manager, Habersham Winery/Stonepile Vineyards, Clarkesville, Ga. 40 acres hybrids and viniferous. My responsibilities include the renovation of the entire vineyard 7 - 10 acres / year. Also, everything involved with the day to day management of the existing 40 acres of vines.
- 2012-2015 Vineyard Manager, Piccione Ventures. Yadkin county, NC. Establish and maintain up to 40 acres of viniferous grape vines as well as project manager for the winery construction project. My responsibilities include but are not limited to everything a grass roots project such as this involves.
Contact: Bill Piccione; Owner: 312-342-0181
- 2010-2011 Consulting Agent, Rigby Consulting Services, Provides viticulture and winemaking consulting, Winery design, cost analysis, business planning and Management services to clients. Performed all viticulture related tasks including site evaluation and selection, vineyard layout and installation, disease identification, canopy management, and vineyard labor instruction and supervision.
Contact: Stephen Rigby: winemaker; 717-357-0332
- 2002 - 2010 Vineyard Manager, Childress Vineyards. Davidson county, NC. Performed all vineyard management tasks including initial 72 acre vineyard layout and

installation. Designed and developed the tall V.S.P. trellis system that has led to increased sugar in grapes at harvest by increasing photosynthetic mass of canopy. Hired all initial staff of 15 and trained each of them in viticulture practices. Established written safety procedures in accordance to EPA, WPS requirements. Worked extensively with NC DOL to insure the legality of vineyard workers. Solely responsible for the purchase of all machinery needed to operate a 72 acre vineyard. Avidly operated, serviced, maintained and repaired all tractors, sprayers, mechanical hedgers, net master machines, skid steers, trenchers, back hoes and many other pieces of equipment needed to insure proper vineyard operation. Initiated an extensive integrated pest management program that included weekly scouting for any potential insect or disease encroachments that could hinder the quality of the grapevines or grapes.

Directly responsible for chemical purchases as well as a diligent spray program to prevent or eradicate any detrimental insects or diseases. Directly responsible for balancing crop load with canopy to ensure the highest possible quality at harvest as well as covering the production costs of maintaining the vineyard on an annual basis. Cost analysis, revenue projections, project estimates and budgeting were also responsibilities of the vineyard manager. The cultivars chosen include: Cabernet Sauvignon, Cabernet Franc, Merlot, Petite Verdot, Syrah, Sangiovese, Malbec, Pinot Gris, Chardonnay, Viognier, Reisling, Chardonnell, Vidal Blanc, as well as Carlos and Nobel Muscadine.

Contact: Mark Frizolowski; winemaker; 336-247-3343

1997 - 2002

Vineyard manager, Ingleside Plantation Winery. Oak Grove, VA. Performed all vineyard management tasks including establishing an additional 20 acres of tall V.S.P. as well as making vast improvements on their already established 100 acres of vineyard. There were also 2 other vineyard locations 1 hour from Ingleside

that were in opposite directions that were the vineyard managers responsibility as well. One owned by VA. Governor Mark Warner. This posed unique challenges for time, equipment and personal that were met enthusiastically and conquered nicely. Along with all the vineyard management responsibilities, crush pad operations, cellar operations, special events, warehousing and deliveries were all part of the responsibilities of the vineyard manager. Operation, repair and maintenance of various winery equipment such as; chillers, bottling line, wine presses and fork lifts were all a requirements of this position.

CONTACT: Doug Flemmer; owner

1988 - 1997

Associate manager, Westmoreland Berry Farm. Developed the stone and pome fruit division which included 10 apple varieties, 10 peach varieties, 3 plum varieties, 2 apricot varieties and 3 sweet cherry varieties. Established high density apple varieties on a horizontal palmet trellis system which increased crop load from 800 bushels per acre to 2000 bushels per acre. Served on the board of directors for the Northern Virginia Homegrown Marketing Association and helped procure several grants for the establishment of numerous farmers markets throughout northern Virginia and the DC. Area. Marketing as well as production were all responsibilities of the associate manager. Because of the development of the farmers markets, off farm direct sales went from \$ 30,000 annually to over \$650,000 annually. All production activities including; planting, spraying, harvesting and pruning of red, black and purple raspberries, blackberries, blueberries, and strawberries were also the associate managers responsibilities. Other responsibilities included; overhead and trickle irrigation installations and maintenance, tractor and sprayer operation and maintenance, and supervising 25 pickers during harvest.

Contact: Tom & Susan Hunt; owners

- 1987 General Manager, Tathems Garden Center. Managed all aspects of a retail garden center, nursery, landscape design department, and 2 green houses. Responsible for purchases and marketing of all plant material as well as dry goods. Also responsible for insuring greenhouse and nursery plant health as well as supervising and scheduling 15 employees. It was also important to obtain and maintain cliental via outside sales of our plant health care program in addition to landscape designs. May sales increased from \$10,000 in 1986 to \$50,000 in 1987, thanks to some intuitive marketing strategies that were implemented under my tenure.
- 1986 C.E.O., Henry and Lea's Apples Inc. Planted 60 acres of apples on terraced hillsides. Also responsible for all employees, marketing, budgeting, and procuring capital for orchard expansions. Maintaining orchard health through scouting, spraying, fertilizing, and pruning was an important part to this position.
- 1982 - 1987 Research aid, West Virginia University Horticulture Farm. Aided in the research of several trellis systems that were commonly used in other regions of the world. Aided in the development and design of new trellis systems that we were the first to implement. Made and sold apple cider to the public and wholesaled to local grocery chains. Spent several years refining control atmosphere apple storage and anti-oxidant dips for scalding prevention in many apple varieties.

Professional Activities

- Held a valid, certified pesticide applicators license from 1982 to present.
- Served on the board of directors for Northern Virginia Homegrown Marketing Association for 4 years
- Held several grower related functions to showcase new practices or industry technology.
- Helped in making the first Nextel Cup NASCAR

sponsored by a winery a reality.

References available upon request

Salary history available upon request

Industry related publications and articles available upon request



established 1823

CLARKESVILLE

— We Call it Home. —

Telephone:
706-754-4216

P.O. Box 21
Clarkesville, GA 30523

September 20, 2023

To: Planning Commission

Subject: Discussion of Architectural Guideline Manual

Lew Oliver Inc. would like to discuss with the Planning Commission and Council the proposal of creating a set of architectural guidelines that would supplement the existing Zoning Ordinance regulations. They have submitted a sample that they have used in the past for your review which could be modified to work for Clarkesville.

Respectfully,

Caleb Gaines
Zoning Administrator

Please see enclosed.

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Color & Finishes

Hardscape & Landscape

Yes & No



All design work must be executed by pre-approved design or architectural firms noted within the “Featured Designer List”, who, in concert with the owner or builder, will be responsible for the following requirements:

A. Pre design meeting

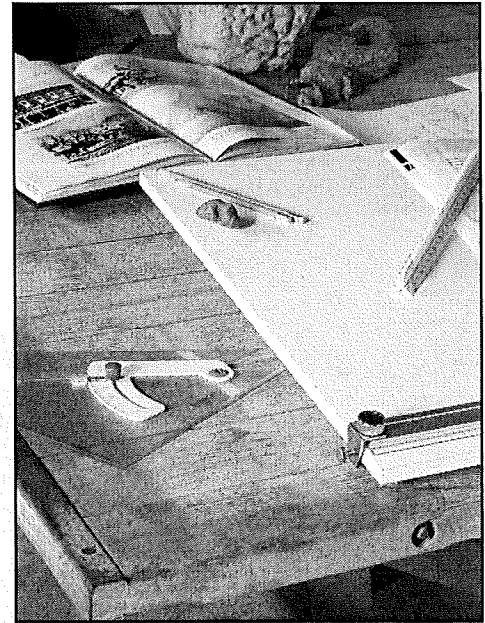
A pre design meeting must be coordinated between the featured designer/architect and the Town Urbanist prior to beginning conceptual drawings. This will ensure that there is clear understanding of the design challenges by all parties.

Unless noted otherwise, all drawings are to be submitted digitally to:

Loliver@wholetownsolutions.com.

B. Conceptual drawings

1. Site plan shall be drawn @ 1" = 20'.
 - a. Show spot grades for corners of property.
 - b. Show building footprints. Include roof plan with overhang.
 - c. Show all required setbacks and easements.
 - d. Show all walks, drives, terraces, decks, walls and fences, mechanical units, trash and recycling enclosures.
 - e. Show and identify all existing trees with a two-inch caliper or greater.
2. Floor plans shall be drawn @ 1/8" = 1'0".
3. Exterior elevations shall be drawn at @ 1/8" = 1'0".
4. Spot grades for all corners of the property.
5. All drawings must be identified with date, designer/architect, and lot number.
6. Designs should demonstrate proper solar orientation with respect to
 - a. Outdoor comfort especially with respect to the South and West sun, and
 - b. Admittance of beneficial sunlight in the cold months, and blockage during the summer months. All homes must meet Earthcraft certification requirements.
7. It is expected that drawings will be hard-lined, drawn to scale, professionally submitted, and thoughtfully and creatively conceived.
8. Drawings will be returned “Approved”, “Approved as noted”, or “Resubmit”.



C. Working drawings (final)

1. Site plan shall be drawn @ 1/8" = 1'0". All hardscape (walls and fences, terraces, walkways), meter locations, condensers, trash and recycle areas, service areas, and “structural” landscape plan (trees, evergreens, and basic lawn and bed layout) shall be shown on plan. Spot grades shall be shown. Drainage diagram is to be included.
2. All floor plans shall be drawn @ 1/8" = 1'0".

3. Exterior elevations shall be drawn @ $1/8" = 1'0"$.
4. All exterior wall sections and porch sections shall be drawn @ $1" = 1'0"$ or larger.
5. Details for shutters, casings, windowsills, chimneys, columns, railings, etc. shall be submitted.
6. Manufacturer and product identification of windows and columns must be provided.
7. Drawings will be returned stamped "Approved", "Approved as noted", or "Resubmit", and will then be distributed to the Town Designer, Project Manager, and Designer/Architect. Drawings returned "Resubmit" must be corrected and remedied, then forwarded for review.

D. Additional information to be submitted

The following information must also be submitted.

1. Exterior colors and finish specifications must be provided. Upon request from Town Urbanist, actual samples must be provided in an 8-1/2" x 11" format. Colors and finishes must be approved prior to applying on the exterior.
2. Cut sheets of all exterior electrical fixtures. This must be approved prior to installation.

Featured Designer List

All additions and new construction in Vickery must be designed by one of the featured designers listed below. These firms have demonstrated their ability to work within the Vickery discipline.

Dwell Design Studio

Contact: Dean Davis

Lew Oliver, Inc., Whole Town Solutions

Contact: Lew Oliver

loliver@wholetownsolutions.com

Sommers Design Studios

Contact: Jeremy Sommers

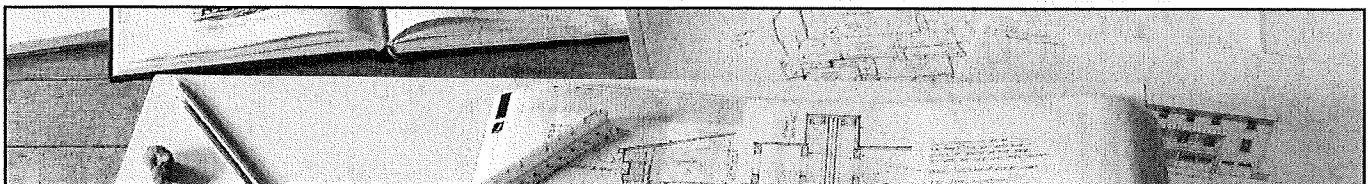
jsommers@sommersdesignstudio.com

The Village Studio

Contact: Al Causey

alcausey@aol.com

Firms desiring to be considered for inclusion on this list may submit samples of conceptual and working drawings, as well as executed work and 3 references to: loliver@wholetownsolutions.com.





Outlined below are architectural components, specifications, and finishes required for Vickery. The primary objective is to promote consistent quality for the betterment of the entire community, ensuring good aesthetics and lasting value. These specifications will serve as a guideline for all design and construction at Vickery. In all cases, official building codes overrule this guideline. It is the responsibility of each designer and builder to ensure that submitted plans meet codes. Changes to plans due to compliance issues must be approved.

Vickery encourages designers, builders, and laypersons to produce work that is in the spirit of the guideline. If a product not found in the specification appears to be suitable for a desired result, is more cost effective, requires less maintenance, or is less destructive to the environment, it may be submitted for consideration. The Vickery Town Urbanist has the sole authority to approve such products on a case-by-case basis. Consistency in the architectural approval process is a goal; however, it is not always achievable due to evolving conditions in the development and construction fields. This guideline will be revised and updated on a regular basis as new technologies emerge and the community develops.

A. Massing, fenestration and Elements

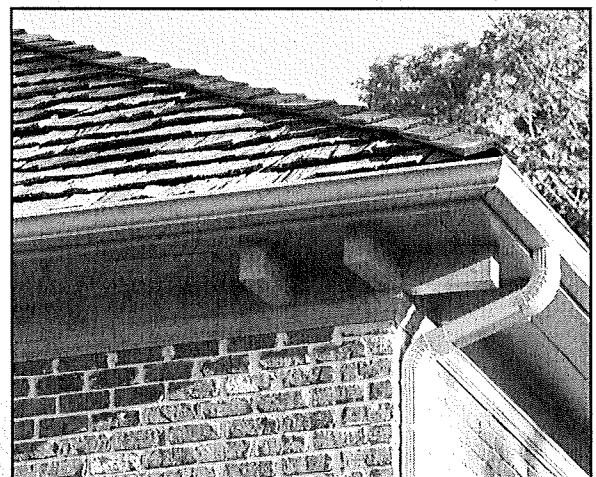
1. Massing shall be derived of simple rectangular bar forms or cubes. There shall be one primary volume with optional secondary volumes. Secondary volumes shall butt into the primary volume. The roof form of the primary volume should clearly dominate. Secondary roof forms shall never dominate the composition, and shall not be taller than the primary. The aesthetics and proportion of the building composition should be considered on all elevations.
2. Fenestrations shall be appropriate to the building style. All elevations shall contain aesthetic fenestrations with equal consideration.
3. Elements include additive features such as porches, balconies, oriels, bay windows, chimneys and decorative appendages and shall follow suit to the building style.

B. Foundation Conditions

1. Foundations must be constructed of poured concrete or concrete masonry units.
2. Foundations may be finished with smooth stucco, brick, or stone.
3. Board formed concrete with aggregate may be approved on a case by case basis.
4. Front porches of wood must be supported on masonry piers (typically 1'4" in face width x 8"-12" front to back, finished) and rendered in smooth stucco, masonry, brick, or stone.

C. Roofs

1. Technical and Aesthetic Requirements
 - a. The roof slope on a single mass is to be the same on all sides with the exception of cat-slides and sheds.
 - b. Roof slopes must be appropriate to the building style.
 - c. Vents and stacks are to be painted to match the roof material and hidden from view to the greatest extent possible.





- d. Overhangs that shed water within 5' of an adjacent lot must be guttered and piped away from adjacent lots.

2. Materials

- a. Materials should be wood shingles, wood shakes, standing-seam metal in paint grip galvanized metal or copper, clay tiles, or slate. "Pre-finished" metal roofs and asphalt shingles are prohibited.
- b. Gutters should either be half-round with round downspouts, metal-lined wood, or architecturally formed or molded. Finishes include copper and galvanized metal (unpainted).
- c. Wood shingles should not be allowed to drain on to metal roofs; the chemicals in the wood often form corrosion, eventually disintegrating the metal.

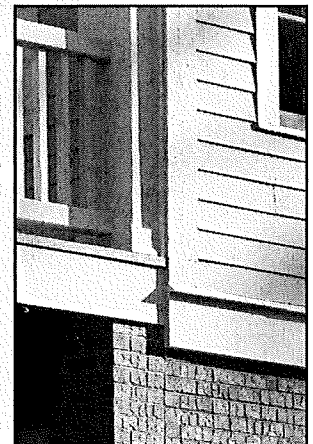
D. Wall Finishes

1. Technical and Aesthetic Requirements

- a. Wall finishes on individual buildings are to be the same on all sides; appendages or secondary wings may assume a differing finish according to visibility and architectural merit.
- b. Wood shingles must be level at the bottom edge. Corners must be mitered. Decorative novelty shapes are prohibited.
- c. Trim is to be consistent on all sides of the building; the primary building mass or the façade may be further embellished or enhanced.
- d. Service wings may be expressed in a more simplistic manner, but must exhibit clear design intent.

2. Materials

- a. Clapboards must be wood or cementitious board. Hardi board must have a 4" maximum exposure, while Artisan series Hardi board or full 3/4" wood siding may have an 8" lap. False wood graining prohibited.
- b. Wood shingles, level at bottom edge.
- c. Copper, slate, tile, or galvanized metal shingles.
- d. Vinyl or aluminum siding is prohibited.
- e. Hard-coat stucco must be a 3 coat plaster finish and applied on brick or concrete block; control joints are to be concealed.
- f. Brick and mortar color and style must be appropriate to style of building. Avoid excessive color range--strive for consistency with subtle variations in brick palette. Avoid machine-produced brick.
- g. Stone must be appropriate to the style. Synthetic stone veneer is prohibited. Dry-stacked stone is prohibited. The stone must have a visible mortar joint. Stone must be at least 3-1/2 front to back dimension—"veneer" is prohibited.



E. Trim

1. Technical and Aesthetic Requirements

- a. Trim must be appropriate to the style of the building and at the same time, show restraint.
- b. “Stock” profiles for moldings are to be used with extreme discretion. Avoid Howe casings, manufactured dentils, standard crowns, and standard brick mould.
- c. Trim must be consistent on all sides of building masses, with emphasis on the primary building mass and façade.
- d. Trim for less visible wings (from a public way) may be simplified if appropriate to the expression.

2. Materials

- a. Trim must be of wood or preferably synthetic planks with enough thickness to conceal the edge of the siding. When used on buildings clad in horizontal siding, corner boards, casings, frieze boards, etc. must be 5/4 material. 4” and 6” casings and corner boards are recommended.
- b. Samples and assemblies of trim components may be requested of builder to exhibit clear construction intent.
- c. Pressure treated trim is prohibited.
- d. All trim to be dressed.



F. Windows

1. Technical and Aesthetic Requirements

- a. Windows and casings must follow suit to style.
- b. Window casings, muntins, and mullions must appear to be historically correct.
- c. Windows may not be omitted on side elevations, and must be composed with the same thought and consideration as those on the front.
- d. GBGs (grill between glass), reflective glazing, and pop-in grilles are prohibited.
- e. Windows must be true divided lite (real muntins or TDL) or simulated divided lite (glass sandwiched between muntin grilles or SDL).
- f. Window sills must be 1-1/2” deep minimum.
- g. Ganged windows and bays must have a continuous sill and 4” mulls minimum.

2. Materials

- a. Windows may be wood, clad wood, or polymer.
- b. Materials must be paint grade or pre finished.
- c. Windows must have 2” sashes in face width; dimension of glass surface to sash and muntin face must be 3/4” minimum.

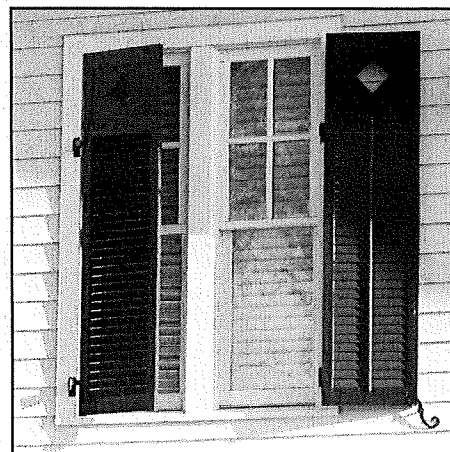
G. Shutters

1. Technical and Aesthetic Requirements

- a. Shutters must be authentic, fully operable, and capable of totally closing over the window sash.
- b. Usually, shutters occur in pairs; however, narrow windows may contain a single shutter.
- c. The design must be appropriate to the style of the building.

2. Materials

- a. Shutters may be solid-core polymers or durable hardwoods.
- b. Vinyl, nail-on, false-wood graining, and pre finished shutters are prohibited.



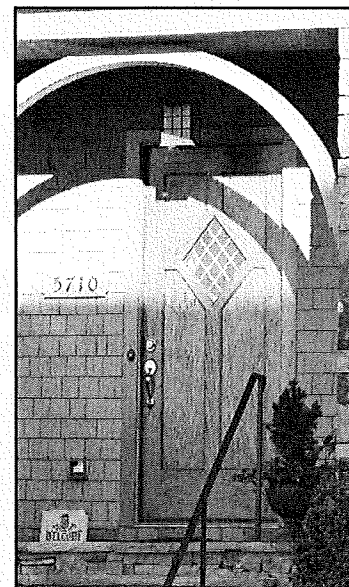
H. Doors

1. Technical and Aesthetic Requirements

- a. Doors and casings must follow suit to style.
- b. Exterior doors must be custom, and may be stained or painted.

2. Materials

- a. Mahogany of the off the shelf store-bought variety, plastic laminated, standard six-panel, stamped metal, and leaded/beveled glass types are prohibited. Tropical hardwoods prohibited.
- b. Exterior doors must be a durable, stable wood or clad in wood. Heart pine, wormy chestnut, walnut, cypress, pecan, are acceptable varieties.
- c. Garage doors must be utilitarian in character and may be wood, composite, or metal. Avoid faux strap hinges and embellishments and strive for beauty in honest construction. Standard paneled doors and arched glass panels are prohibited.



I. Crawl space vents

1. All vents will be designed in keeping with the architecture of the building.

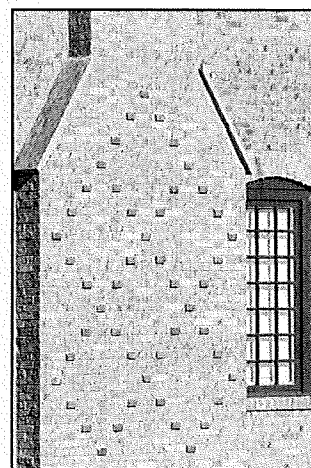
J. Chimneys

1. Chimneys are to be proportioned, tapered, and detailed authentically according to the building style.
2. Stacks must be faced in masonry material or detailed as metal flues.
3. Siding or stucco board is prohibited as a finish material.

K. Porches and Balconies

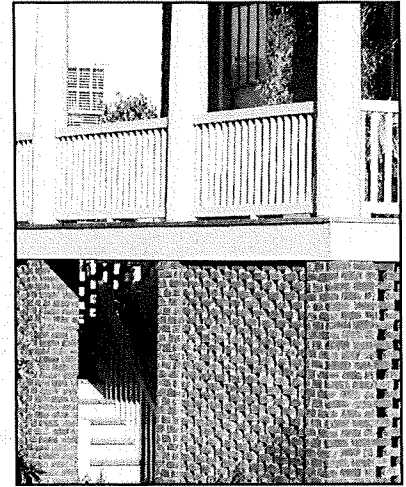
1. Technical and Aesthetic Requirements

- a. Columns must be appropriate to the style of the building.





- b. Classical columns must be architecturally correct.
- c. Use restraint in use of the Orders.
- d. Routed flutes are prohibited.
- e. Railings must be simple pickets or fretwork centered on rails.
- f. Forged ironwork may be approved on a case by case basis.
- g. Standard pressure treated decking profiles prohibited.
- h. Porch depth must be appropriate to its desired use...front porches should be 8'0" minimum; furnish able porches should be 10'-14'; stoops may be 2'-6'.
- i. Balconies may project no more than 4'6" from face of building. Floor system, including finishes may be no more than 8" deep.



2. Materials

- a. Porch floors are to be wooden, resting on masonry piers; brick; stone; smooth stucco; or masonry terrace.
- b. Porch ceilings must be beaded 1x4's or 1x6's, flush boards, T&G boards, or exterior gypsum board with decorative 1x4 or 1x6 shallow coffers or strips.
- c. Plywood ceilings (with or without beads) are prohibited.
- d. Openings between porch piers, if left open, must be in-filled with custom wood lattice, wood louvers, brick lattice, or wire mesh planted with vines, as appropriate to the style.
- e. Columns must be wood, resin material, or masonry. Foams prohibited. Consider locust tree trunks for columns on rustic styled buildings.
- f. Sheet metal columns are prohibited.
- g. Railing systems are to be painted wood, iron, or masonry.
- h. Synthetic and prefabricated railing systems are prohibited.
- i. Precast classical balusters and ornate spindle work are prohibited; plain, round tapered, fretwork, and straight pickets are acceptable.
- j. Synthetic composition decking material is prohibited.
- k. Acceptable manufacturers for round columns are Hartmann Sanders and Melton Classics. Other manufacturers must be approved by the Vickery Town Urbanist.

L. Ceiling Heights

- 1. Ceiling heights are dictated by the design of the building and must follow suit to the style.

M. Finished Floor to Grade

- 1. Maximum height of finished floor to grade on front of houses shall be 6'0" (no minimum).



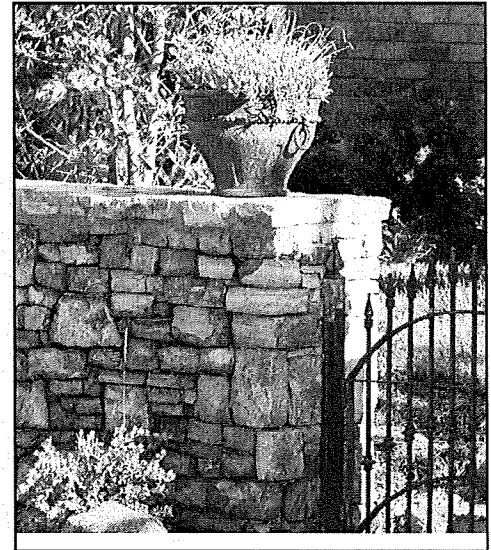
2. Turned-down slabs, crawls, and basements are all acceptable conditions, but must complement the form and style of the building.
3. The Vickery Town Urbanist has authority to dictate exact height.

N. Pavements

1. Walks must be surfaced in decorative pavers, brick, stone, or decorative gravel that is contained and on a compacted base.
2. Thick flagstone stepping stones are acceptable.
3. Concrete is acceptable if broken up with banding @ 20" apart maximum.

O. Walls and Fences

1. Outdoor storage areas trash/recycling areas, meter areas, and condensers must be enclosed with a 4' fence or dense hedge that fully conceals the equipment.
2. Walls or fences associated with a front yard occurring from the façade to the frontage line (lot line) are not to exceed 3'6" in height (this includes side yards when abutting a public frontage). If a fence exists, then a duplicate is prohibited. Retaining walls are excluded from this requirement.
3. Walls or fences associated with an interior side yard or back yard shall not exceed 5'0" in height and must be 50% opaque minimum at a height above 3'6".
4. "Living" fences are encouraged.



P. Lighting

1. Garages must have a minimum of one incandescent fixture (30 w bulb) on alley elevation. Fixture shall be on photocell.
2. All fixtures should direct light downwards.
3. The front of houses must have two sconces or two 4"-diameter recessed can lights (clear alzak or slotted opening) with 40-watt bulb maximum.
4. Light fixtures must match style of architecture or must be inconspicuous in nature.
5. Exterior lighting relating to house must be incandescent.
6. Fluorescent, metal halide, high-pressure sodium, spots, walkway lights, and colored lights are prohibited unless the Town Urbanist deems otherwise.

Q. Signage

All signage, including house numbers, must be approved.

Vernacular

With origins in Elizabethan England and influenced by Native American and African American traditions, the Vernacular house in the South is the essence of domestic simplicity. It is a powerful building type, perhaps the most indigenous to America. Dating from the arrival of the first settlers, it was recycled into the fabric of later styles and has never been fully abandoned.

Essential elements include simple saltbox masses with additions and appendages. Almost without exception, roofs are gabled, and the gables rarely face the front. Shed roofs over full-length porches or enclosed additions are common. Gable-end chimneys are prominent. Windows are of similar sizes, spaced in a balanced but not overly rigid composition, and are generally non-ornamental. Window spacing relating to room arrangement is often independent of column or post spacing, which relates to the actual porch structure. Modest stylistic detailing is Federal and Greek Revival, with elements of Italianate and Carpenter Gothic. Ceiling heights range from 7 feet to 10 feet. One-story Vernacular cottages may have so-called travelers rooms on either side of a front porch, featuring ceilings as low as 7 feet. Frugality rules Vernacular architecture. Wood, horizontal lap siding, flush T&G plank siding under porches, wood-shingle and standing-seam roofs, and brick and/or stone chimneys are the typical features found in early architecture. Later forms are sometimes roofed in corrugated or 5-V galvanized metal.

Typical exterior colors for earlier buildings include slate blue and earth tones such as terra-cotta, taupe, and brown. Later works are typically whitewashed.

Because Vernacular is not truly a style but a local building tradition, it is never hybridized with nineteenth-century styles. Stylistic detailing is applied to the building in a superficial manner.

See detailed example of ["Vernacular" on page 26](#)

Federal/Adam

The Federal or Adam style was prevalent in the South from about 1780 through 1820, although in provincial locations, its influence lasted until around 1840. The style developed directly from Classical Roman examples of antiquity rather than Renaissance Europe. Young America identified itself and its government with that of Republican Rome, with a parallel movement occurring in France. The refined ornament discovered in the archaeological digs at Pompeii heavily influenced the British architect Robert Adam in the development of the new style. Architects such as William Jay of Savannah further developed the style.

Simple, austere massing and Vernacular forms are decorated with delicate classical detailing, frequently featuring the Doric order with decorated cornices, pedimented fenestration, fine modillions and mutules under the cornice, and entrances with fan lights and sidelights. In isolated locations, chimneys are awkwardly domestic and prominent, while in urban locations, they are minimally formalized. Exterior cladding materials are usually clapboards but are sometimes fine brickwork with cut jack arches and keystones. Classical detailing is deliberately scaled down. Facades are intentionally understated and plain. Emphasis is placed on the frontispiece and on the fine tailoring of the building. Windows are large and regularly spaced.

Paint colors for siding, trim, and sashes are typically white, cream, and light grey with shutters being tinted black. Wood-mold brick is in the red to earth range.

See detailed example of ["Adam /Federal" on page 17](#)

Greek Revival

Of the Romantic styles favored in the nineteenth century, perhaps none was more popular than Greek



Revival. Dominant from about 1830 to 1860 in the South, the style symbolized the affinity Americans felt with the ideals of Greek democracy.

The style was easy to construct in wood or masonry due to its Spartan forms and details. Forms are boxy with consistent cornice lines and low-pitched gabled or hipped roofs. Gables can be side- or front-facing. In the South, Greek detailing and full-width front porticos are often married to Vernacular forms, taking the form of a classical billboard, which is one of the more charming aspects of this region's native architecture. Porches vary in prominence, being either the fabled Southern full-width two-story version or the less ostentatious one-story version or even the smaller stoop variety, which is equally dignified. Fenestration features include rectangular sash and doors with bold, plain casings and horizontal cornices. Chimneys, being non-Classical, are thoroughly de-emphasized. Columns that are always round in true Greek architecture are usually simplified into square adaptations. Classical details are large and bold as opposed to the mild-mannered Adam Style, with wide, prominent entablature with Greek Doric columns being the main hallmark of the style. When decoration is desired, it is executed with Greek key fretwork, carved anthemion, and egg-and-dart moldings.

Paint colors for siding and trim are typically white, cream, and light grey with shutters tinted black. Window sash are white or black. Wood-mold brick is in the red to earth range.

Examples exist from the early twentieth century of Greek Revival forms heavily influenced by the Craftsman Style. They tend to take on the form and detailing of Etruscan and Minoan temples with their direct structural expression.

See detailed example of ["Greek Revival" on page 22](#)

Italianate

The Italianate style became popular in America around 1840 and flourished especially rapidly in the 1850s. As its name implies, the Renaissance houses of Italy are its inspiration. The style is picturesque or romantic as opposed to the more disciplined Adam Style and Greek Revival styles. Broad, bracketed cornices on shallow hipped or gabled roofs; attic windows; tall windows that are frequently arched and clustered; iron balconies; massive entrance doors; clustered porch columns; Renaissance details; and tall ceilings are hallmarks of this style. Facades may be symmetrical and somewhat dignified, or asymmetrical, with a casual, rural quality. Chimneys are usually internal to the building mass.

In the South, there are many interpretations of the style executed in wood, with Renaissance-style ornament adapted to local skill levels. Some versions of this style are easy to construct, especially if the building material is brick, for then fundamental masonry techniques are used such as full or segmental arches, lintels, and load-bearing walls.

Paint colors for siding, trim, and sashes are typically earth tones with emphasis on browns, terra-cottas, and golds. Trim colors and sashes are usually painted darker than the siding. Wood-mold brick is in the red to earth range.

See detailed example of ["Italianate" on page 23](#)

Gothic

With origins in late 18th century England, the Gothic Style, otherwise known as the Gothic Revival, was popularized by Andrew Jackson Downing in the 1840s and 1850s. The style may be looked at as a reaction to the classical styles so popular at the time of the Adam style or Federal style, and the Greek Revival. With a definite nod to the whimsical, the style provided a welcome relief to the academic aesthetic of the era.



Many Americans associate the style with Grant Wood's *American Gothic*, a painting depicting a rather austere mid-western husband and wife set in front of a plain board and batten cottage with a pointed arched window.

Applied to the hall and parlor houses popular at the time, humble folk houses were transformed into Medieval fantasy with the addition of steep roofs, decorative verge boards and crockets, pointed arches, and pinnacles. Board and batten siding, paired columnettes, and 2 over 2 windows accentuated the verticality of the look. The ornamentation of the style is sometimes naively referred to as "gingerbread" by old-timers.

Many Gothic buildings dot the historic American countryside, with a special abundance in the North Georgia area. From Rome's medieval clock tower to the Gothic cottages of Clarkesville, the Gothic style has become inextricably fused with the American psyche.

See detailed example of "[Gothic](#)" on page 21

Queen Anne

The Queen Anne Style dominated domestic American architecture from about 1880 until 1900. Popularized by the architect Richard Norman Shaw, the style was a revival of late Medieval styles in England. (The name Queen Anne, however, has little or nothing to do with the reign of the English queen during the formalistic Renaissance period.) Indigenous versions of the style usually translated into wooden-frame structures decorated with turned spindle work and free-form Classicism, with columns, pediments, and so forth being freely substituted for Medieval ornament.

The movement was fueled in the New South by the commerce generated by the cotton industry. The forms of the buildings themselves are a fanciful version of Medieval forms. Asymmetry was the general rule with steeply pitched roofs, front gables, and folk ornament. As opposed to the academic Adam and Greek Revival styles, there is a deliberate effort at making the façade three dimensional, using projecting gables and cutaway bays. The new railroads brought pre made spindle work and bric-a-brac ornament to almost every American town and city, resulting in the proliferation of the quintessential gingerbread house. Windows tended to be 1/1 or 2/2 with the occasional ornamental sash. Ceilings were usually very tall, starting at 10 feet.

Colors were earthy-sage, taupe, amber, gold, and brown. Trim and sashes were usually in the darker spectrum of the palette.

See detailed example of "[Queen Anne](#)" on page 24

Shingle

A uniquely American phenomenon, the Shingle style evolved primarily in the coastal resorts of the Northeast, and tended to be nurtured by high-style architects such as McKim, Mead, and White, and Henry Hobson Richardson. The style borrows from a variety of sources and inspirations of the Medieval forms of the Queen Anne Style featuring shingle siding and asymmetrical forms; the early American forms of the Colonial Revival, featuring gambrel roofs, rambling additions, and Classical columns and Palladian windows; and the contemporaneous work of H. H. Richardson that emphasize irregular, sculpted shapes, Romanesque arches, and stone lower stories. The style demanded a highly skilled architect for mastery of a given design, hence it is rarely found in areas with only moderate wealth. It is almost academic in its composition and detailing.

"Shingle" obviously refers to the shingle siding that gives the structures their character. A variety of forms is skillfully and randomly merged and is literally sheathed with the wood shingles, forming a continuous "skin" to the building. Dramatic and complex gables, stout dormers, eyebrows, ganged windows, broad porches, emerging tower forms, and rather chunky forms are common to the style. Deep shadow lines are formed



with horizontal cornices and projecting upper stories. Windows and doors tend to be squat or horizontal in proportion as do bay windows and Palladian windows. Chimneys are simple and tapered, sometimes with vertical grooves and offsets to contrast with the horizontal forms of the building.

The massing of the style is self-conscious as opposed to Vernacular styles that are built for utility and climatic conditions. The style prizes ambiguity of form it is often very hard to distinguish what the primary mass really is. Clarity of form is shunned. Forms are most often innovative.

As with the Colonial Revival, rooms are generous in size and are designed to be free flowing, airy, and casual in arrangement.

Roofs are generally wood shingle, French tile, or slate. Siding is always wood shingle in natural, Jacobean brown or earthy stains. Trim is simple and is white, green or pitch colored. Some buildings are entirely monochromatic (no distinction between siding and trim). Foundations and chimneys are either fine red brick or stonework. Often the entire first floor is rendered in coursed or random stone that features flush or raised bead joints.

See detailed example of ["Shingle"](#) on page 25

Colonial Revival

Inspired by the Centennial of 1876, the Colonial Revival thrived in the love that Americans have for their Colonial past, especially in English and Dutch houses of the Atlantic Seaboard. In part a reaction to the excesses of Victorian architecture, forms include simple saltbox massing, L configurations, catslide roofs, and vernacular forms. Wings and additions often occur that are subordinate in scale to the primary mass of the structure. Rooms are usually larger than their authentic Colonial predecessors and are planned for gracious interior accommodation resulting in playful exteriors. Facades may contain front facing gables treated in a decorative manner. Roof forms are varied in the Colonial Revival from steep Georgian types, shallow Classical types, hips, hipped gables, Gambrels, catslides, and Southern Vernacular types. Dormers are common roof features. Beautiful chimneys centered on gable ends terminate roof lines. Full front porches occur, but not as often as side porches and trellises, that often take on the quality of an outdoor room. Ceiling heights are always generous. Windows are larger than historic prototypes of early years. Americans were not about to give up the light that they had become used to in the Victorian period. Refined stylistic detailing includes Colloquial, Georgian, Federal, Regency, and Classical Revival elements such as columns and pilasters, fretwork railings, entablatures, broad casings, story courses, base reliefs, etc. Exteriors are finished in wood shingle siding, mitered lap siding, wood mould brick and worked stone. Roofs are slate, wood shingle, French tile, and standing seam metal.

Some Colonial Revival buildings are quite decorative with Classical appliqué featuring urns, garlands, and grotesques ornament. Other Colonial Revival buildings are hybridized with the Craftsman style and feature straightforward construction detailing such as out-lookers supporting broad eaves, plain Tuscan columns with no base or capital necking details, and post and beam casings.

Not all Colonial Revival houses are so freely adapted from various sources. Austere and authentic examples exist that are almost indistinguishable from their antecedents, leaving one to ponder the construction date. James Means, a 20th century Atlanta architect, designed Plantation Plain houses across the state of Georgia with great sophistication. His colleagues, Neel Reid, and Phillip Shutze, designed more inventive and decorative homes that are at the apex of the style in the South.

Typical exterior siding, trim, and sash colors are white, bone, and cream, with dark green or black shutters and the occasional red door. Wood shingles are natural, stained grey or stained Jacobean black. Smooth



wood mould brick in the red to earth range, and occasionally buff to taupe range is complimented with grape vine and lighting raked mortar joints. Stone is coursed or random and features flush, raised bead, or lightly raked mortar joints.

See detailed example of [“Colonial Revival” on page 18](#)

Craftsman (Bungalow)

Beginning at the turn of the century, Americans were increasingly disillusioned with the mass production and fakery of ornament promoted by the Industrial Revolution, and began to seek out designs that were honest and hand-crafted. Inspired by the English Arts and Crafts movement that began around 1860, the population developed a taste for natural materials, perhaps for the first time in history. Natural stone, weathered timbers, hand blown glass, hand forged ironwork, hand-made brick, polished built in cabinetry, and copper light fixtures were fused to create a new architecture that was entirely harmonious with nature. Buildings seemed to grow out of their respective sites and reflected the landscape in forms that were innovative. Individual works were particularly influenced by Japanese design that focuses on expression of structure, a love of materials, and restrained ornament.

Asymmetry of form was a general given, with broad roof lines and exposed eaves being supported by cantilevers and simple brackets. Exposed out-lookers were commonly cut in decorative shapes, or left self-consciously square edged. Porches were horizontal in orientation, and featured battered stone and brick pier supports, heavy posts, Tuscan columns that are free of necking rings and bases. Porches are often forsaken in favor of trellises and pergolas.

Interior spaces are extended to the outdoors, the boundaries blurred by utilizing French doors, terraces, and steps that resemble cascades and lava flows. Windows are double hung, casements, and special shapes. Divided lite over plate glass, picture windows, ribbon or ganged windows, and inventive geometric patterns are characteristic of the style. Doors are plank, horizontal paneled, French, or feature a high window, sometimes with a ledge. Siding materials include wood shingles often with undulating lines that mimic a river flow; horizontal lap siding that is corner mitered, stone, and hand-made brick. Colors tend to be natural sage greens, taupe, and soft grey. Window sashes are mostly dark neutrals.

See detailed example of [“Craftsman \(Arts & Craft\)” on page 19](#)

Tudor Revival / French Eclectic

The style known as Tudor was popular from the very late 19th century and reached its apex in the 1920s and 1930s, when it rivaled the Colonial Revival in popularity. The French Eclectic style was contemporary with the Tudor Revival the chief distinction being the inclusion of steep hip roofs and conical towers such as examples seen in landed country houses of Brittany and Normandy.

The style borrows heavily from late Medieval prototypes in England that are Elizabethan or Jacobean (late 1500s through the early 1600s), hence the label Tudor is somewhat of a misnomer. Numerous examples exist in nearly all of the United States and can be seen in the grand manor houses of the super wealthy and in the more modest homes of factory workers. Architect designed houses display very rich and calculated detailing; many more examples were probably conceived on a napkin or bought out of a plan book.

A steeply pitched, side gabled roof with a decorative front facing, intersecting gable or gables is the hallmark of the Tudor style. The composition is almost always asymmetrical. Windows, either single or ganged, are vertically proportioned casements with small square or diamond panes. More common windows are six over six double hung, that are typically found on modest examples. Entryways are sometimes plain with stone or brick detailing, or may feature more ornate hoods or bracketed stoop covering. Doors are French,

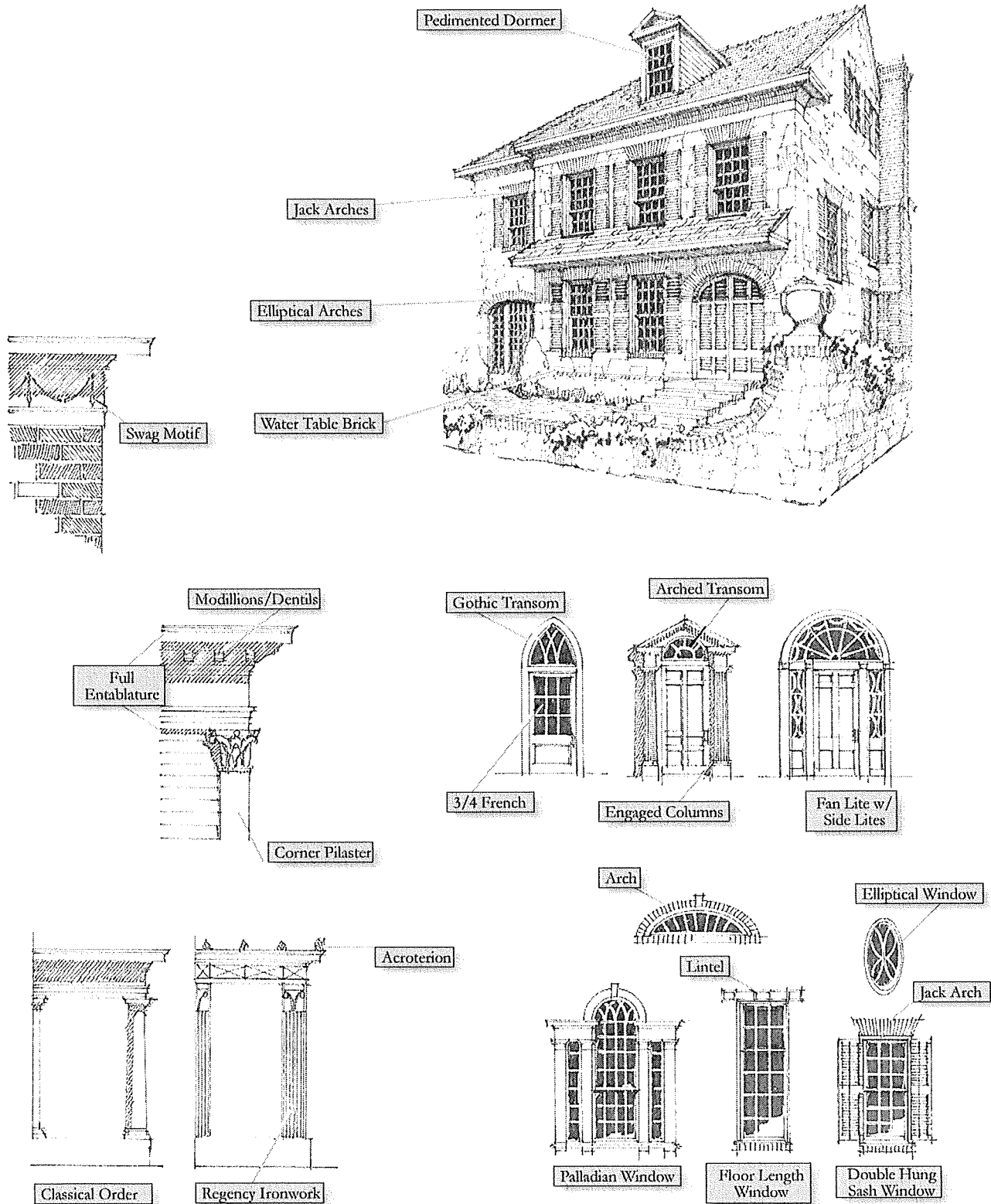


plank, or ornate Jacobean inspired paneled types. Porches are usually heavy timbered and feature chamfered posts, turned detailing, and are frequently pegged together. Other varieties are loggia types with Roman and pointed arches executed in stone and/or brick. Siding varieties are numerous, rough sawn horizontal siding, bark edge siding, and wood shingles. Half timbering is common. Masonry work usually features wood mould brick in various bonds, stonework, either coursed or random, and rough cast stucco. Ruined stone bases with brick above expresses a faux archaeology. Roofs are wood or slate shingled. Colors range from neutrals to Jacobean browns. Window sashes are dark, often black.

See detailed example of "French Eclectic / Tudor Revival" on page 20

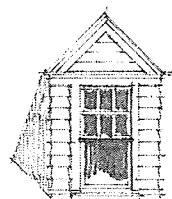
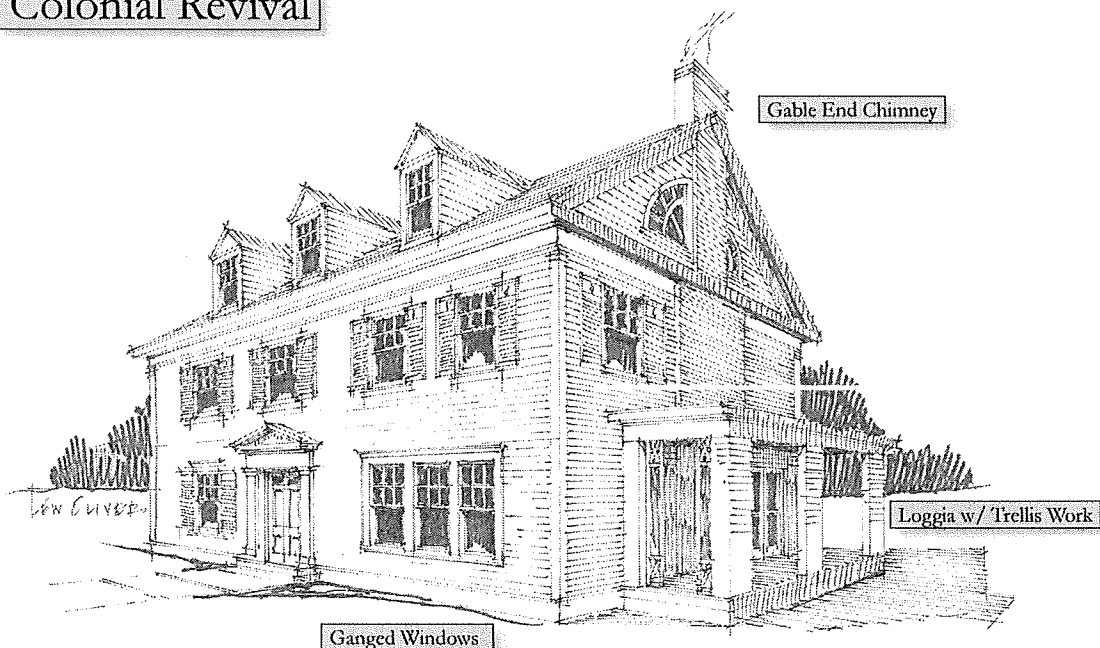
Adam / Federal

See description of "Federal/Adam" on page 11

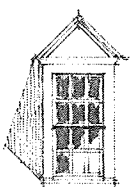


Colonial Revival

See description of "Colonial Revival" on page 14



Dormer Innovated for Space

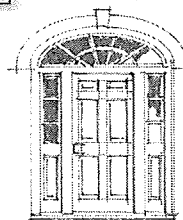


Authentic Dormer

8 Panel w/ Adam Style Transom



6 Panel w/ Fan lite & Side lites



Dutch



Pilaster Corner



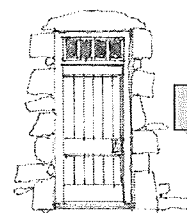
Mitre Corner



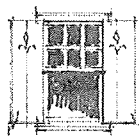
French



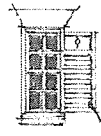
Plank w/ Transom



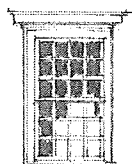
Gable Quarter Round



Divided Lite Over Plate Glass, Plank Shutters

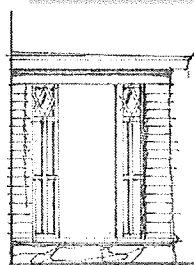


Panel w/ Cutout Shutter

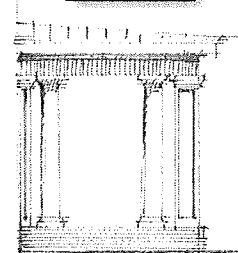


Pedimented

Porch Expressed as Outdoor Room

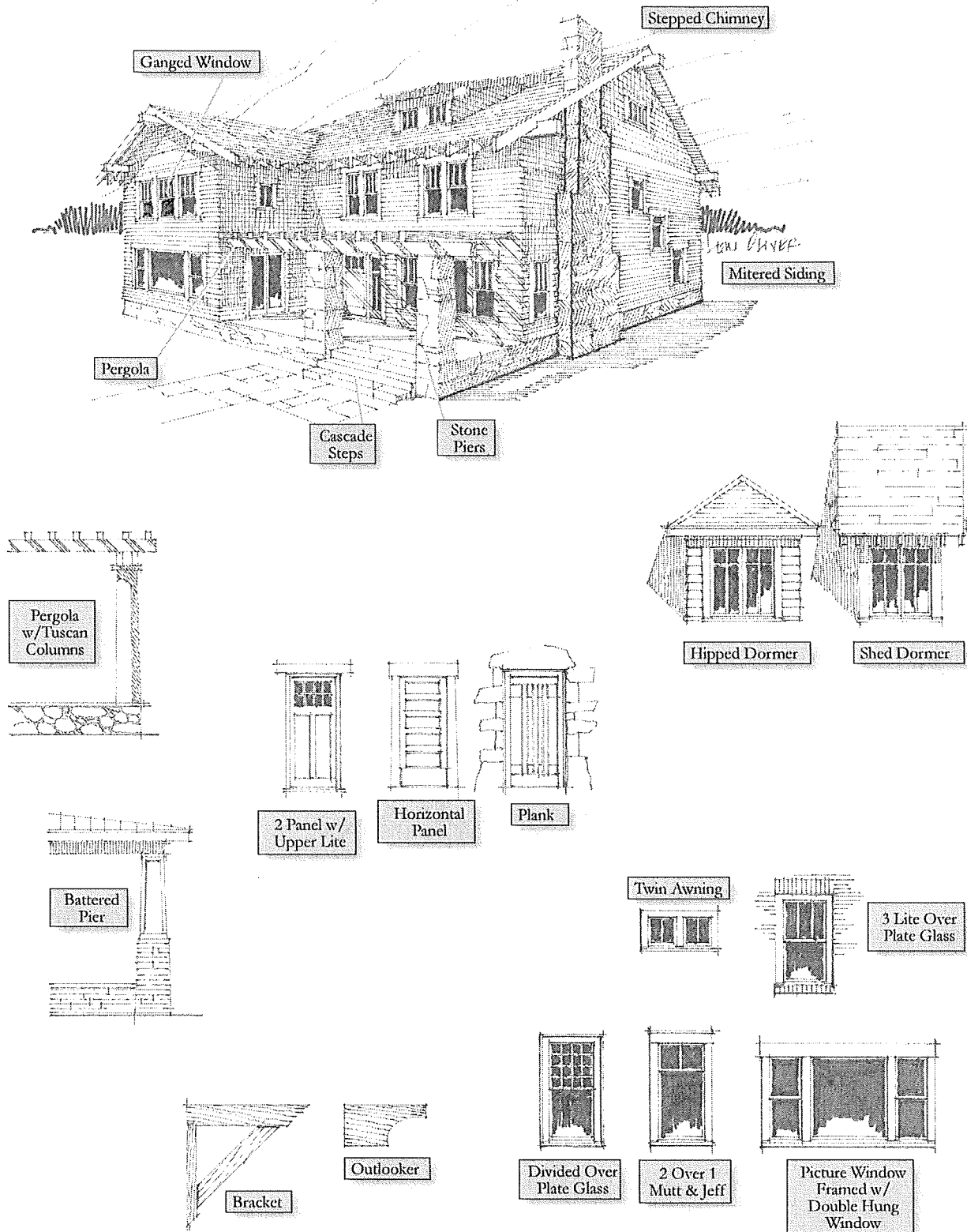


Classic Porch



Craftsman (Arts & Craft)

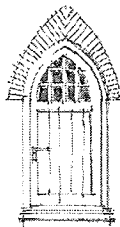
See description of "Craftsman (Bungalow)" on page 15



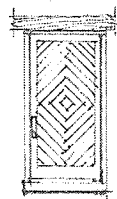
French Eclectic / Tudor Revival



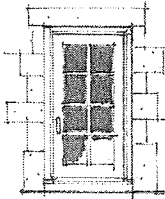
Pointed Arch



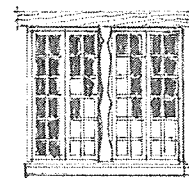
Jacobean
Pattern w/
Wood Lintel



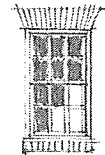
French w/ Worked
Stone Surround



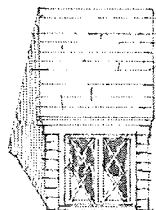
Diamond Pane
w/ Segment Arch



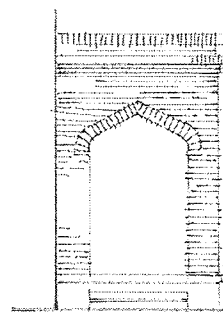
Paired Casements
w/ Center Post



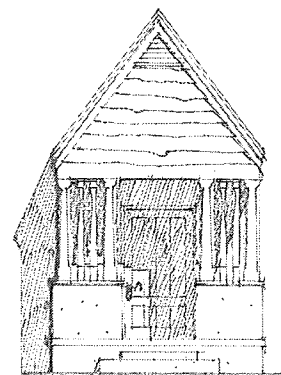
Double Hung w/
Jack Arch



Shed Dormer w/
Diamond Panes



Loggia w/
Pointed Arch

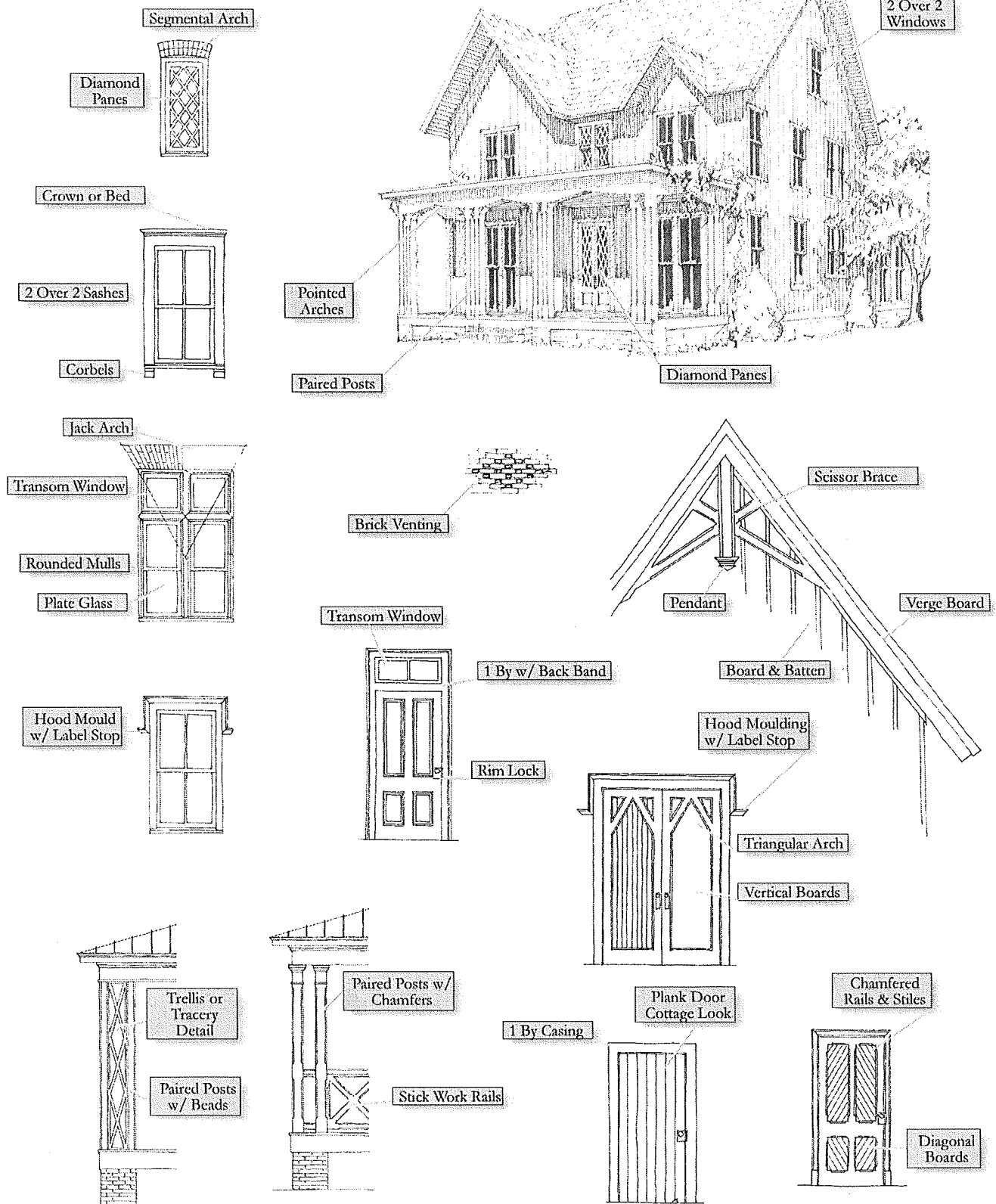


Stoop w/ Timber
Posts & Turnings

See description of "Tudor Revival / French Eclectic" on page 15

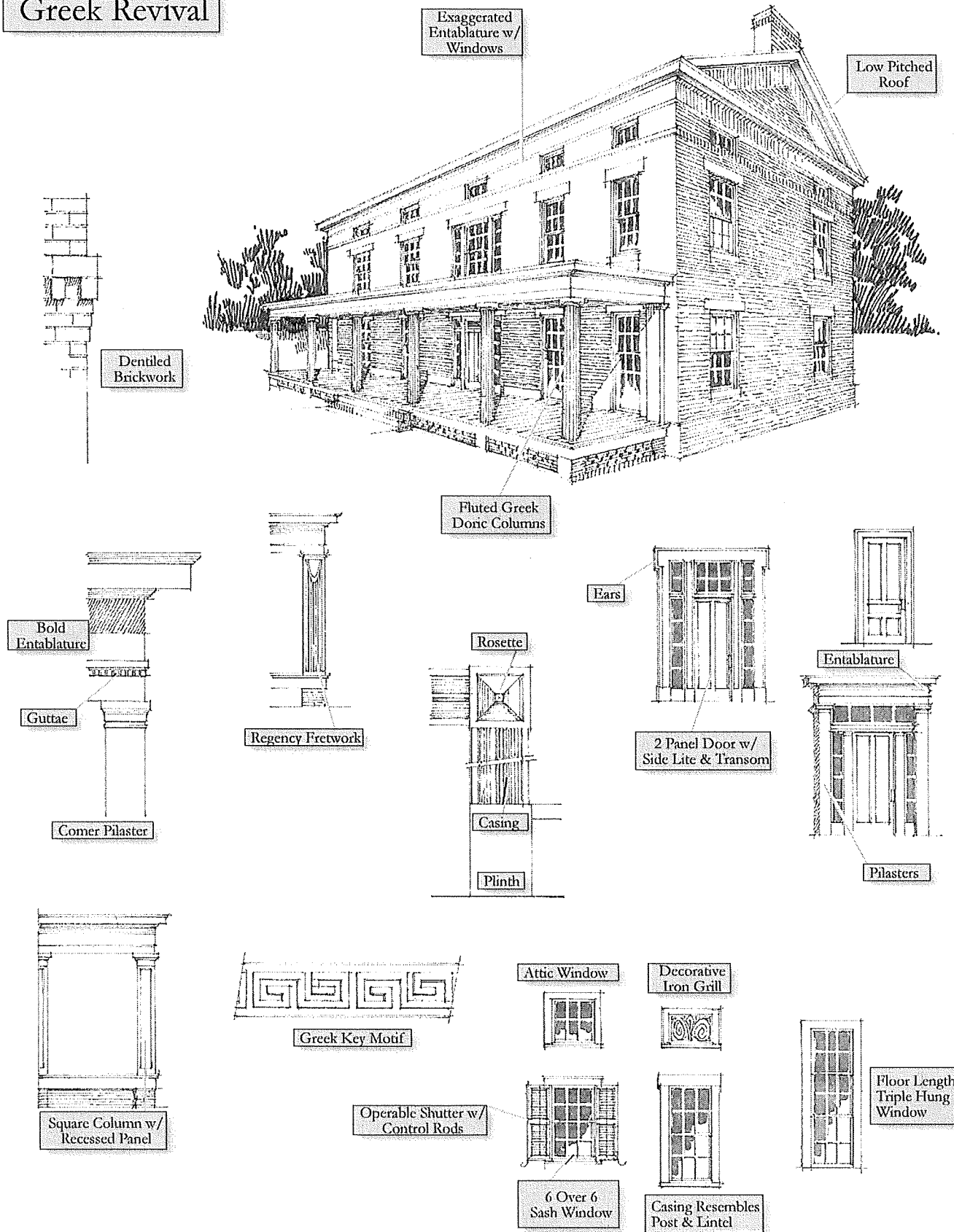
Gothic

See description of "Gothic" on page 12



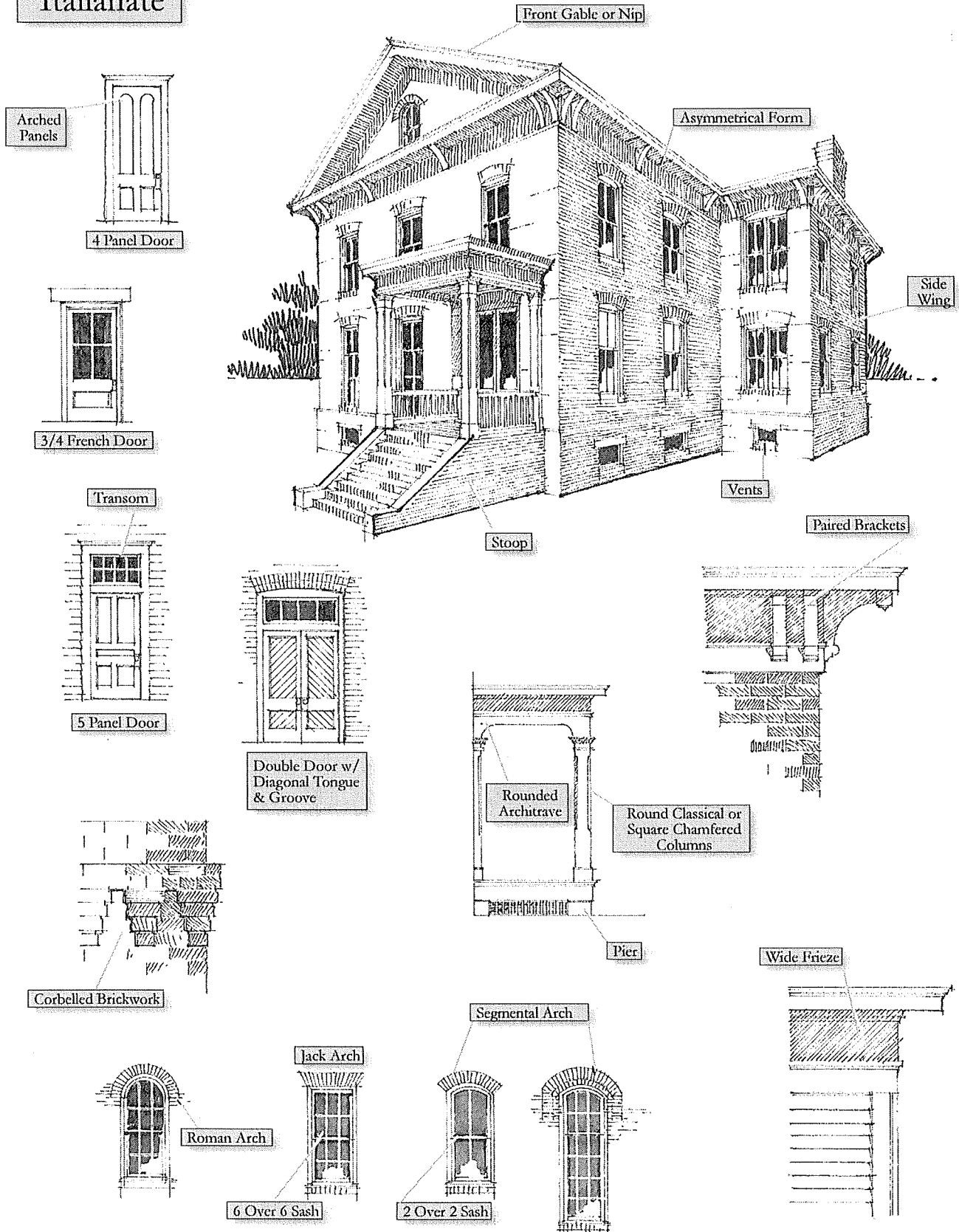
Greek Revival

See description of "Greek Revival" on page 11



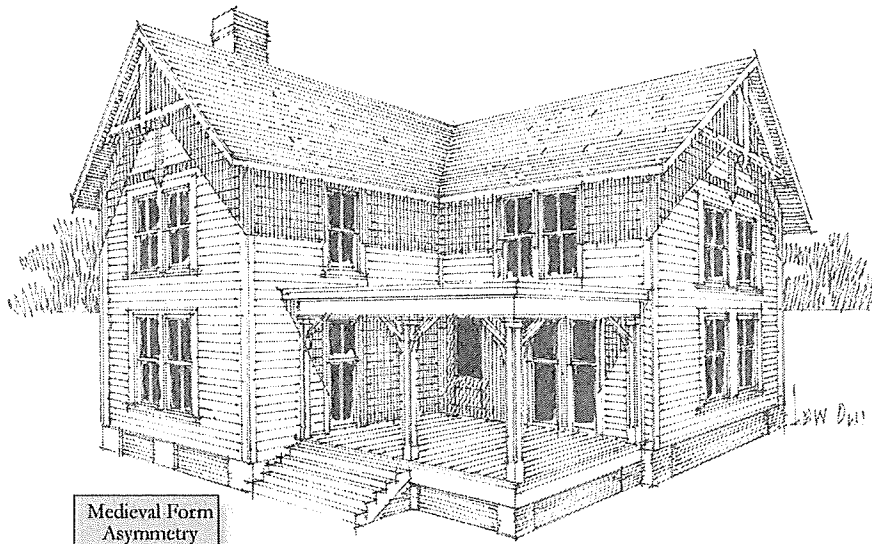
Italianate

See description of "Italianate" on page 12

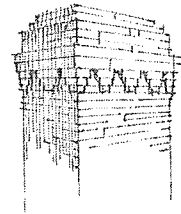


Queen Anne

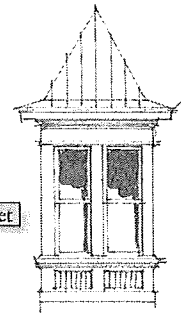
See description of "Queen Anne" on page 13



Medieval Form
Asymmetry



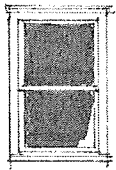
Corbelled
Brickwork



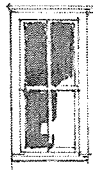
Turret



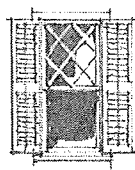
Transom



1 Over 1



2 Over 2



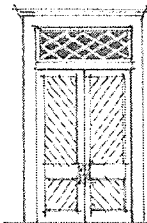
Diamond Pane
Over Plate
Glass



4 Panel
Door



5 Panel
Door



Double Door
w/ Transom

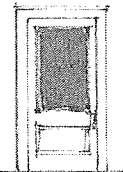
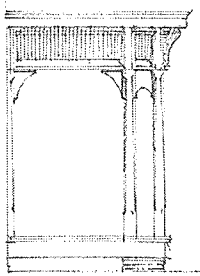
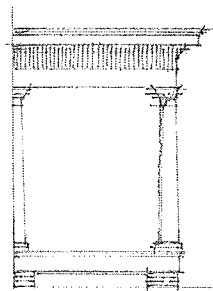


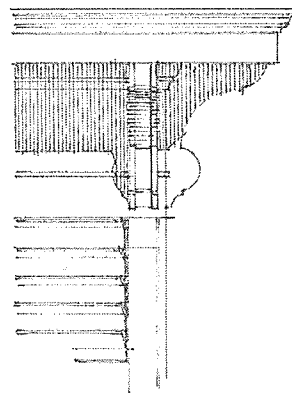
Plate Glass



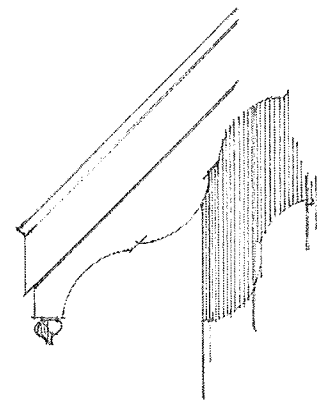
Paired Posts



Free Form
Classicism



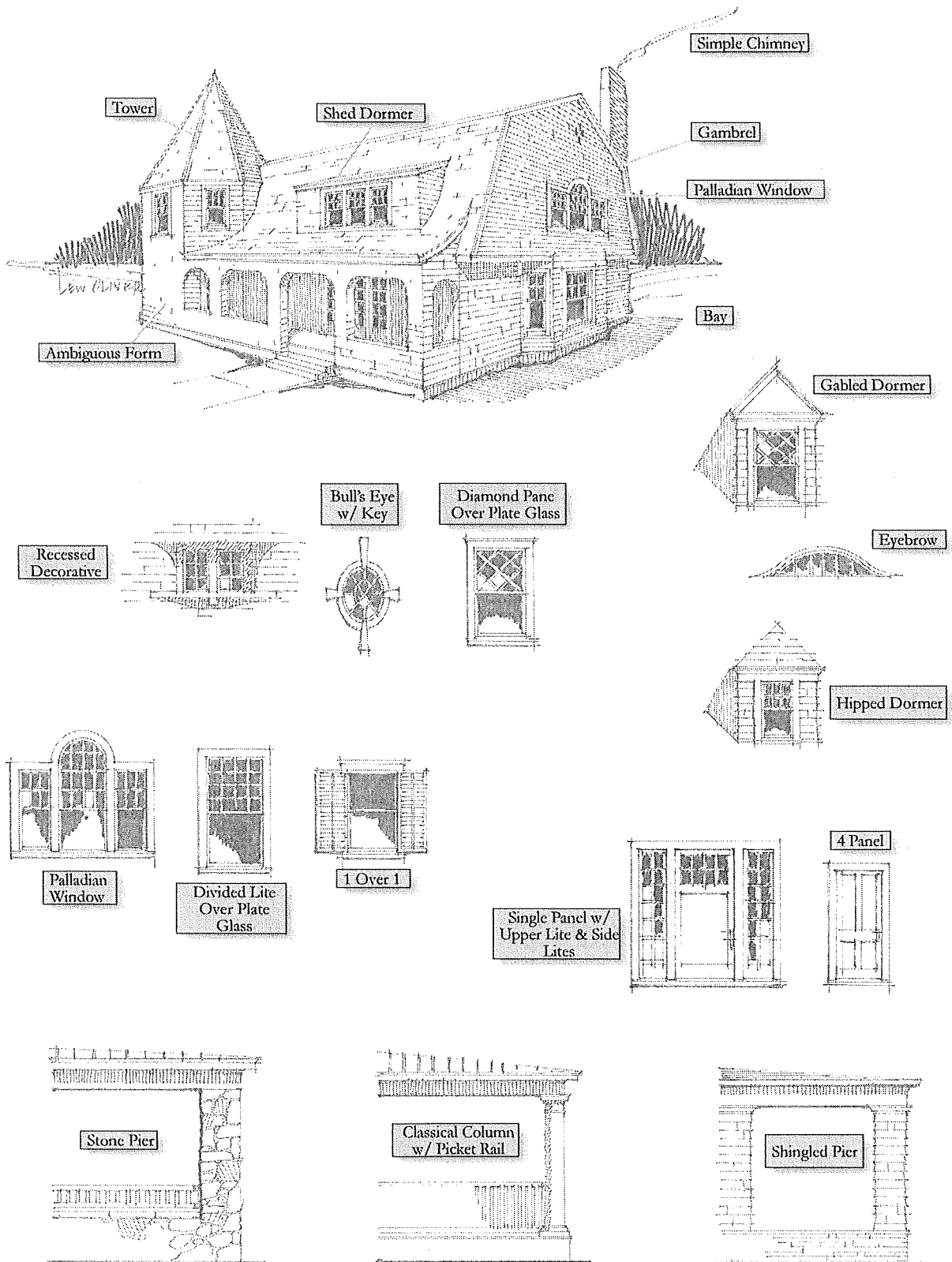
Bracketed Cornice



Carpenter Gothic

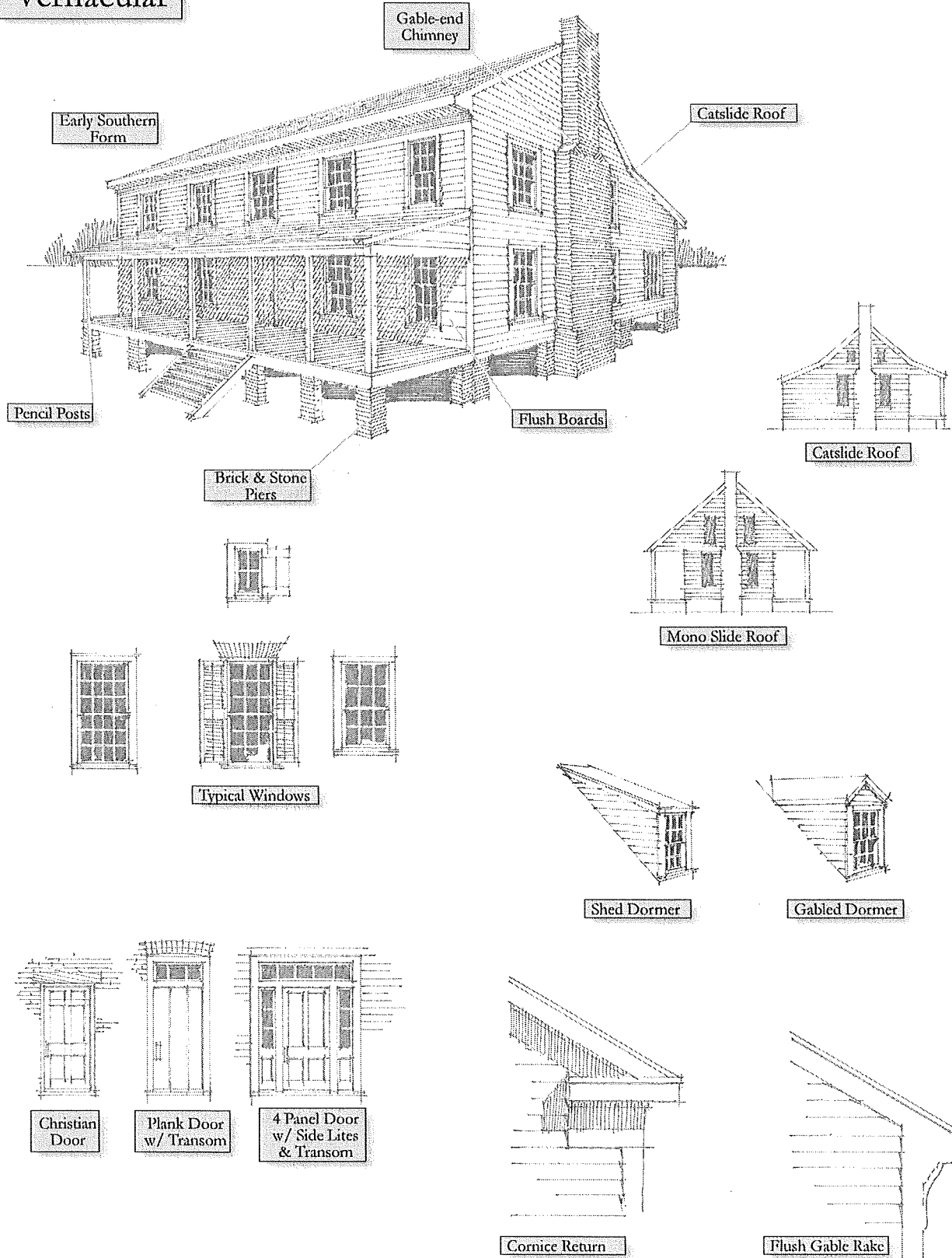
Shingle

See description of "Shingle" on page 13



Vernacular

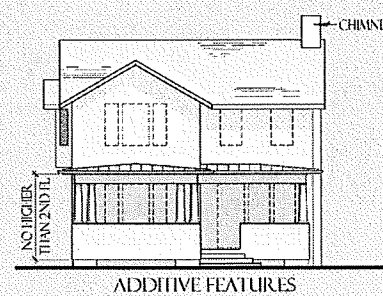
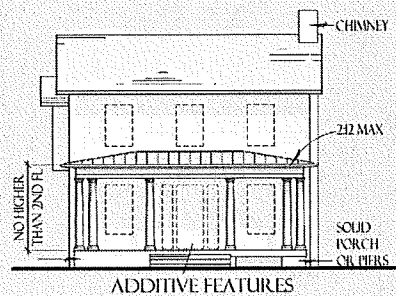
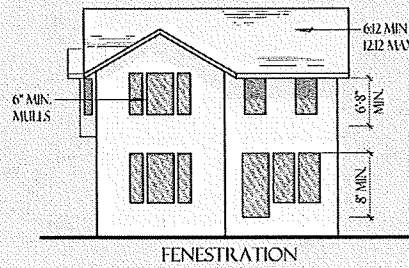
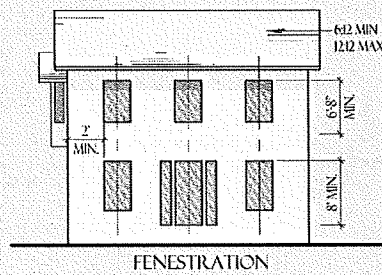
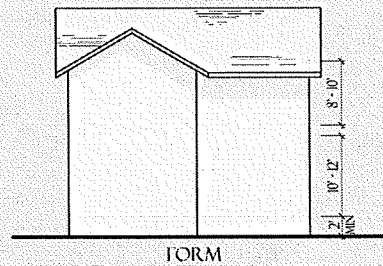
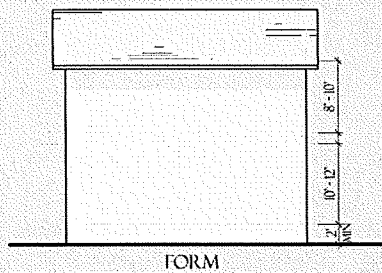
See description of "Vernacular" on page 11





SINGLE FAMILY

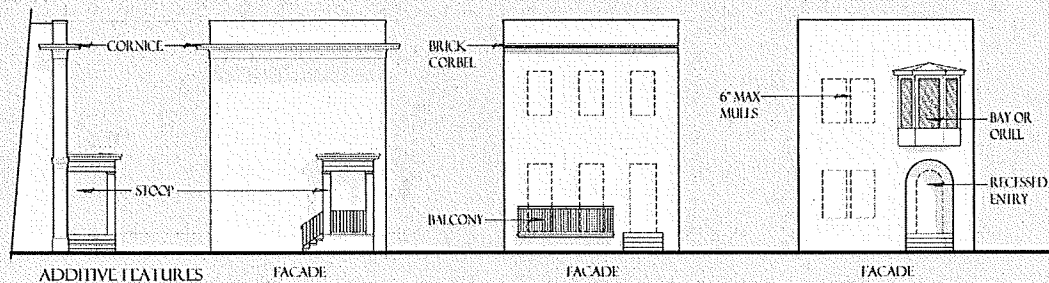
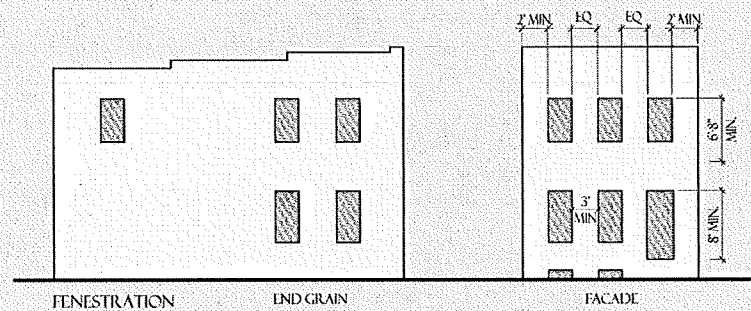
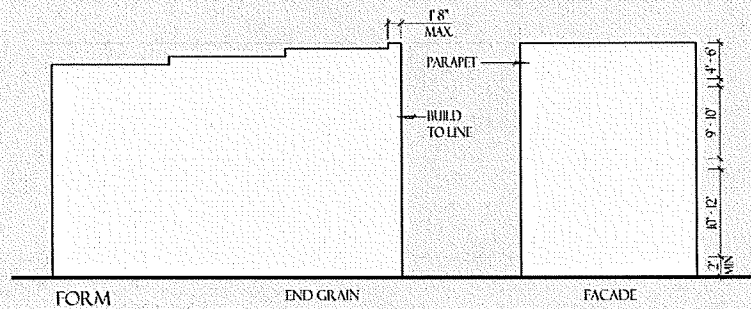
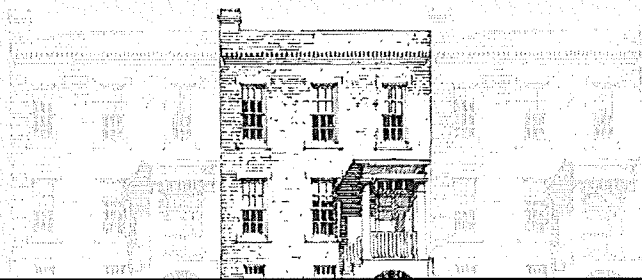
(1) PRIMARY DETACHED
DWELLING UNIT ON (1) LOT





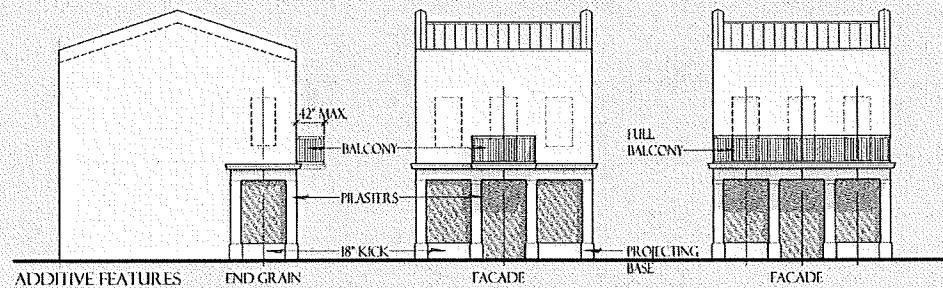
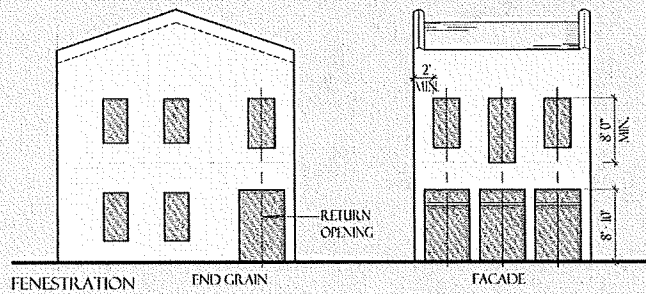
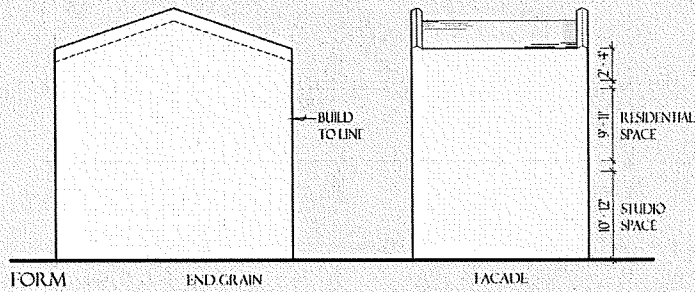
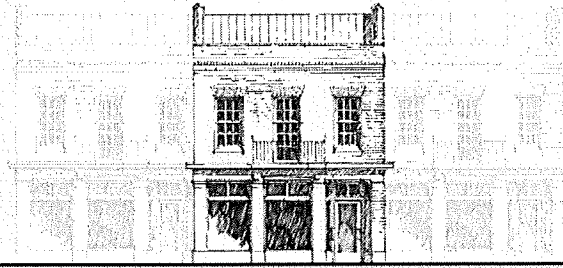
TOWNHOUSE

PRIMARY DWELLING UNIT THAT IS
HORIZONTALLY ATTACHED TO
AT LEAST (1) ADDITIONAL
PRIMARY DWELLING UNIT



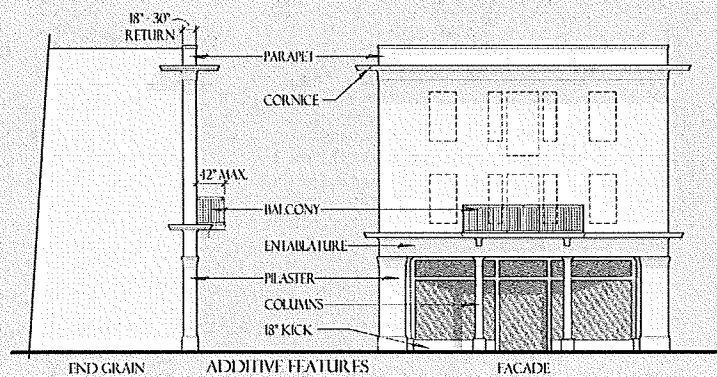
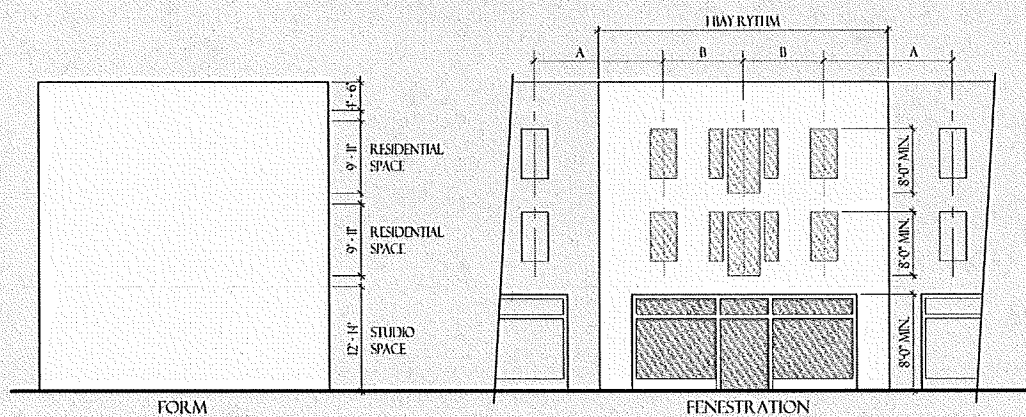
LIVE/WORK

(1) PRIMARY ATTACHED OR DETACHED DWELLING UNIT THAT IS WITHIN THE SAME LOT AND IS ATTACHED TO (1) HOME OCCUPATION UNIT OR (1) PLACE OF BUSINESS



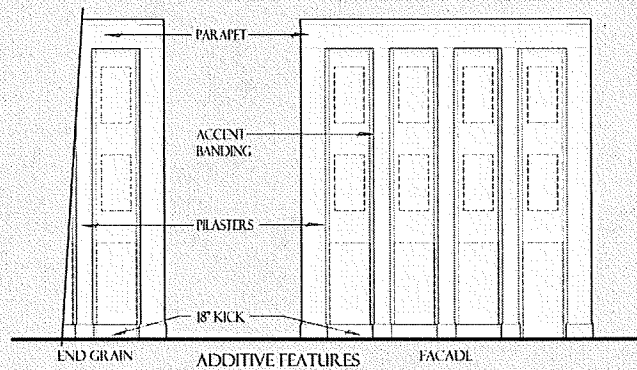
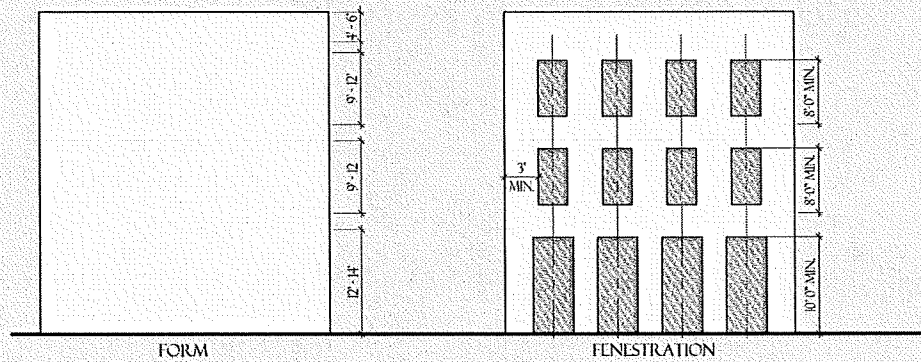
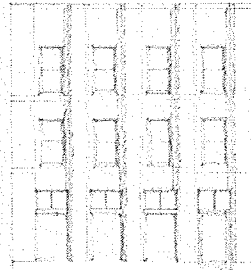
MIXED USE

A MONOLITHIC SINGLE OR MIXED USE URBAN BLOCK CONTAINING ONE OR MORE OF THE FOLLOWING ENTITIES



OFFICE

SPACE THAT HOUSES
ADMINISTRATIVE
WORKFORCE







Illustrated below are typical site plans that are approved for Vickery. The basic site plans are Alley-loaded lots, and Front-loaded lots.

Alley-loaded lots (those lots that back up to, or are contiguous to alleys) must always provide 2 parking spaces or optional 2-car garage that front the alley. Garages are not permitted that access a street.

Front-loaded lots are illustrated that address lot size and topography. Front-load lot with attached garage is permitted, however, Front-load lots with auto court (garages that are placed with doors perpendicular to the street) are preferred where topography dictates that the garage cannot be placed in the rear of the property, usually because of a steep grade. Better yet, where the site characteristics are favorable, the garage should be placed in the rear as illustrated in the Front-load lot with rear detached garage option.

Site planning must adhere to local building codes and setbacks. Houses must optimize outdoor living spaces both public and private. Porches and front yards provide a semi-public social space, and rear yards provide for more privacy. Both are equally important.

Solar orientation should be considered in planning the site. Eastern courtyard orientation is favorable for outdoor living, shielding the outdoor spaces and fenestrations from the harsh western sun. Northern oriented courtyards can be chilling in the winter, and undesirable for a passive house.

Interior room arrangement should optimize the relationship between the outdoor living spaces and the interior rooms. Outdoor pavements must be detailed and aesthetically pleasing. Landscaping must appropriate barriers and screening, provide privacy, and showcase the architecture. Spaces should be carved into, and nestled into the landscape. Edge treatments on all frontages, including the alley are required. The Town Urbanist has the sole authority to grant exceptions based on the design or for

urbanist relief for the streetscape. Utilities and mechanical units must be screened from view from any public frontage, including the alley.

All architectural masses and elements should be well conceived, equally considered, and detailed coherently and aesthetically to produce a unified whole.

Front Load Lot Attached Garage

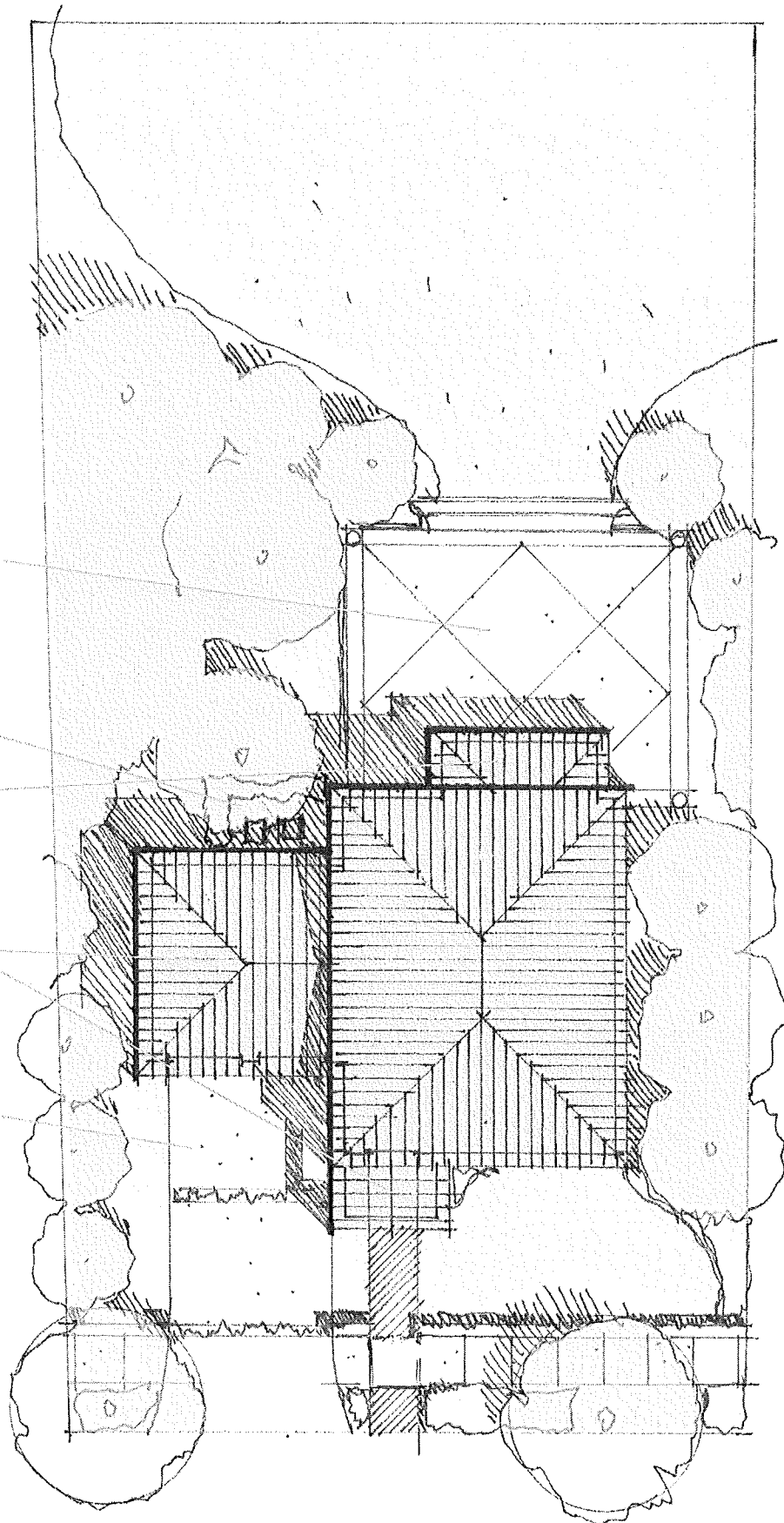
Private outdoor space

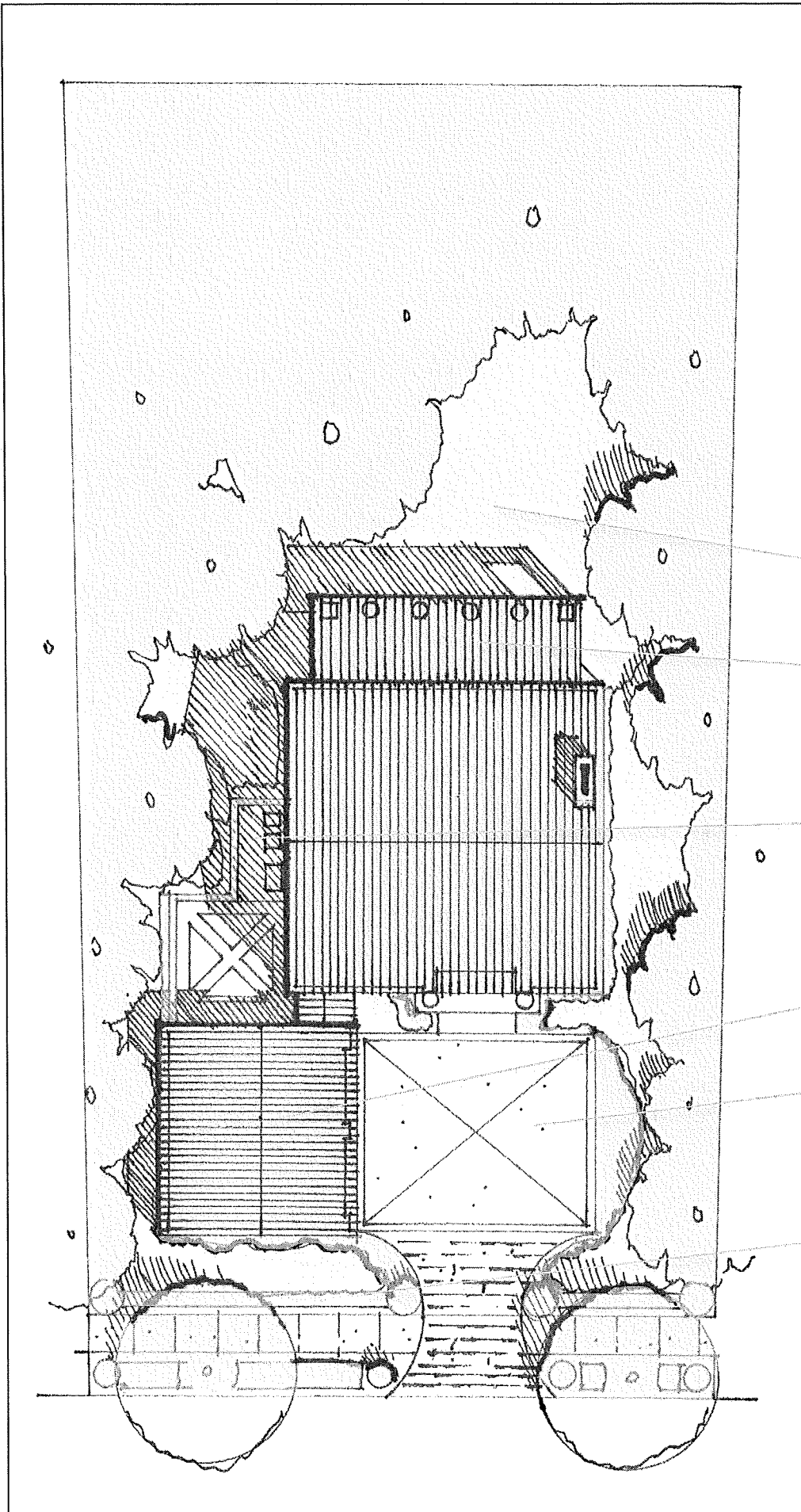
Condensers, 4'
screen required

Porch

Garage

10' minimum
garage setback
from facade





Front Load Lot
Auto Court

Private outdoor space

Porch

Condensers, 4'
screen required

Garage

Decorative
pavement

1'6" - 3'6" tall
wall, fence or
hedge required
at frontage

Front Load Lot
Rear
Detached Garage

Garage

Private outdoor space

Condensers, 4'
screen required

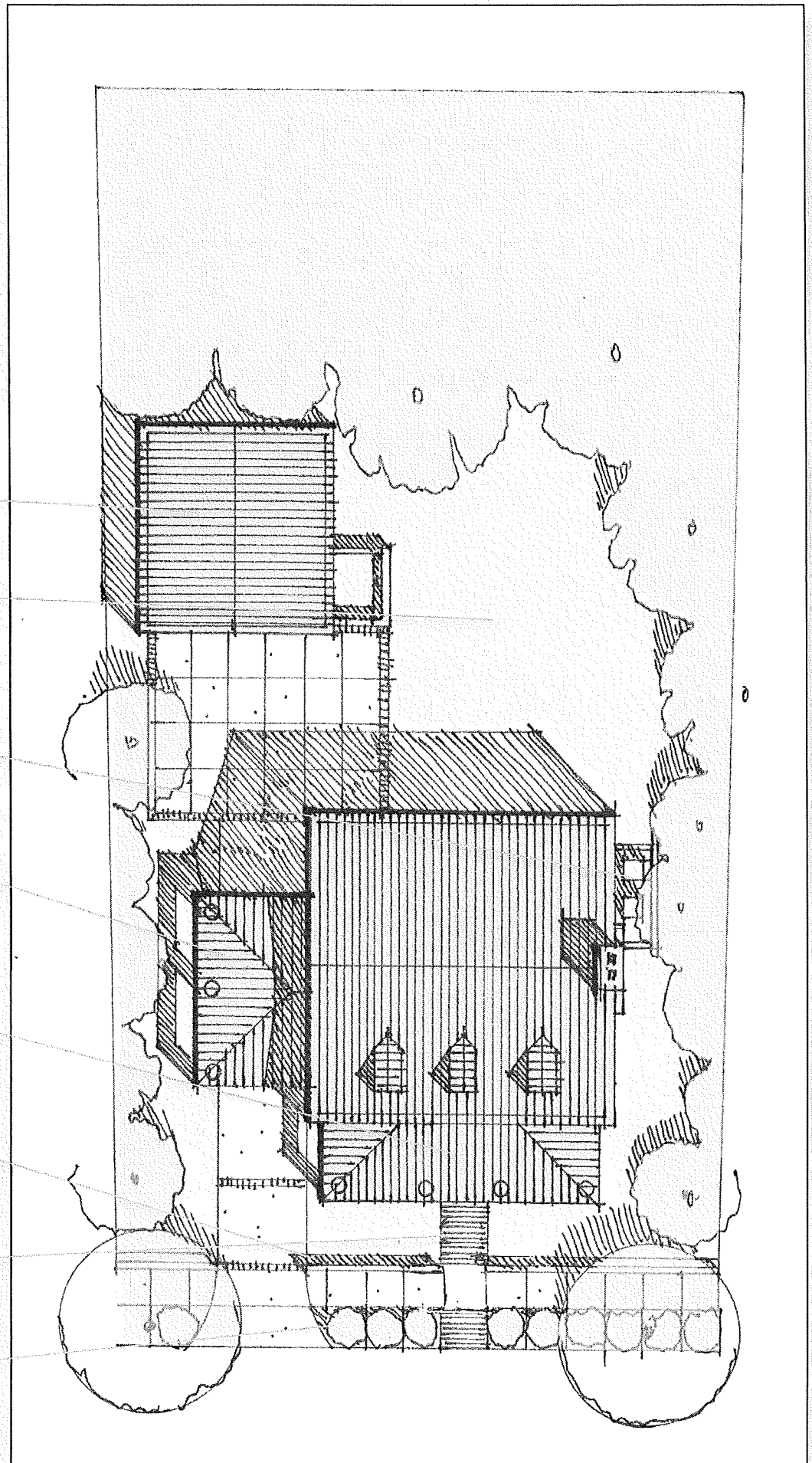
Porte cochere (optional)

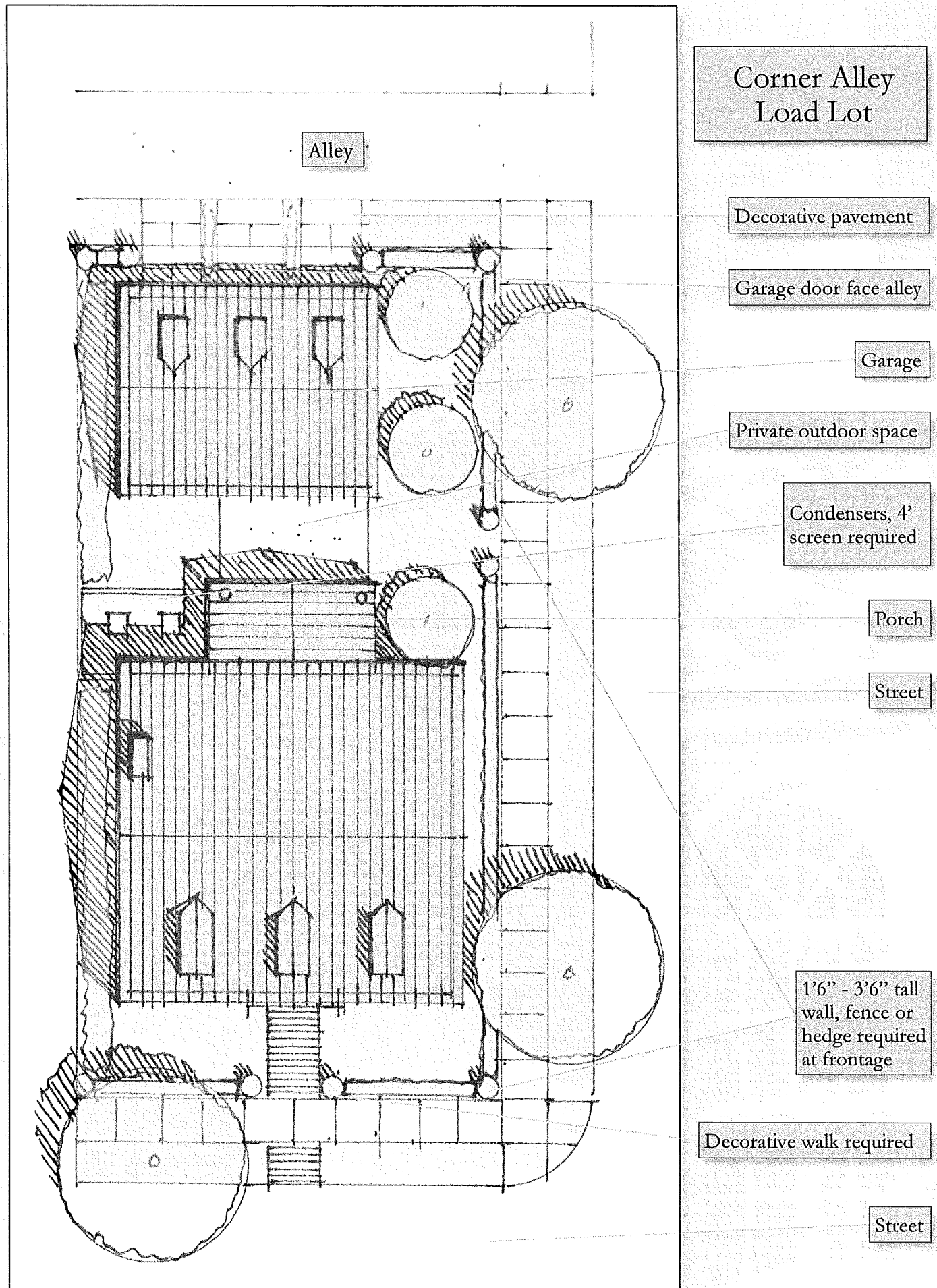
Porch

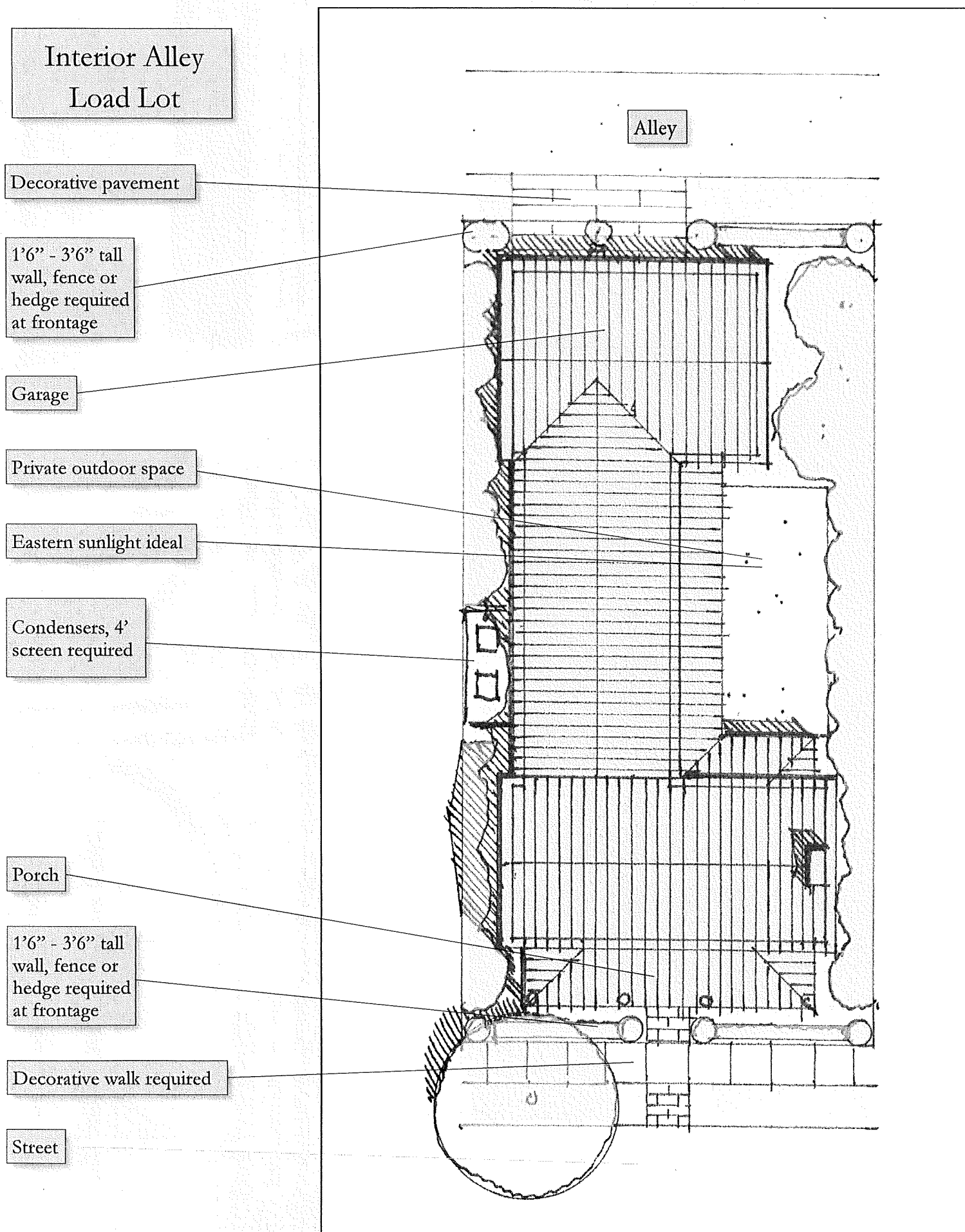
1'6" - 3'6" tall
wall, fence or
hedge required
at frontage

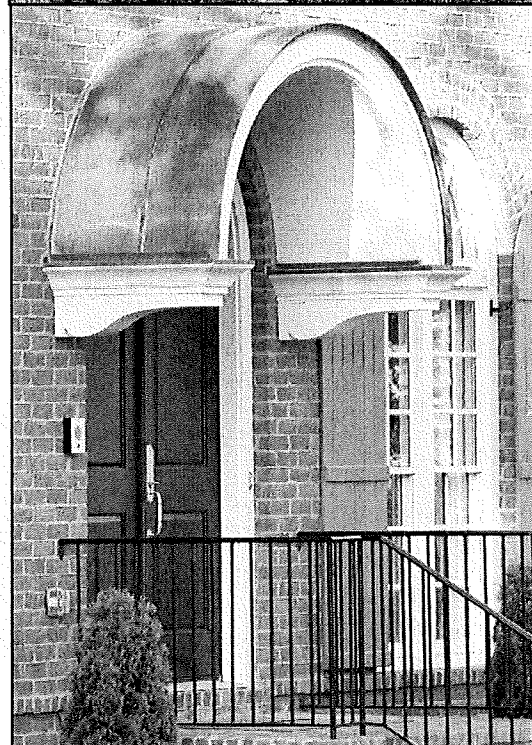
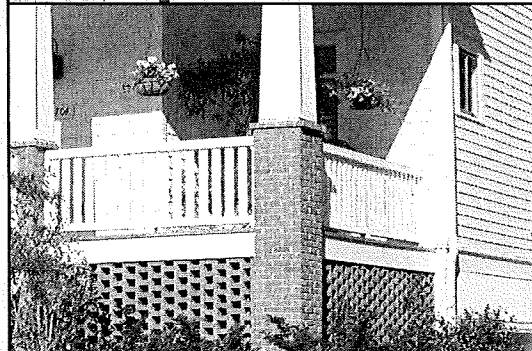
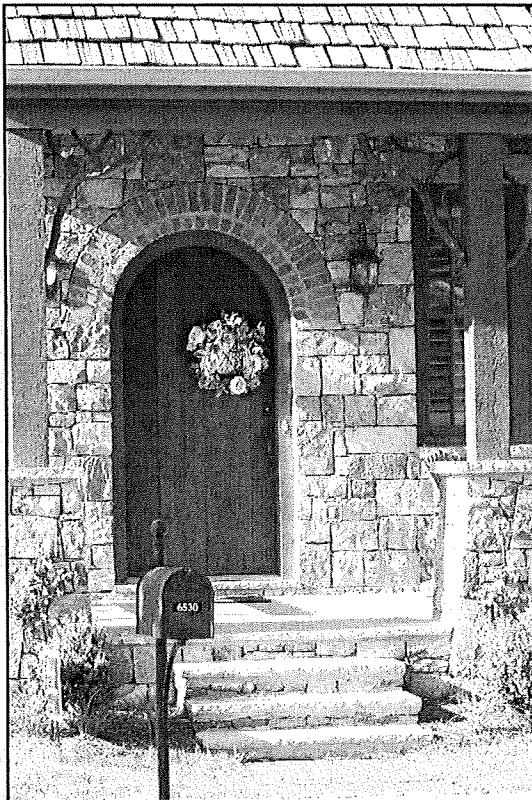
Decorative walk required

Optional landscaping









As the architecture demands, the color palette of Vickery is diverse. With an emphasis on “real” materials, whether natural or man-made, many colors and finishes should simply be left unfinished. Surfaces to be painted should complement the architecture, never commanding too much attention. Colors must never upstage the natural landscape.

As much as possible, materials should be sourced locally. Architecture will be enhanced by being “native”. Local production means a more robust local economy and less CO₂ emissions associated with long distance shipping.

Colors and finishes must be appropriate to the mood and style of the building. Designs that are derived from the Vernacular and Adam style will be early 19th century color combinations, with colors such as Burnt Sienna, rich warm Gray, Mustard and “Haint” Blue. Designs that take inspiration from the Greek Revival style will display crisp, light stone colors that bespeak dignity and acknowledge their classical temple origins. Other designs that are inspired by Queen Anne, Gothic, and Italianate designs are complex and rich, displaying earth tones that contrast to one another. Designs that are in the Craftsman tradition show complex color combinations that celebrate nature—stone grays, moss green, clay red, and wheat. Colonial Revival palettes take inspiration from East Coast historic precedents with natural shingle siding trimmed in white, white or slate blue clapboard trimmed in white with red doors, and shaker inspired colors.

The designer should research period colors and become familiar with the various combinations that can be used. The style chapter provides more detailed descriptions and illustrations.





Vickery Village features luxurious hedges, vines, canopy trees, herbs, and perennials. Streets are lined with trees, reducing their scale, enabling the street to become socialized. Neighborhood buildings serve as a backdrop for vertical gardens with cascading vines trained on porches and balconies, and villas.

Special care should be taken to “carve” outdoor living spaces into the landscape. Plant sizes should diminish in scale and leaf size reduced in areas meant to serve as outdoor living rooms. Outdoor spaces must be furnished appropriately to maximize the pleasure of the outdoors, for instance, pools and lounge furniture in private spaces, or decorative masks and urns at formal entrances. Pavement details and curbs form the “trim” for any outdoor space.

Furnishings may be made of wood, stone, iron, aluminum, or twigs and must complement the outdoors. Any furnishing must age with grace. The use of plastic or foam pottery and plastic furniture is strictly prohibited.

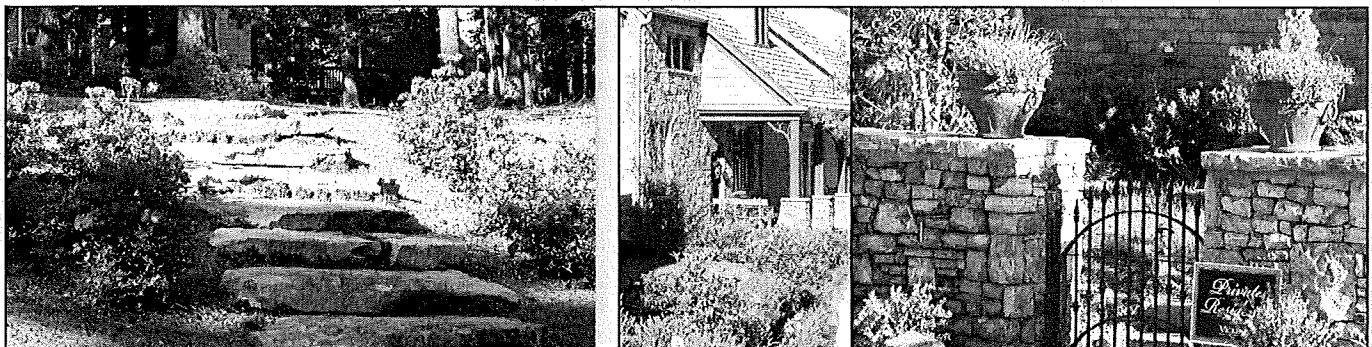
Hardscapes, including terraces, walkways, steps, and driveways, must be formed of gravel, stone cobbles, brick pavers, authentic stepping stones, or other appropriate surface materials. Concrete that is scored in a decorative pattern, such as a large running bond, is allowed only for the rear driveway. Asphalt is prohibited.

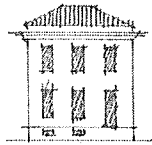
All site plans must properly address drainage; otherwise moisture will become a problem. Grades should slope toward streets and alleys, never toward adjacent properties. Downspouts must direct water away from building foundations and away from adjacent properties.

Walls, hedges, and/or fences are required on all street frontages including alleys. The Town Urbanist will consider exceptions of special design merit, especially as it relates to creating a more distinctive sense of place. The design should be of the same language as the architecture. Walls are excellent containment devices, defining the street and supporting the idea of private outdoor living spaces. Grade changes, especially at the street are beautifully addressed by the use of retaining walls, creating drama and separation in very small areas. A sloping front yard is sometimes unappealing and unused; a level yard that is elevated above the street is useful, attractive, and a showcase for cascading vegetation.

Great care should be taken to provide service yards for meters, condensers, compost piles, and trash receptacles. This area should be screened from view with fencing, which should be totally opaque and a minimum of 4'0" tall, and with vegetation.

General requirements will be addressed in the Typical Site Plan drawings.

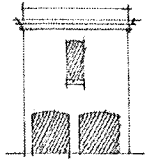




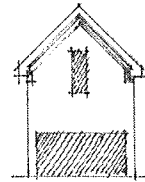
Yes



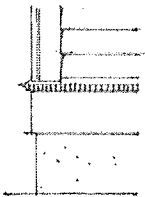
No



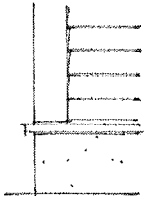
Yes



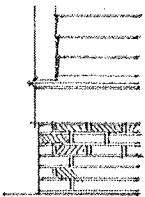
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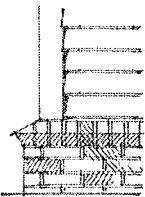
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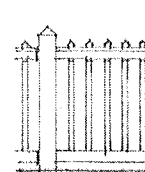
No



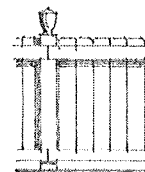
Yes



No



Yes



No

Y

Relaxed & simple massing and fenestration

N

Trumped up 1990's inspired design

Y

Traditional carriage house with single doors

N

1990's garage with double door

Y

Drip cap and base band

N

Drip cap only

Y

Base band laps over foundation

N

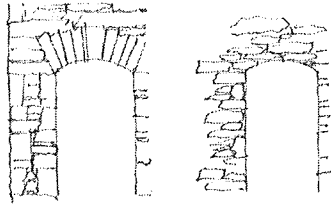
Brick foundation protrudes past siding

Y

Rails & pickets centered on post

N

Rails & boards surface applied , pre made ornament



Yes

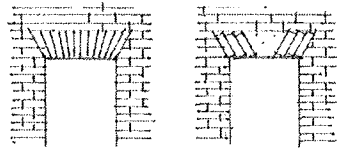
No

Y

Voussoirs & large corner stones

N

Lack of stone hierarchy, arch has no means of support



Yes

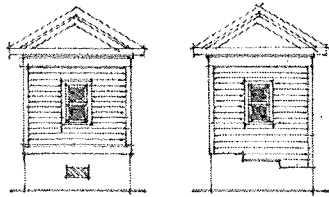
No

Y

Cut jack arch with radiating voussoirs

N

Disproportionate key & slanting voussoirs

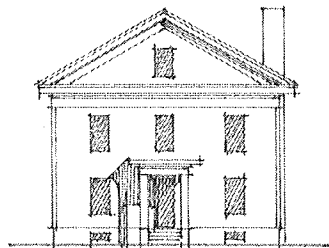


Yes

No

N

Stepped siding



Yes

Y

Serene, classical composition



No

N

1990's inspired discordant composition



Yes

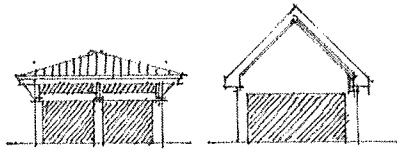
No

Y

Coursed cut arch

N

Arch composed of soldier with no depth



Yes

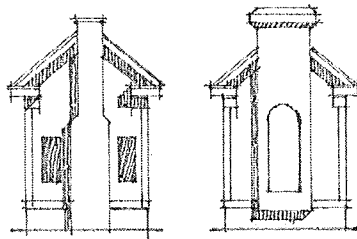
No

Y

Quite, historically inspired garage

N

1990's garage with double door



Yes

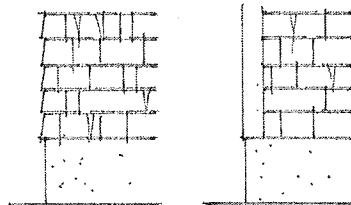
No

Y

Proportioned tradition chimney

N

1990's cantilevered chimney with inset element



Yes

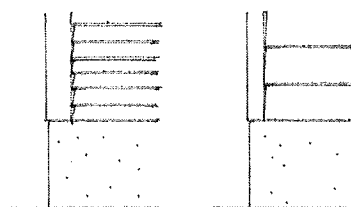
No

Y

Mitred corner

N

Corner board used with wood shingles



Yes

No

Y

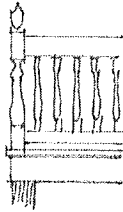
Rails & pickets centered on post

N

Corner board too small & siding too wide



Yes



No

Y

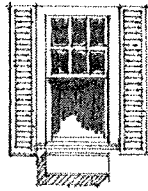
Simple clean newel & pickets on brick pier

N

Turned members & post support



Yes

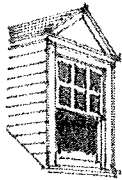


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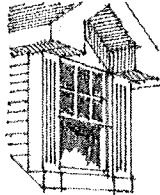
Y

Operable shutters

N

Shutters that do not close over window,
undersized flower box

Yes



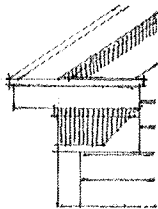
No

Y

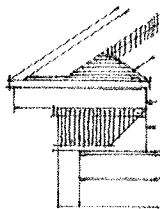
Thin elegant detailing

N

Clunky naive detailing



Yes



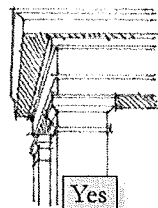
No

Y

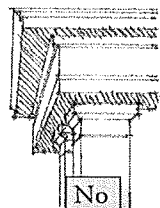
Flashed return

N

Flashing too steep



Yes



No

Y

Entablature in line with shaft

N

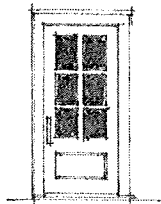
Entablature misaligned with shaft



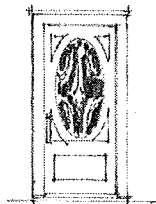
Yes



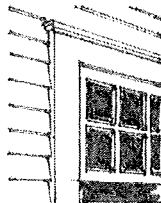
No



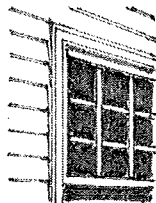
Yes



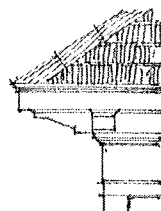
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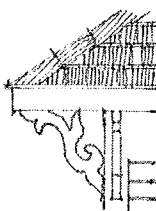
Yes



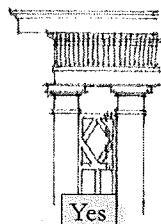
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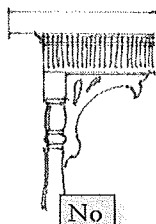
Yes



No



Yes



No

N

Ornamental lites & recessed panels

Y

Simple refined door

N

Pre made "more is better" stock door

Y

5/4 x 4 or 6 casing on siding

N

Standard brick mould on siding

Y

Classically derived ornament

N

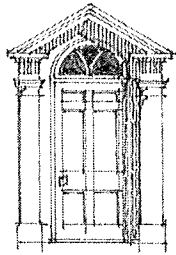
Bric-a-brac

Y

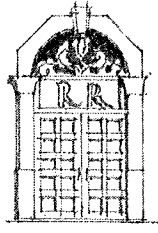
Classically derived columns & fretwork

N

Spindle work & bric-a-brac



Yes



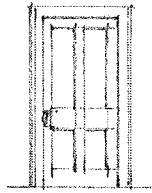
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Y

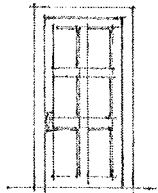
Historically correct

N

Ostentatious, awkward detailing



Yes



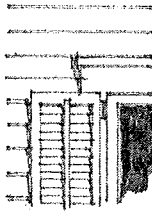
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Y

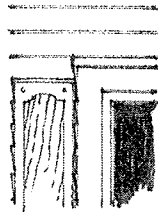
Traditional panel proportion

N

Panel pattern with no pedigree



Yes



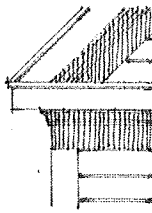
No

Y

Operable louver

N

Nail on faux grain shutter



Yes



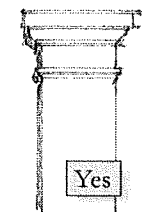
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Y

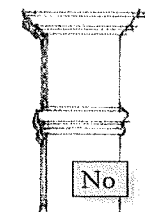
Cornice return

N

Bird box



Yes



No

Y

Correct classical capital

N

Naive capital with crown & chair rail