



Agenda  
City of Clarkesville  
Planning Commission  
Regular Meeting  
5:30 PM June 12, 2023

1. Call to Order
2. Approval of Minutes
  - 2.a Approval of April 14, 2023 Minutes.
  - 2.b Approval of April 14, 2023 Work Session Minutes.
3. Unfinished Business
4. Sign(s) for Consideration:
  - 4.a 1317 Washington St - Clarkesville Protein Place
  - 4.b 604 Washington St - DuBose Law
  - 4.c 1358 Washington St - Lake & Laurel
  - 4.d 1406 Washington St - Your Pie
5. New Business
  - 5.a 1050 Washington St - Charm House Carport Addition
  - 5.b Simply Clarkesville Preliminary Plat
6. Adjournment

OFFICIAL MINUTES  
PLANNING COMMISSION REGULAR MEETING

March 14, 2023

Minutes

City of Clarkesville

Planning Commission Regular Meeting

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

Agenda Item #1: *Call to Order*

**Chair, Bruce Haglund called the meeting to order.**

Agenda Item #2: *Approval of Minutes*

Sub-Item #2.a: *February 14, 2023 Minutes*

**Member Leigh Johnston made a motion to approve**

**Seconded: Member Kevin McOmber**

**Passed (4 - 0)**

Agenda Item #3: *Unfinished Business*

**No unfinished business.**

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

**No signs for consideration.**

Agenda Item #5: *New Business*

Sub-Item #5.a: *1045 Washington St - Facade Renovation*

**Member Kevin McOmber made a motion to approve**

**Seconded: Member Leigh Johnston**

**Passed (4 - 0)**

Agenda Item #6: *Adjournment*

**Member Jennifer Tench made a motion to adjourn .**

**Seconded: Member Leigh Johnston**

**Passed (4 - 0)**

Respectfully submitted,

Caleb Gaines, Zoning Administrator

OFFICIAL MINUTES  
PLANNING COMMISSION WORK SESSION

March 14, 2023

Minutes

City of Clarkesville

Planning Commission Work Session

The Planning Commission Work Session of the Planning Commission Work Session was held on Tuesday, March 14, 2023 at 6:00 PM at Meeting Room. Those present were Chair Bruce Haglund, Member Jennifer Tench, Member Zack Phillips, Member Leigh Johnston, Member Kevin McOmber.

Agenda Item #1: *Call to order*

**Chair, Bruce Haglund called the meeting to order.**

Agenda Item #2: *Unfinished business*

**No unfinished business.**

Agenda Item #3: *New business.*

Sub-Item #3.a: *Short-Term Rental Ordinance*

**The Planning Commission has started discussions on amending the zoning ordinance with the addition of an ordinance regulating short-term rentals.**

Agenda Item #4: *Adjournment*

**Member Jennifer Tench made a motion to adjourn .**

**Seconded: Member Zack Phillips**

**Passed (4 - 0)**

Respectfully submitted,

Caleb Gaines, Zoning Administrator



established 1823  
**CLARKESVILLE**  
— We Call it Home. —

Telephone:  
706-754-4216

P.O. Box 21  
Clarkesville, GA 30523

June 12, 2023

To: Planning Commission

**Subject: 1317 Washington St – Clarkesville Protein Place**

I have received the proposed signage for Clarkesville Protein Place at 1317 Washington St. This new business is in the former original Midtown location.

The main building sign will be single-sided and mounted to the building above the awning. The building sign will be 14'x16" which fits within the regulations. The secondary sign will be a double-sided hanging sign below the awning. It will be 6 s.f. Both signs will be constructed of Alumaticore sign board.

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

Respectfully submitted,

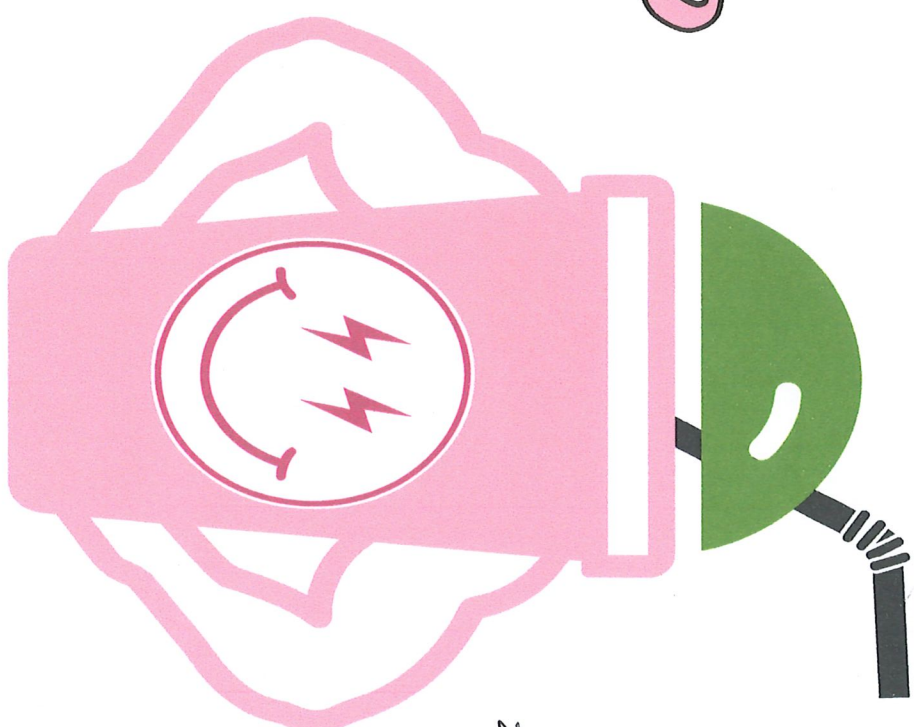
Caleb Gaines  
Zoning Administrator

Please see attachments

36"

Clarksville

DRÖTTEIN  
PLACE

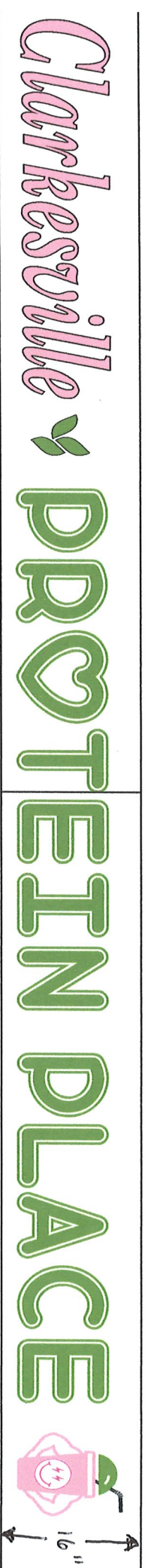


24"

MATERIAL: ALUMINUM SIGN PANEL  
PLACEMENT: SHINGLE ARM

ELEVATION 12' 9"





MATERIAL: ALUMINUM SIGN BOARD  
(2 Pcs)  
PLACEMENT: ON BUILDING (EXPOSURE A)  
ELEVATION TO BOTTOM: 13' 2"



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Telephone:  
706-754-4216

P.O. Box 21  
Clarkesville, GA 30523

June 12, 2023

To: Planning Commission

**Subject: 604 Washington St – DuBose Law**

I have received the proposed signage for DuBose Law at 604 Washington St. This new law firm is in the location where Homestar was.

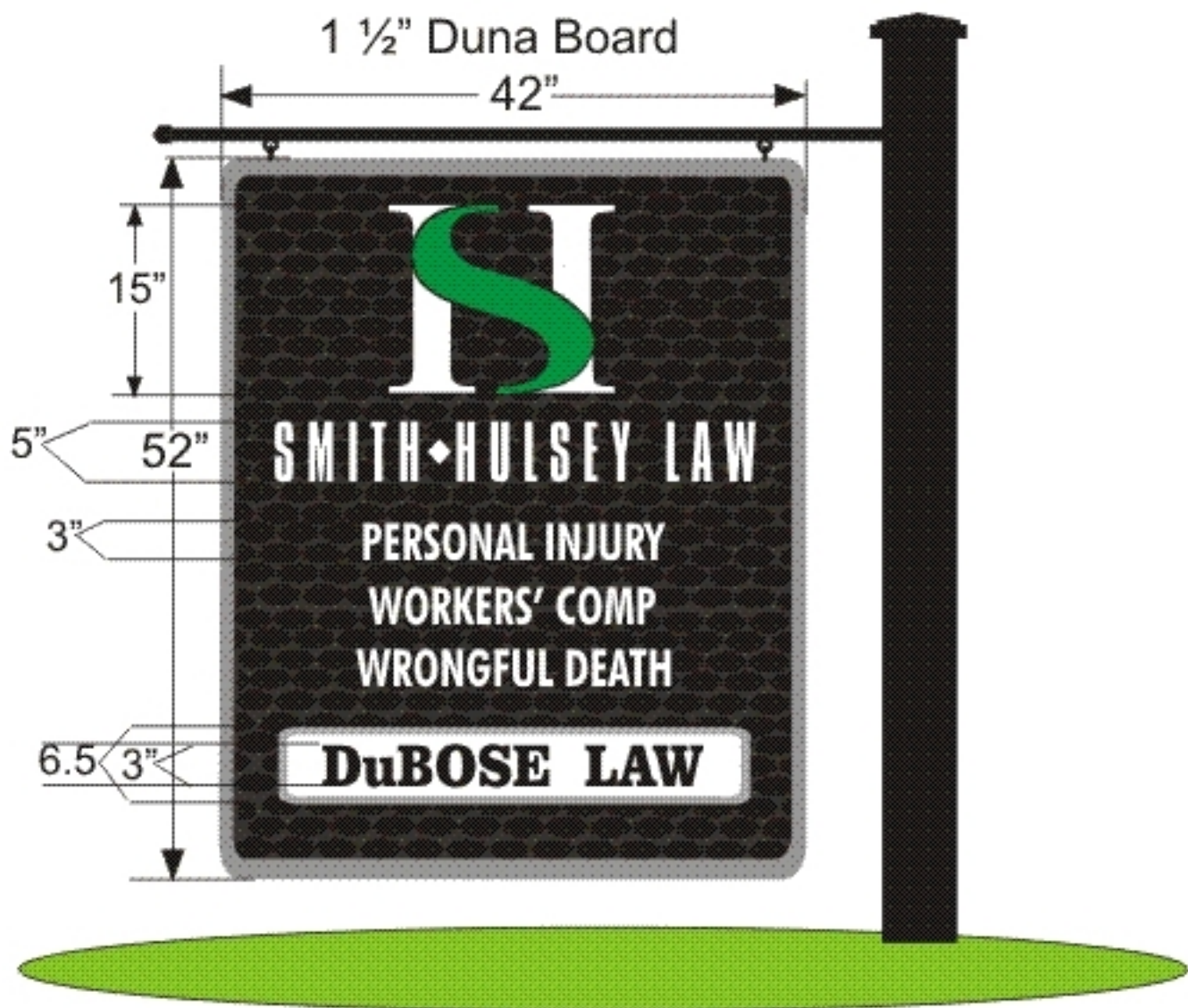
This will be a roadside sign which will be attached to the existing signpost next to the street. This sign will be 15 s.f. and double-sided. The sign is constructed of 1-1/2" Duna Board (raised). Please see the attachments for the design and colors.

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

Respectfully submitted,

Caleb Gaines  
Zoning Administrator

Please see attachments



BLACK, DARK GREY, WHITE





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# CLARKESVILLE

— We Call it Home. —

Telephone:  
706-754-4216

P.O. Box 21  
Clarkesville, GA 30523

August 9, 2022

To: Planning Commission

**Subject: 1358 Washington St – Lake & Laurel**

I have received the proposed signage for Lake & Laurel at 1358 Washington St. This is the former location of The Market on Washington.

The main building sign will be located above the awning where the existing bracket is located. This will be a double-sided sign constructed of 2" HDU foam. The color will be a textured black powder coat. The size of this sign is 4.87 sf. Please see the attachments for the design and colors.

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

Respectfully submitted,

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

Caleb Gaines  
Zoning Administrator

Please see attachments

# Signage Proposal and Contract

**ORDER  
NUMBER**

☐ Order ☒ Quote ☐ Repeat with Changes ☐ Repeat # \_\_\_\_\_

**Date:** 5/30/23 **Due Date:** \_\_\_\_\_ **Proof Date:** \_\_\_\_\_ **P.O.#** \_\_\_\_\_

**Company Name:** Lake & Laurel **Contact:** Nancy

**Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Cell / Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

## Design/Artwork:

New/Create Changes Emailed

Time: \_\_\_\_\_

Time: \_\_\_\_\_

Time: \_\_\_\_\_

**Proof:** Yes No

Call Email Fax

**Details:** Digital Plotter Screen **Amount**

Quantity: 1 Each/Set of \$ \_\_\_\_\_

Finish Size: 30" H x 192" W

Stock/Color: \_\_\_\_\_ Manufacturer: \_\_\_\_\_

Ink/ Vinyl Color: \_\_\_\_\_

Grommets (note on layout) Rope Hem Pole Pocket Wind Slits

1 Sided 2 Sided Flutes: up/down across

**Stakes:** wire post 24x18 32x24 36x24 \$ \_\_\_\_\_

**Job Description:** \_\_\_\_\_

**Layout:** \_\_\_\_\_ **Font:** \_\_\_\_\_



30" x 192" fabricated aluminum background  
 1-1/2" deep with 1-1/2" angle aluminum at  
 top and bottom with .063 aluminum for the  
 face and welded in around the radius'.

Acrylic Letters and aluminum background to  
 be painted with quality automotive paint.  
 Logo and blue stripe around outside of  
 aluminum will be cut vinyl or digital print.

Manufactured to have fasteners on top and  
 bottom outside edge of sign. Not in the face,

Customer Signature: \_\_\_\_\_

Payment to be made as follows:

### Terms & Conditions:

**SPECIAL** conditions on client's purchase orders in no way negate the above stated specifications. In ordering the work described above, the client accepts all of these conditions whether noted on the client's purchase order or not. IF **UNUSUAL DIGGING** conditions (i.e. ledge, rock, water, ect.) are encountered in ground installation, this contract is binding, however, and additional charge based on our labor, contract labor, materials and equipment will be added to above price. **ALL PRIMARY ELECTRICAL** service and/or connections to be furnished by Purchaser. **SALES TAX & PERMIT FEE**, if applicable, will be added to the above price. **TITLE** to all materials and property covered by this contract shall remain in **NORTHEAST GEORGIA SIGNS & SERVICE, INC.** And shall not be deemed to constitute a part of the reality to which it may be attached until the purchase price is paid in full.

### Acceptance of Proposal:

The above prices, specifications and conditions, are satisfactory and are hereby accepted. You are authorized to do the work above as specified. Payment will be made as outlined above.

**Survey:** \_\_\_\_\_

\$ \_\_\_\_\_

**Installation:** \_\_\_\_\_

\$ 1,050.00

**Service:** \_\_\_\_\_

\$ \_\_\_\_\_

**Total: \$** 2,952.26

**Tax: \$** 206.66

**Deposit: \$** \_\_\_\_\_

**Total Due: \$** \_\_\_\_\_



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# CLARKESVILLE

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Telephone:  
706-754-4216

P.O. Box 21  
Clarkesville, GA 30523

June 12, 2023

To: Planning Commission

**Subject: 1406 Washington St – Your Pie**

I have received the proposed new signage for Your Pie at 1406 Washington St. They are replacing the existing signage with a more updated version.

The new sign will be attached to the main building façade where the current sign is located. The sign will be 23 s.f. and constructed of non-lighted PVC letters on a 2" aluminum cabinet. The letters and logo will be raised. 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

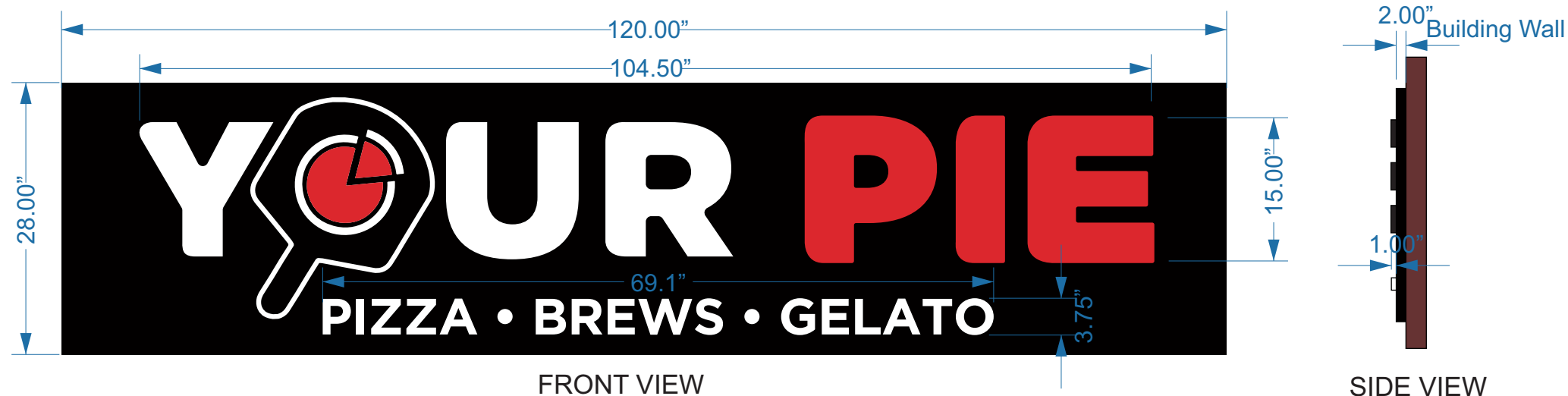
Please see attachments

CUSTOMER: **Your Pie Clarkesville**

JOB NUMBER: **124530**

DATE: **05-23-23, v3**

**Storefront PVC Letters  
on Aluminum Cabinet**



**Description:**

120.00" x 28.00" Non Lighted PVC Letters on 2" Aluminum Cabinet, Painted Black

**Your Pie Text:** 1" White PVC for Y, U, R

**Pizza Peel:** 1" White PVC for Peel, Oracal 751 Black & Red Vinyl Applied

**Your Pie Text:** 1" White PVC Painted Red for P, I, E

**Pizza Brews Gelato Text:** 1" White PVC Letters



**770-648-7057** 1422 Business Center Drive SW, Conyers, GA 30094

THIS ARTWORK PROOF SHOWS A MOCK-UP OF YOUR PRODUCT.

**PLEASE REVIEW PROOF CAREFULLY**

THIS PROOF IS FOR LAYOUT ONLY.

PLEASE NOTE YOUR ORDER IS ON HOLD UNTIL WE HAVE RECEIVED APPROVAL.  
PROMPT RESPONSE IS APPRECIATED.

CUSTOMER: **Your Pie Clarkesville**

JOB NUMBER: **124530**

DATE: **05-23-23, v3**

**Storefront PVC Letters  
on Aluminum Cabinet**



THIS ARTWORK PROOF SHOWS A MOCK-UP OF YOUR PRODUCT.

**PLEASE REVIEW PROOF CAREFULLY**

THIS PROOF IS FOR LAYOUT ONLY.

PLEASE NOTE YOUR ORDER IS ON HOLD UNTIL WE HAVE RECEIVED APPROVAL.  
PROMPT RESPONSE IS APPRECIATED.



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**CLARKESVILLE**  
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Telephone:  
706-754-4216

P.O. Box 21  
Clarkesville, GA 30523

June 12, 2023

To: Planning Commission

**Subject: 1050 Washington St – Charm House Carport**

I have received a request for the construction of a new carport to be located at the Charm House. The new owners are requesting to build a simple carport that will match the existing residence in color, material, and character. The carport will be attached to the house with a covered walkway.

The hip roof will mimic the angles of the main house roof. The columns will be a structural composite with Corinthian Capitals 12" square. New transom windows will be on both sides of the door leading into the main house. The total size of the carport will be 750 s.f.

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>Barbara Mitchell</u>                                | Phone Number: <u>706-632-9771</u> |
| Mailing Address: <u>1014 Shady Falls Rd, Blue Ridge, GA 30513</u> |                                   |
| Subject Property: <u>1056 Washington St</u>                       | Parcel ID: _____                  |
| Property Owner: <u>Robert &amp; Barbara Mitchell</u>              | Phone Number: <u>706-632-9771</u> |
| Mailing Address: <u>above</u>                                     |                                   |

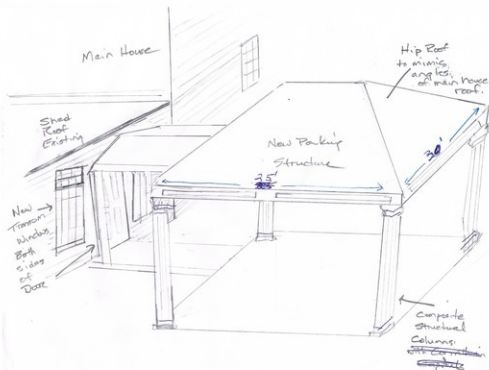
|                                                                          |
|--------------------------------------------------------------------------|
| Type of Project Proposed:                                                |
| Demolition                                                               |
| New Construction/Infill                                                  |
| Additions <u>Carport</u>                                                 |
| Material Change in Appearance                                            |
| Description of Proposed Project (attach additional sheets if necessary): |
|                                                                          |
|                                                                          |
|                                                                          |
|                                                                          |
|                                                                          |
|                                                                          |
|                                                                          |
|                                                                          |

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: Barbara Mitchell Date: 21 May '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   |





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**CLARKESVILLE**  
— We Call it Home. —

Telephone:  
706-754-4216

P.O. Box 21  
Clarkesville, GA 30523

June 12, 2023

To: Planning Commission

**Subject: Stanford Mill Rd / Map & Parcel 071 027 – Simply Clarkesville Phase One Preliminary Plat**

Clarkesville Lifestyle Prop LLC has submitted a preliminary plat for the proposed subdivision located at the above location for your review and comments. This proposed subdivision will abut Leland Hills Subdivision.

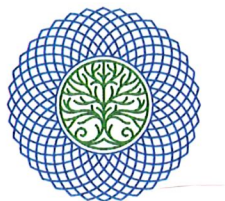
Upon comments and approval of the preliminary plat, the developer shall apply for a Notice of Intent from the GA EPD and begin initial subdivision work. Once this phase is complete, then the applicant can request final approval of the phase one subdivision plat and after that, building permits can be issued.

Please note that Section 2809 of the zoning ordinance does not allow me to act or speak for the planning commission in approving or disapproving preliminary plat requests.

Respectfully submitted,

Caleb Gaines  
Zoning Administrator

Please see attachments



**BOWERSOX** | INVESTMENT  
GROUP

Re: Simply Clarkesville

CLARKESVILLE LIFESTYLE PROP, LLC  
350 W STANFORD MILL DR  
City of Clarkesville, GA 30523

To whom it may concern,

This letter requests approval of the preliminary plat for CLARKESVILLE LIFESTYLE PROP, LLC. The development is located just south of the intersection of Swain Street and Stanford Mill Rd in the City of Clarkesville. It will consist of 140 single family homes and townhome units. The property will contain three roads, commuter lanes and a detention pond. This community will be highly sustainable, low HERS rating, net zero, and net zero ready homes.

The developers are planning to divide the development into two phases. The first phase and entrance to the property will be at the end of Stanford Mill. Phase one will contain 26 homes, newly constructed, and the detention pond. The second phase will be the units located on the back on the land extending to the property. Side setbacks will be 5 or more feet. Front setbacks will be 10 ft or more. The goal of the community is to create a village feel that invokes communal living.

Once complete, all roads, named at a later time, will be dedicated to the City of Clarkesville at time of the final plat. Project is scheduled to take 2 years to complete.

The contact information for the property owner is:

Larry Watkins  
VP of Real Estate and Construction  
[larry@bowersoxgroup.com](mailto:larry@bowersoxgroup.com)  
678-699-6190

Stephanie Joyce  
Director of Real Estate Acquisitions  
[stephanie@bowersoxgroup.com](mailto:stephanie@bowersoxgroup.com)  
404-207-4999

Cordially,

Stephanie Joyce

CITY OF CLARKESVILLE  
DEVELOPMENT PERMIT APPLICATION

Date: 05/29/2023

Permit No.: \_\_\_\_\_

Project  
Name: Simply Clarkesville

Project  
Address: 0 Stanford Mill Rd Clarkesville Ga

1. Applicant  
Name: Bowersox Investment Group

Applicants role in  
project: Developer

Address: 1353 Riverstone Pkwy Ste 120 172 Canton, GA 30114

Phone: 404 207 4999

Fax: \_\_\_\_\_ Email: stephanie@bowersoxgroup.com

2. Description of Extent of Site Development:

Single family homes and townhomes

Water, Sewer, and Electricity will be added

Detention ponds and storm water drainage

Walking trails

3. Plans and Documents submitted:

Preliminary site plan

Elevations of single family home

## 4. Property Owner:

Name: Clarkesville Lifestyle Prop

Address: 1353 Riverstone Pkwy Ste 120 172 Canton, GA 30114

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: stephanie@bowersoxgroup.com

## 5. Names, addresses, contact info and professional registration numbers for Project Engineer/Design Professional &amp; Surveyor:

Civil Engineer: James Irvin Foothills Land Design

164 Professional Drive Baldwin, GA 30511

## 6. Project Site Information:

Tax Map and Parcel Number:

Parcel Number 071 027

Ares of development in acres or square feet:

18.14

Address or general location from closest street intersection:

Stanford Mill and Swain St

Current zoning: R-2

Conditions if any, of zoning:

None

## 7. Conditions of Development Permit:

(a) IMPROVEMENT GUARANTEES. In order to protect the City and prospective purchasers of and residents in a subdivision, the Developer shall provide to the City one of the following financial securities to guarantee the installation of infrastructure and public improvements.

- i. An irrevocable letter of commitment or credit upon which the City can draw;
- ii. A performance bond for the benefit of the City upon which the City can collect;
- iii. A Certificate of Deposit with assignment letter to the City; or
- iv. Any other form of guarantee approved by the City that will satisfy the objectives of this section.

The guarantee shall be in an amount to secure the full costs of completion of the infrastructure improvements as prepared by a professional engineer licensed as such in the State of Georgia, retained by Developer, certified by such engineer to be a fair and reasonable estimate of such cost and agreed upon as such by the City's engineer. Irrespective of the above, the City may establish the amount of financial guarantee required based upon the recommendation of the City engineer.

b) PROJECT COMPLETION. Construction of infrastructure and public improvements must begin within sixty (60) days of issuance of the Development Permit and must be completed within twelve (12) months of issuance of the Development Permit. Failure to meet these dates will render the Development Permit null and void and no construction activity may commence until Developer obtains a new Development Permit.

c) STORM WATER MANAGEMENT. Developer agrees and promises to comply with all regulations, approvals, and specifications and Acts promulgated by the United States of America, the State of Georgia and the City with regard to storm water management.

d) EROSION AND SEDIMENTATION CONTROLS. All erosion and sedimentation controls will be installed in accordance with the approved plan as attached in Exhibit A prior to any other construction activities occurring at the Development. The erosion and sedimentation controls will be properly maintained throughout the duration of the development until all disturbed areas have been stabilized to the satisfaction of the City.

e) CONSTRUCTION OF IMPROVEMENTS. Developer will, in accordance with appropriate subdivision and land development ordinances and regulations, install all utilities including sewer, water, gas, electric, telephone, cable TV, if available, and such other utilities to service the development. Developer agrees to build, construct, and install all improvements including, but not limited to, paving, grading, roads, storm water facilities, sidewalks, landscaping and lighting in accordance with the provisions adopted by Resolution and Ordinance or accepted as commonly used guidelines or provisions of the City in effect at the time of preliminary plat approval. All improvements in the development will be constructed and installed in accordance with City specifications and Ordinances and must be certified as such by the City.

- f) INFILTRATION OF SEWER SYSTEM. Developer agrees that no storm water, roof run-off, drainage or the like will infiltrate the sanitary sewer system servicing the development. Violation of this agreement will result in the immediate automatic revocation of any and all approvals and permits covering the development. Reinstatement of said permits and approvals may be granted by the City when Developer has sufficient guarantee to protect City from any and all fines for infiltration of storm water.
- g) HOURS OF OPERATION. Developer will not permit any grading, construction or other physical work to be conducted on the site between the hours of 7:00 p.m. and 6:00 a.m. without written permission from the City.
- h) POLICE AREA. During construction Developer will police the construction area daily keeping the area free and clear of all rubbish, refuse, brush, debris, and discarded building materials so as not to create a public nuisance. Developer may accumulate such materials in the area approved by the City until such time as accumulated matters are removed from site by Developer, provided that the City, in its sole discretion, may require removal of any such material by written communication indicating the reasons therefore at any time during development. Developer will remove from site and dispose all rubbish, refuse, brush, debris, and discarded building materials leaving the development free and clear of the same prior to the release of any financial security or final acceptance of any public improvements.
- i) INSPECTIONS. Developer hereby specifically grants permission to the City of Clarksville, its supervisors, employees, agents, contractors, or consultants to conduct inspections on its property. These inspections may take place at any time and with any frequency as the City deems appropriate and necessary under the circumstances.
- j) INSURANCE. Developer will cause its contractors and/or subcontractors to obtain and maintain liability and other insurance coverage and agrees to furnish certificates of such insurance as may be reasonably required from time to time by the City. The City states that its current requirements for insurance are \$1,000,000.00 for liability or casualty per occurrence, and \$2,000,000.00 in the aggregate.
- k) INDEMNIFICATION. Developer shall indemnify and hold the City harmless from and against any and all losses, costs, damages, expenses, or claims (including, without limitation, and all reasonable attorney's fees and expenses of litigation actually incurred) arising from or out of Developer's: 1) construction or maintenance of the Development or any portion thereof; 2) failure to construct or maintain the Development or any portion thereof; or 3) improper construction or maintenance of the Development or any portion thereof.
- l) EXPIRATION. A development permits shall expire 12 consecutive calendar months after issuance unless development activity as authorized by the permit is initiated within the twelve-month period or if such authorized activities lapse and the project is abandoned for a period exceeding 60 calendar days. One extension, which must be applied for before the end of the 12 months from issuance, may

be granted not exceeding three consecutive calendar months during which time the development activity must commence or the permit will expire.

8. The below approvals shall be obtained by applicant – documentation of below approval must be provided to City Planning staff:

Georgia Soil and Water Conservation Commission (soil erosion and storm water control)

Georgia EPD - Water and Sewer

Georgia DOT

Habersham County DOT

Habersham Health for subdivision utilizing septic systems

City Fire Chief/Marshall

City Water Dept.

City Sewer Dept.

The undersigned states that the above information is true and correct. The undersigned below is authorized to submit this application.

Signature of Applicant(s)

Date

*[Signature]* 5/30/23

The undersigned below is the owner of the property considered in this application. The undersigned is aware and has authorized the submittal of a development permit application for the property identified in this document.

Signature of Owner

Date

*[Signature]* 5/30/23

Notary Public

Date

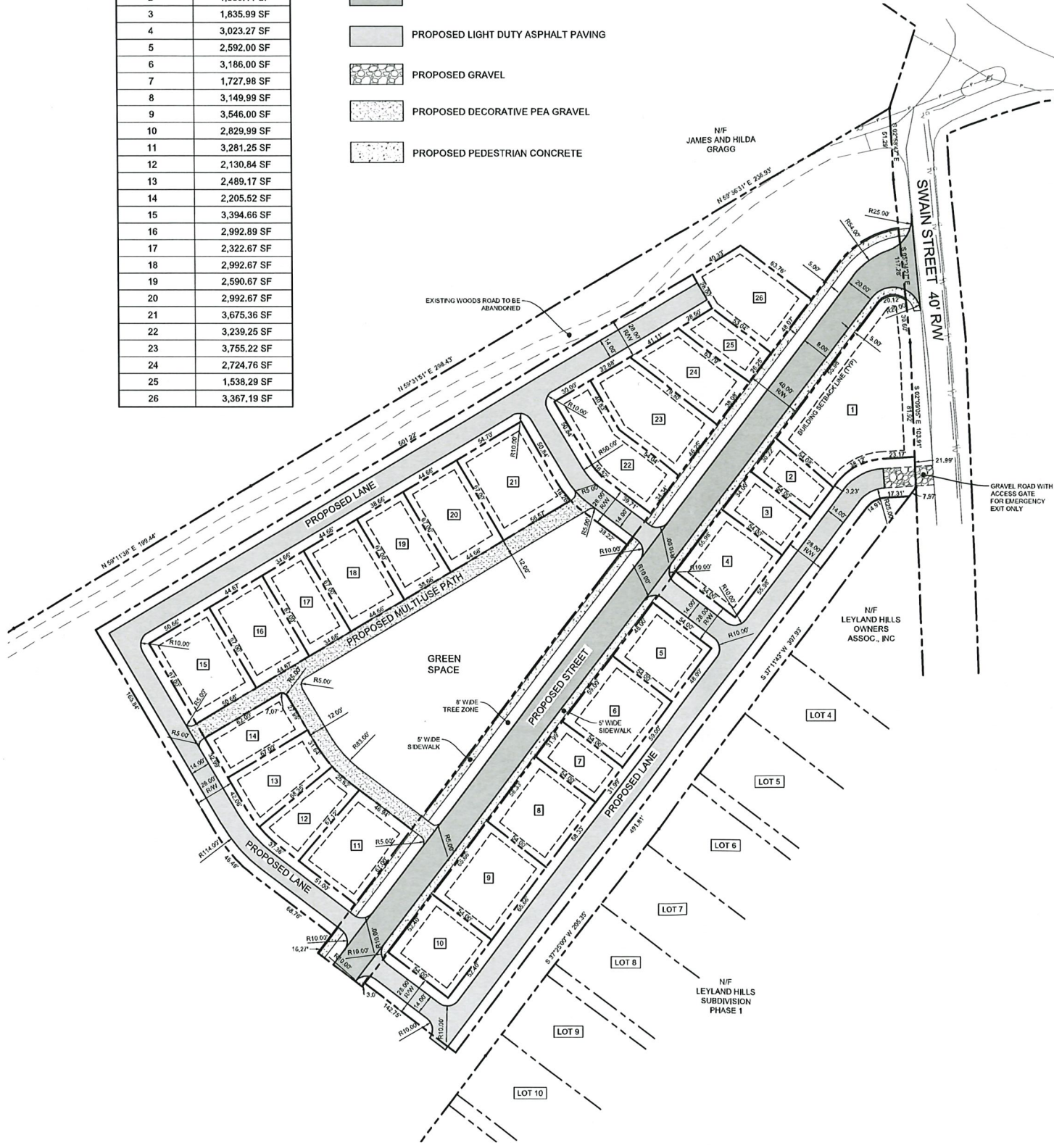
*[Signature]* 5/30/23





| LOT NUMBER | TOTAL SITE AREA |
|------------|-----------------|
| 1          | 7,723.86 SF     |
| 2          | 1,550.11 SF     |
| 3          | 1,835.99 SF     |
| 4          | 3,023.27 SF     |
| 5          | 2,592.00 SF     |
| 6          | 3,186.00 SF     |
| 7          | 1,727.98 SF     |
| 8          | 3,149.99 SF     |
| 9          | 3,546.00 SF     |
| 10         | 2,829.99 SF     |
| 11         | 3,281.25 SF     |
| 12         | 2,130.84 SF     |
| 13         | 2,489.17 SF     |
| 14         | 2,205.52 SF     |
| 15         | 3,394.66 SF     |
| 16         | 2,992.89 SF     |
| 17         | 2,322.67 SF     |
| 18         | 2,992.67 SF     |
| 19         | 2,590.67 SF     |
| 20         | 2,992.67 SF     |
| 21         | 3,675.36 SF     |
| 22         | 3,239.25 SF     |
| 23         | 3,755.22 SF     |
| 24         | 2,724.76 SF     |
| 25         | 1,538.29 SF     |
| 26         | 3,367.19 SF     |

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVING
  - PROPOSED LIGHT DUTY ASPHALT PAVING
  - PROPOSED GRAVEL
  - PROPOSED DECORATIVE PEA GRAVEL
  - PROPOSED PEDESTRIAN CONCRETE



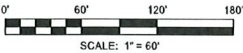
**GENERAL NOTES:**

- PRIOR TO STARTING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PROVIDED BY A SURVEY FOR CLARKESVILLE LIFESTYLE PROPERTIES, INC., PREPARED BY DAVIDSON LAND SURVEYING, INC, DATED DECEMBER 1, 2022.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES.
- ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF FOOTHILLS LAND DESIGN, LLC, VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT APPLICABLE CITY OF CLARKESVILLE STANDARDS AND SPECIFICATIONS.
- 24 HOUR CONTACT: RYAN BOWERSOX @ 678-851-5604
- ENGINEERING CONTACT: JAMES IRVIN (706) 778-0067
- THE INSTALLATION OF EROSION CONTROL MEASURES SHALL TAKE PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- ZONING: R-2
- PROPOSED BUILDING SETBACKS SHOWN:  
FRONT: 7.5'  
SIDE: 5.0'  
REAR: 5.0'

PURSUANT TO THE ZONING ORDINANCE OF THE CITY OF CLARKESVILLE, GEORGIA, ALL THE REQUIREMENTS OF PRELIMINARY PLAT APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN APPROVAL BY THE CLARKESVILLE PLANNING COMMISSION ON \_\_\_\_\_, 20\_\_\_\_\_.

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT, NO PROPERTY CAN BE SOLD BY USE OF THIS PRELIMINARY PLAT, THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON \_\_\_\_\_, 20\_\_\_\_\_.

DATE: CLARKESVILLE PLANNING COMMISSION



DATE: MAY 2, 2023

SCALE: 1" = 60'

SHEET:  
2  
JOB #22035

184 PROFESSIONAL DRIVE  
CLARKESVILLE, GA 30523  
PHONE: (706) 778-0067  
FAX: (706) 778-0069  
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OWNER/DEVELOPER:  
**BOWERSOX &  
DEFOOR  
DEVELOPMENT INC**  
1353 RIVERSTONE PKWY,  
SUITE 120-172  
CANTON, GA 30114

PRELIMINARY PLAT  
**SIMPLY CLARKESVILLE  
PHASE ONE**  
LAND LOT 19, 10TH DISTRICT  
CITY OF CLARKESVILLE  
HABERSHAM COUNTY, GA



SECTION  
A B C D E F

LEW  
OLIVER  
INC  
WHOLE TOWN SOLUTIONS

SIMPLY  
CLARKESVILLE

# Designs for Simply Clarkesville

Home Plans Proposed for Clarksville  
Development

# Smart-Sized, 'Urban Village' style Homes

- To be system-built off-site for value & quality
- Models are designed to be "Net Zero Ready" homes
- Most Models have roof pitch of 8/12 (33.69°) for optimal solar energy collection @ ±34° Latitude across So. USA
- 9' Ceilings on Main Level Living & Bedroom Areas
- Split Floor System has 12" space above Kitchens and other areas for facilitation of HVAC installation
- Many 2 story plans have Loft space for Home Office
- Plans range from 682 sq. ft. to 1548 sq. ft.
- Models range from 1 BR, 1.5 BA to 4 BR, 3.5 BA
- Some designs feature outdoor courtyard spaces
- Modular box widths are 9' 9", 11' 9", 13' 9", and 15' 9"
- Designs use configurations of 2, 3, or 4 Modules

# Summary of 1 & 2 Bedroom Designs Available

## One Bedroom - 682 - 958 Sq.Ft.:

- Hiawassee 682-111.5 - 1 Story with Small Study - 27' 7" x 28'
- Hartwell 751-111.5 - 1 Story with Office & Courtyard - 31' 7" x 30' 2"
- Montezuma 752-111.5 - 2 Story with small Loft/Office - 15' 9" x 27'
- Decatur 958-111 - 1.5 Story with Office Loft & Courtyard - 35' 5" x 29' 5"

## Two Bedroom - 999 - 1200 Sq.Ft.:

- Warm Springs 687-202 - 1 Story - 31' 7" x 34'
- ~~Madison 999-212 - 2 Story with Loft - 13' 9" x 41' 8"~~
- Toccoa 1149-202.5 - 1.5 Story - 30' x 27' 7"
- Savannah 1200-212.5 - 2 Story with Loft & Vaulted Living - 27' 7" x 27' 8"

## Garage-Studio Apartment

- Moultrie 373-101 - Upstairs Studio Apartment

# Summary of 3 & 4 Bedroom Designs Available

## Three Bedroom - 1105 - 1222 Sq.Ft.:

- Chatsworth 1106-313 - 2 Story with roomy Loft - 23' 7" x 26' 8"
- Blue Ridge 1150-313 - 2 Story with Loft - 23' 7" x 29' 11"
- Clarksville 1191-313 - 2 Story with Small Loft - 25' 7" x 26'
- Buford 1220-302.5 - 2 Story with 2 story Vaulted Living Rm. - 27' 7" x 29' 6"
- Juliette 1222-312.5 - 3 Story with Loft & Master Suite on 3rd Floor - 15' 9" x 28'

## Four Bedroom

- Juliette 1176-402.5 - 3 Story - 15' 9" x 27'
- Watkinsville 1274-403 - 1 Story (4 - 11' 9" x 27' modules)
- Thomasville 1392-403.5 - 2 Story with eat in Kitchen - 27' 7" x 31'
- Augusta 1548-414.5 - 2 Story with Garage/guest suite - 48' 9 x 46'

# Hiawassee 682-111.5

1 Bedroom  
1 Small Home Office  
1 ½ Bathrooms

## Featuring

Open Living,  
Dining, Kitchen  
Area

Large Walk-in  
Closet

Walk-in Pantry

Master Bath with  
Separate Tub &  
Shower

## Structure

27' 7" x 28'  
Footprint

2 - 13' 9" wide  
'Boxes'

Porch: 22' x 3'

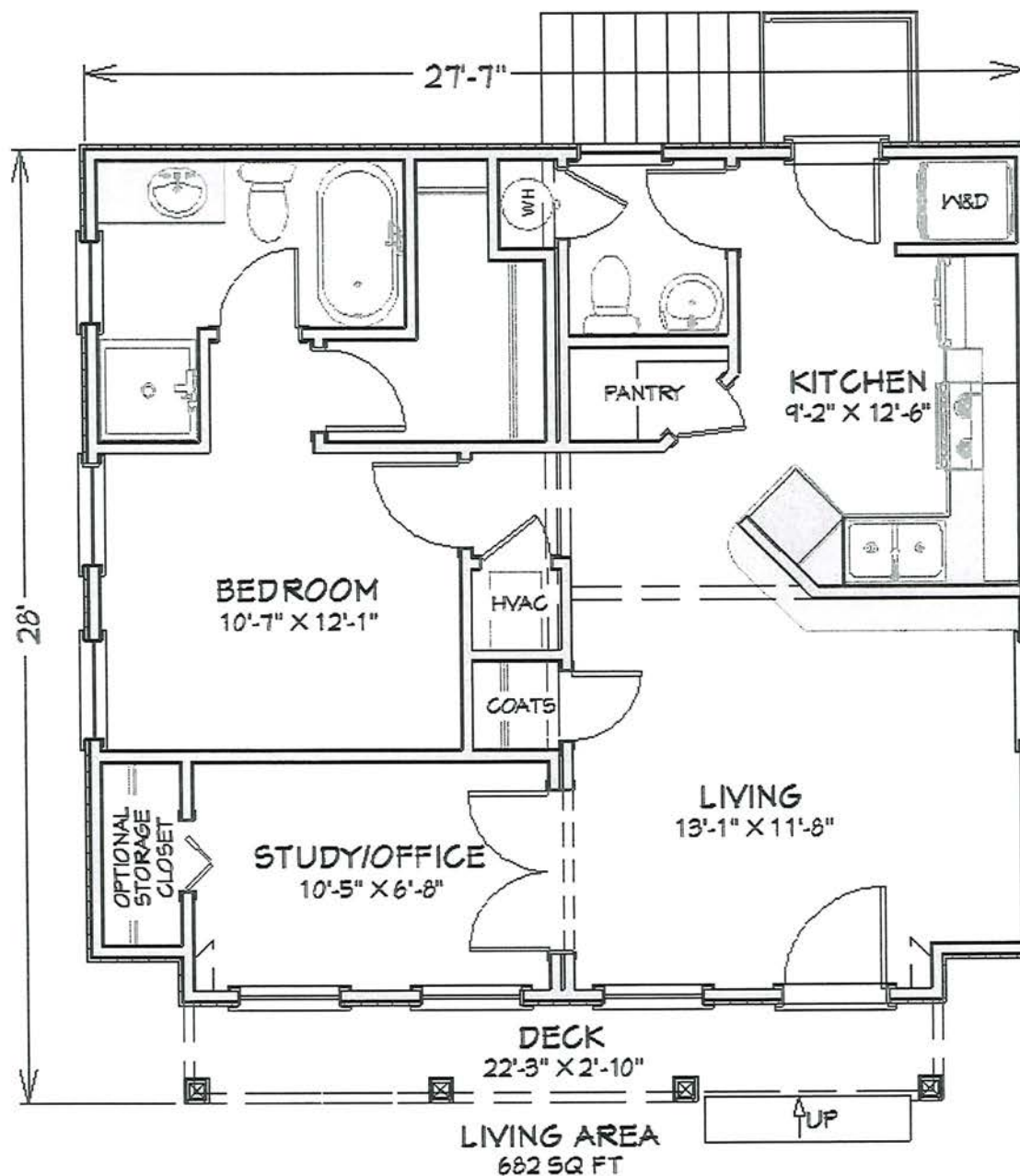


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<https://3d-viewer.chiefarchitect.com/go?share=620009007339423>

# Hiawassee 682-111.5



# Warm Springs 690-202

2 Bedrooms  
2 Bathrooms

## Featuring

Covered Deck  
with Kitchen &  
Bedroom Access

Compact &  
Efficient Living  
Space

Laundry/Pantry  
Closet off  
Kitchen

## Structure

27' 7" x 33'  
Footprint

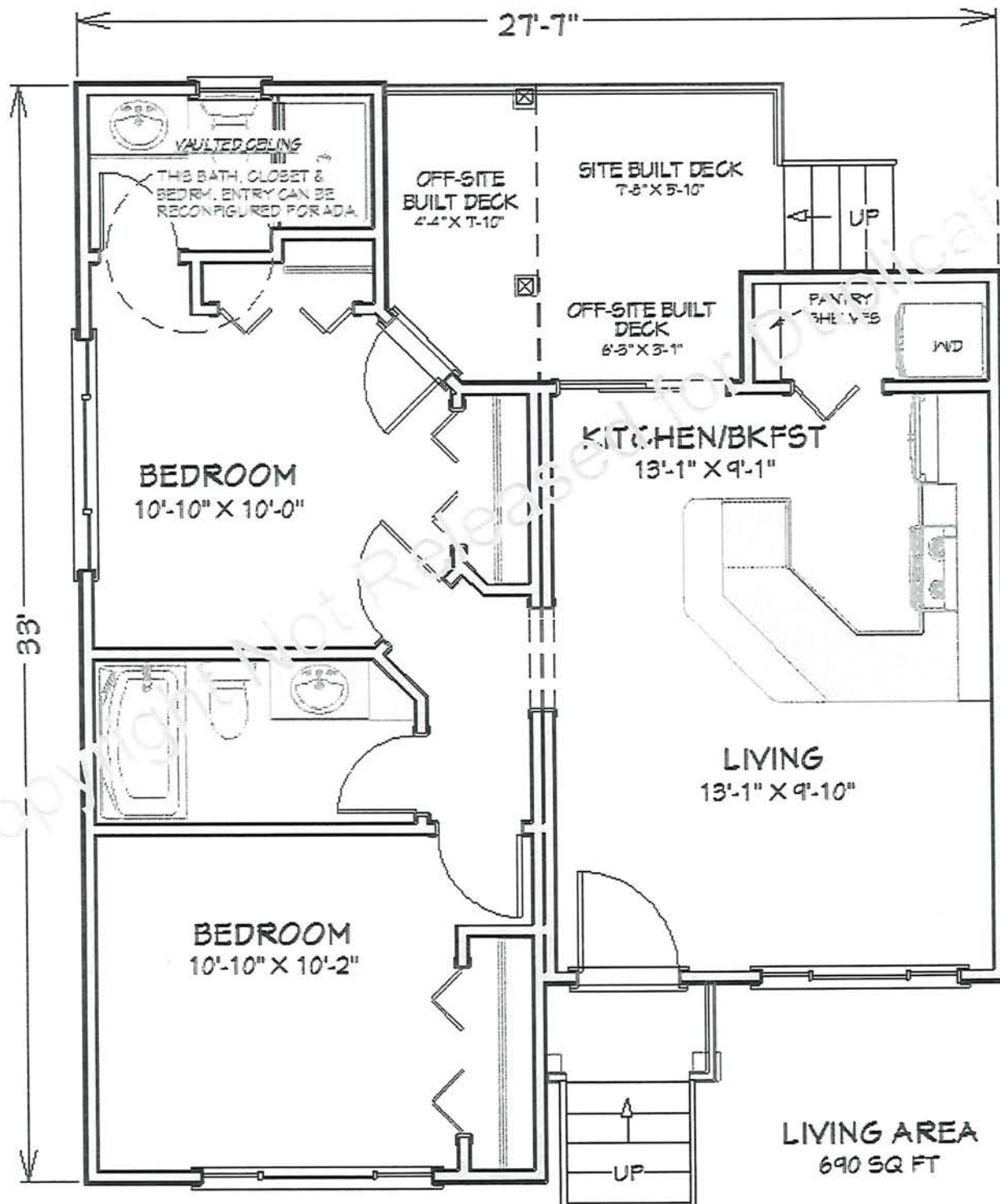
2 - 13' 9" wide  
'Boxes'



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# Hartwell 751-111.5

1 Bedroom  
1 Small Home Office  
1 ½ Bathrooms

## Featuring

Glass wall access  
to 14' x 9' Covered  
Courtyard Deck

Open Living, Dining,  
Kitchen Area

Walk-in Pantry

Master Bath with  
Soaking Tub &  
Shower

## Structure

31' 7" x 30' 2"  
Footprint

2 - 15' 9" wide  
'Boxes'

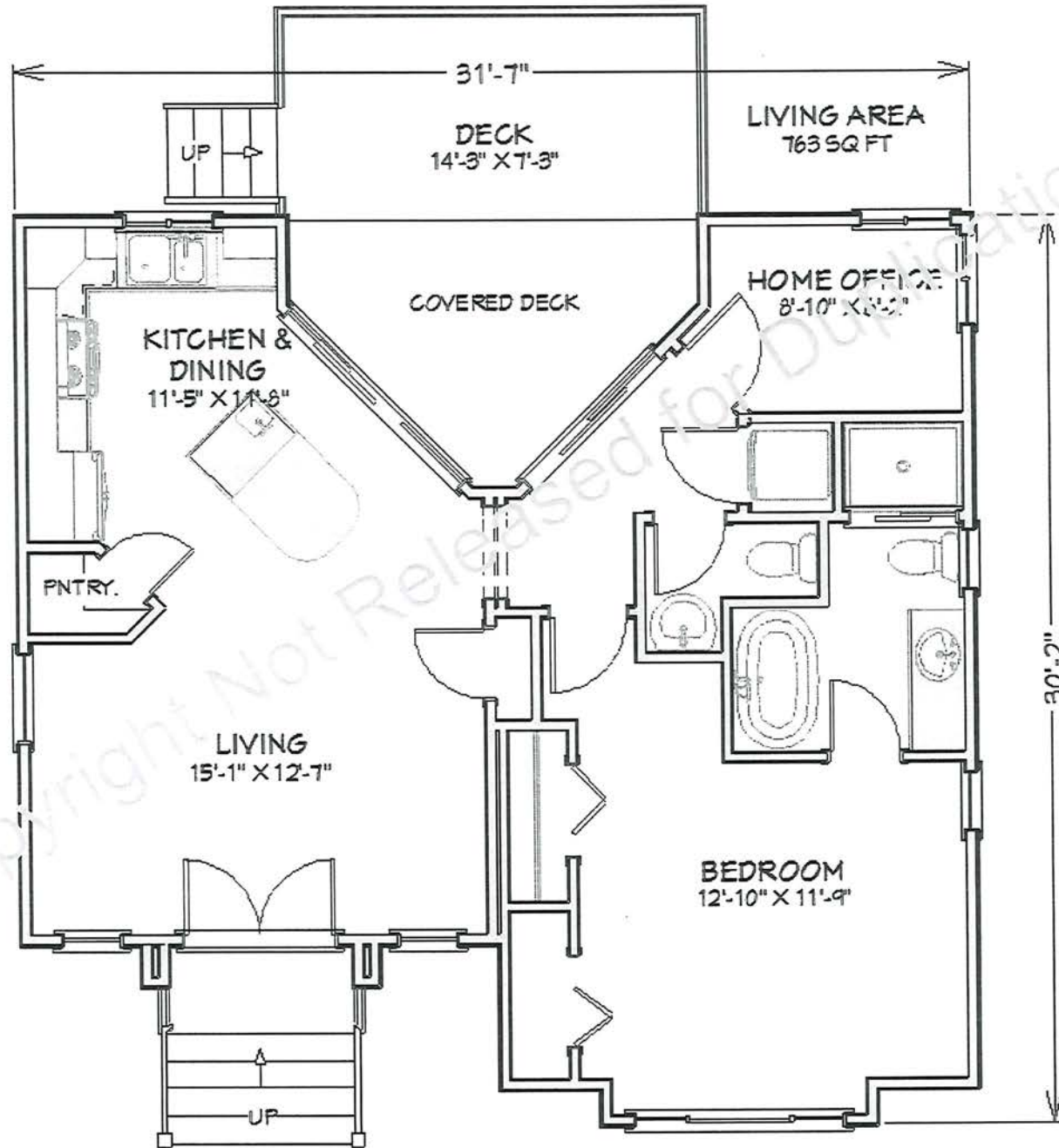
Porch: 15' 9" x 4'



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<https://3d-viewer.chiefarchitect.com/go?share=202749112606483>



# Montezuma 752-111.5

1 Bedroom  
1 Loft/Office  
1 ½ Bathrooms

## Featuring

Spacious Laundry  
and Storage Under  
Stairs

Open Living, Dining,  
Kitchen Area

Walk-in Pantry  
Closet

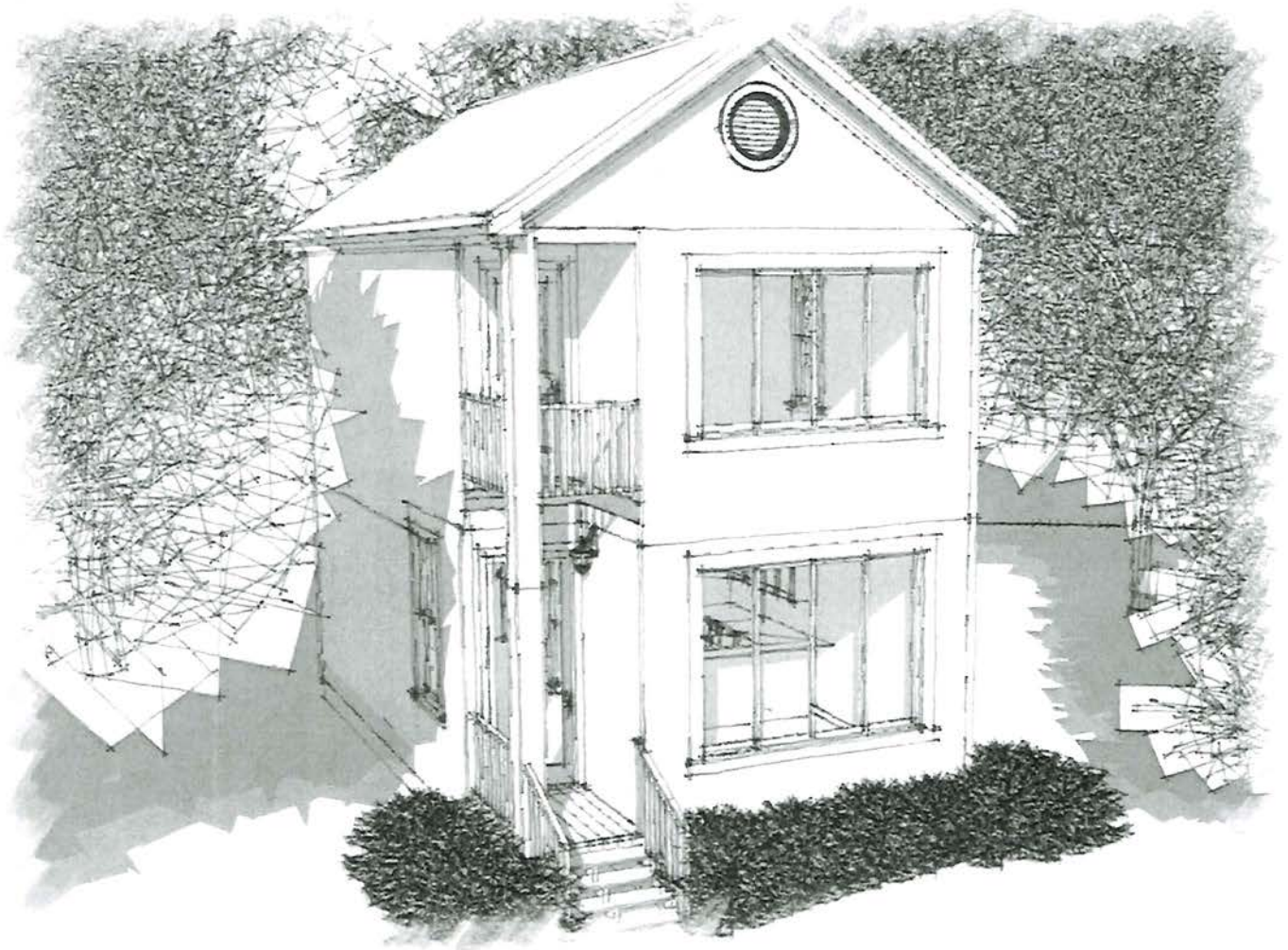
Powder Room by  
back door

## Structure

15' 9" x 31'  
Footprint

2 - 15' 9" wide  
'Boxes'

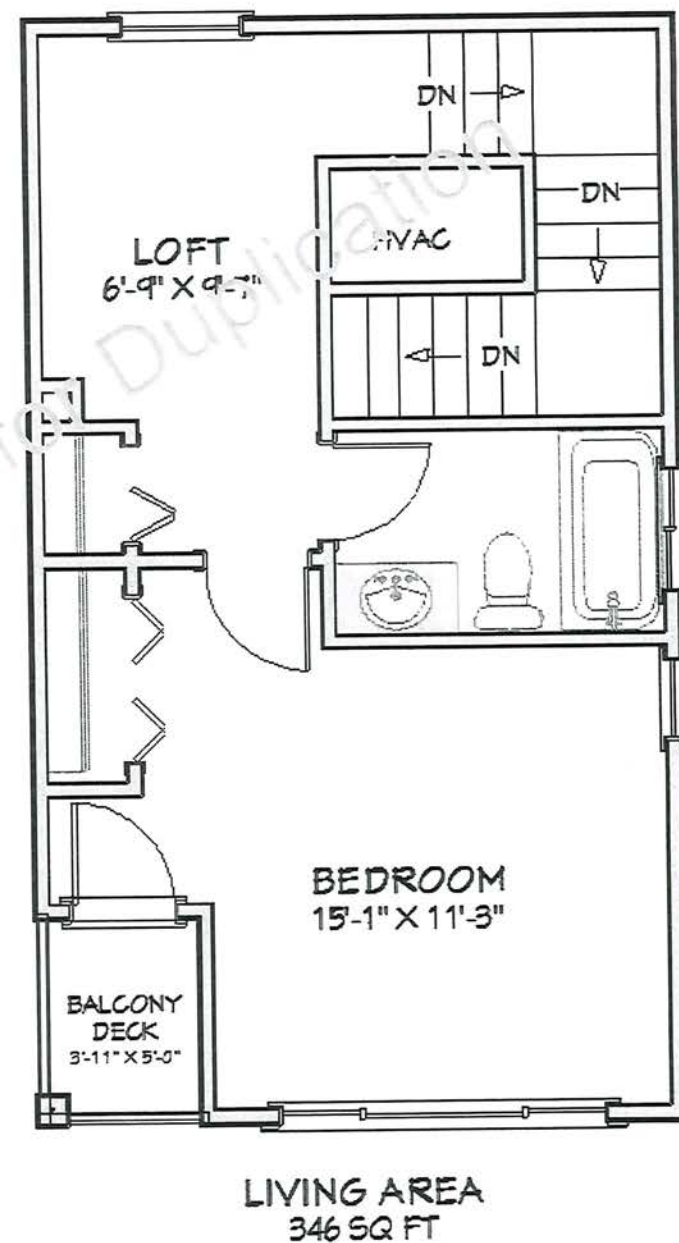
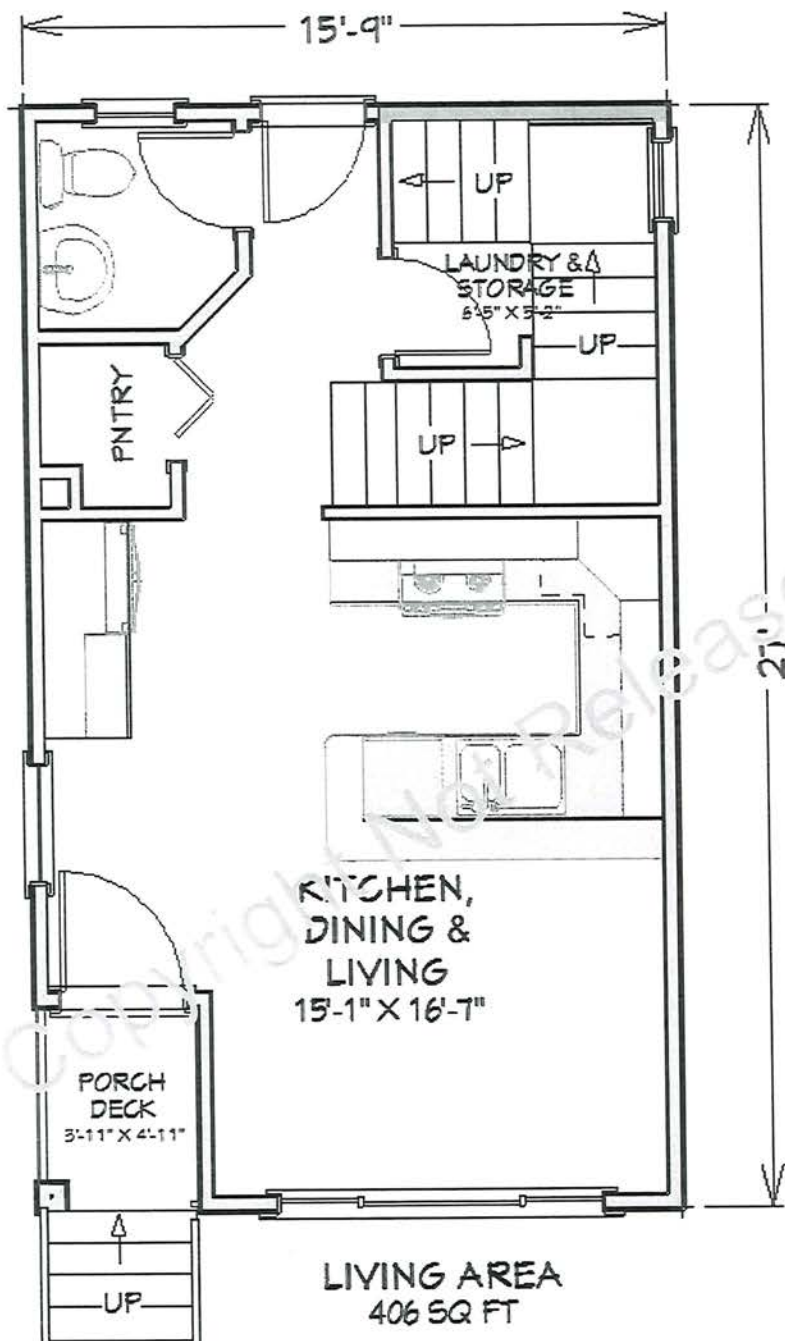
Porch: & Balcony  
4' x 5'



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<https://3d-viewer.chiefarchitect.com/go?share=191952412598539>



# Decatur 958-111

1 Bedroom  
1 Bathrooms  
1 Loft Office  
Courtyard Patio Area

## Featuring

Outdoor Courtyard  
Patio/Deck

2 Story Entry  
Foyer

10' Sliding Glass  
Wall to Courtyard

Loft/Office  
overlooks Entry

Spacious Master  
Bath & Closet

## Structure

35' 5" x 29' 4.5"  
Footprint

4 - 11' 9" wide  
'Boxes'

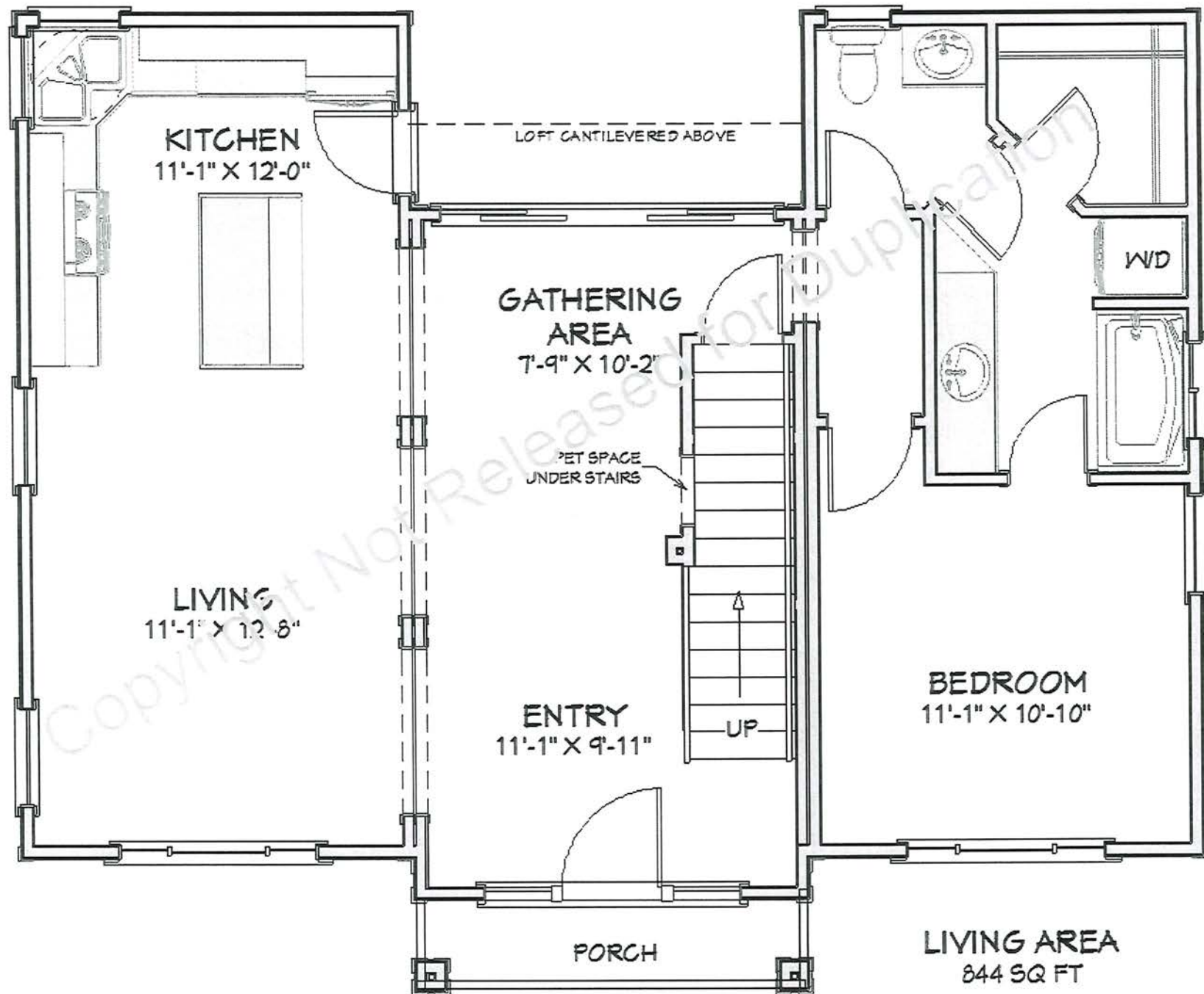
Porch: 11' 9" x 2' 8"

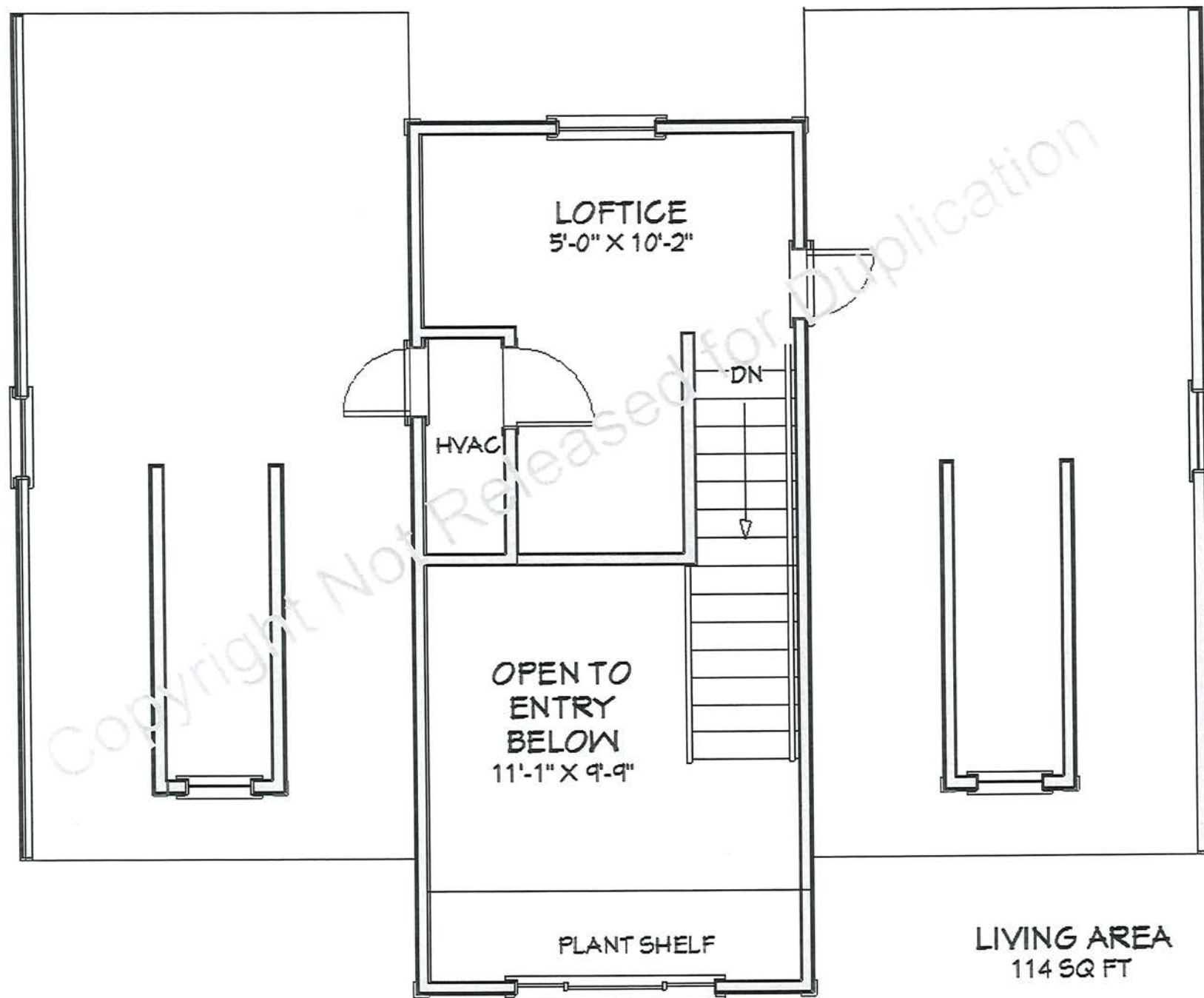


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# Madison 999-212

2 Bedrooms  
2 Bathrooms  
1 Loft Office

## Featuring

Outdoor Courtyard  
Patio/Deck

2-Story Entry  
Foyer

10' Sliding Glass  
Wall to Courtyard

Loft/Office  
overlooks Entry

Spacious Master  
Bath & Closet

## Structure

13' 9" x 41' 8"  
Footprint

2 - 13' 9" wide  
'Boxes'

Porch:

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# Toccoa 1149-202.5

2 Bedrooms  
2 ½ Bathrooms

## Featuring

Spacious Laundry  
and Storage  
Under Stairs

Master Bath with  
Soaking Tub and  
Shower

Kitchen with Big  
Eating Island

Easy Access to  
Attic Storage

## Structure

30' x 33' 7"  
Footprint

3 - 13' 9" wide  
Boxes

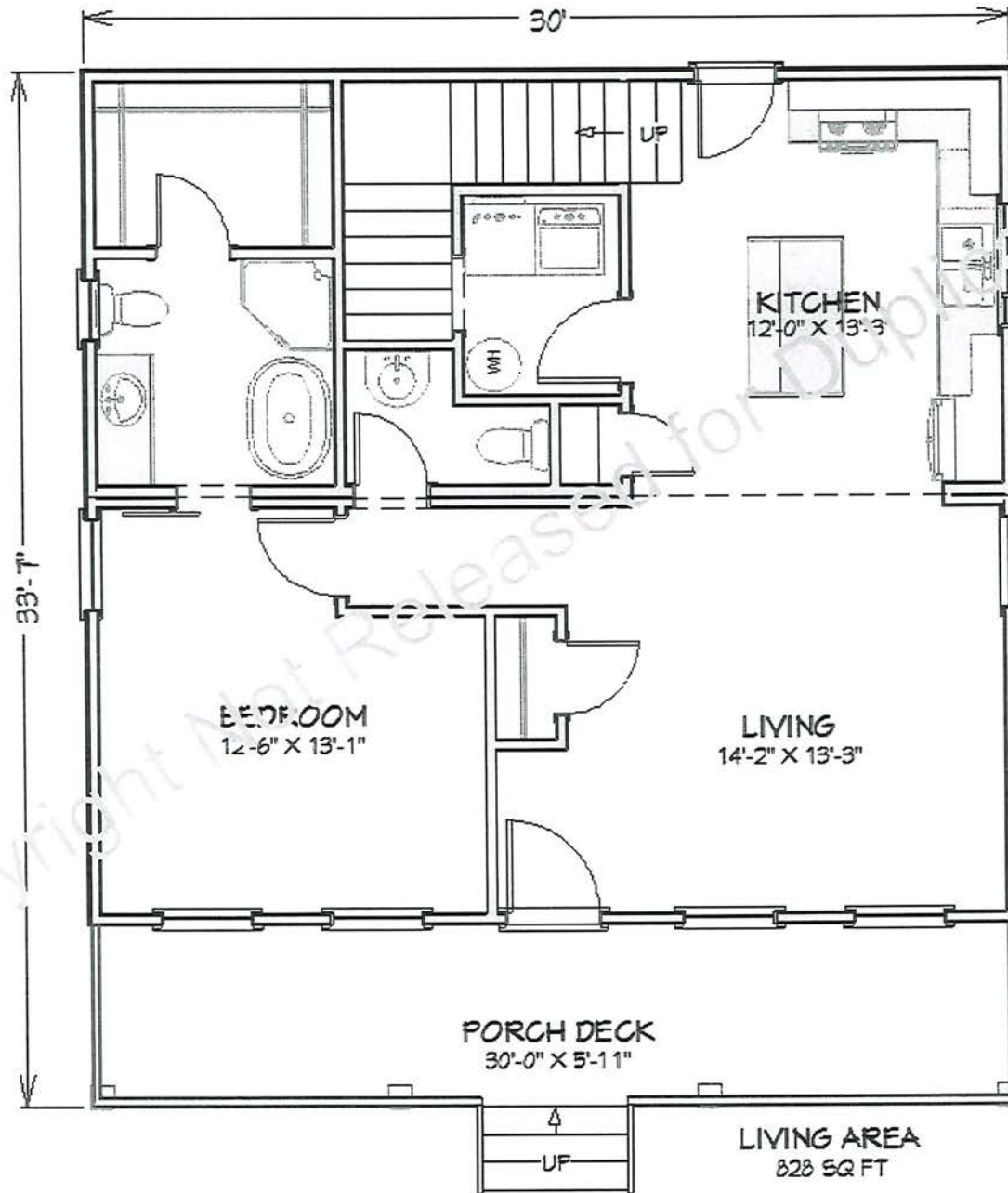


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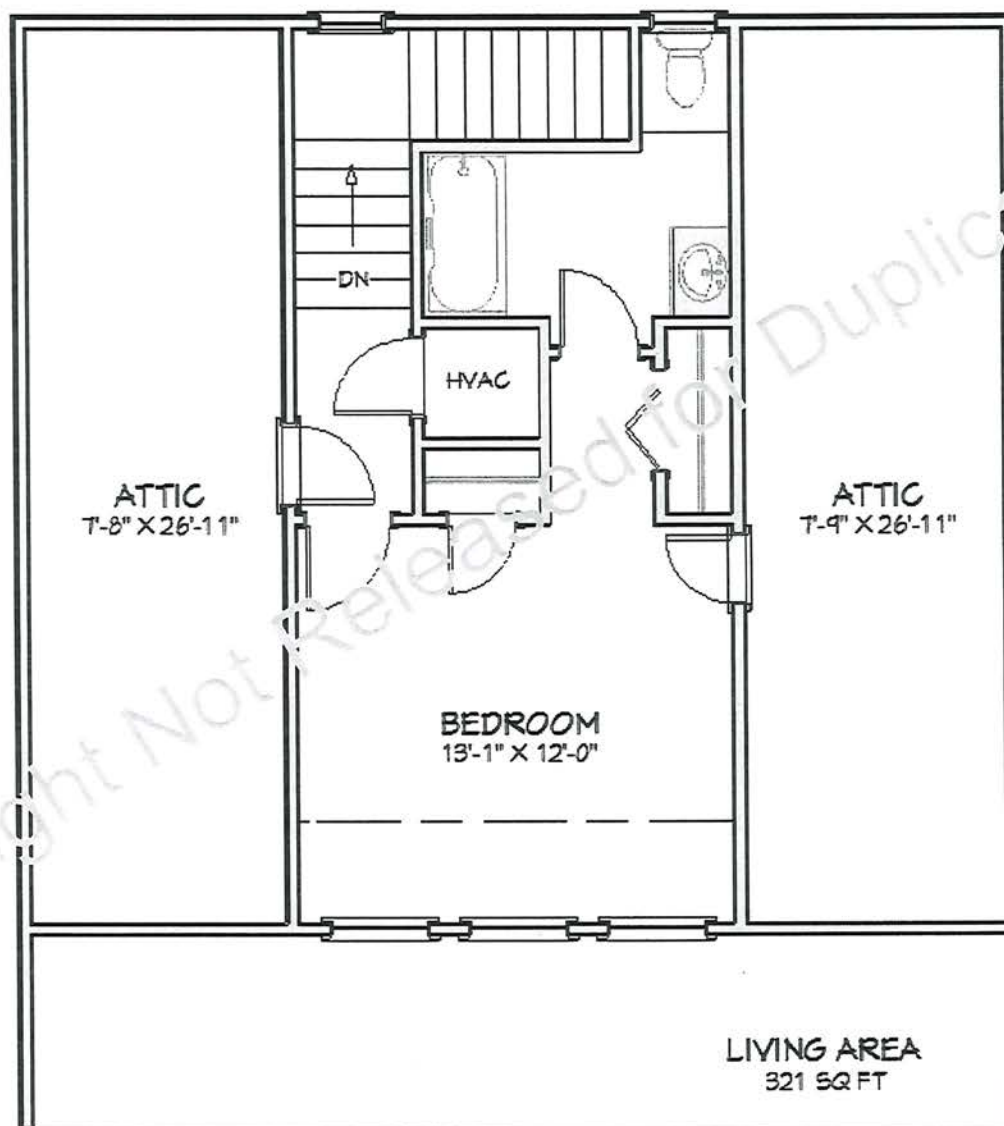
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<https://3d-viewer.chiefarchitect.com/go?share=344512613125421>

Toccoa 1149-202.5



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# Savannah 1200-212.5

2 Bedrooms  
1 "Loftice"  
2.5 Bathrooms

## Featuring

2 Story Living  
Room with  
Loft Overlook

Main Level  
convertible to  
ADA Compliance

Pet Nook in Hall  
Under Stairs

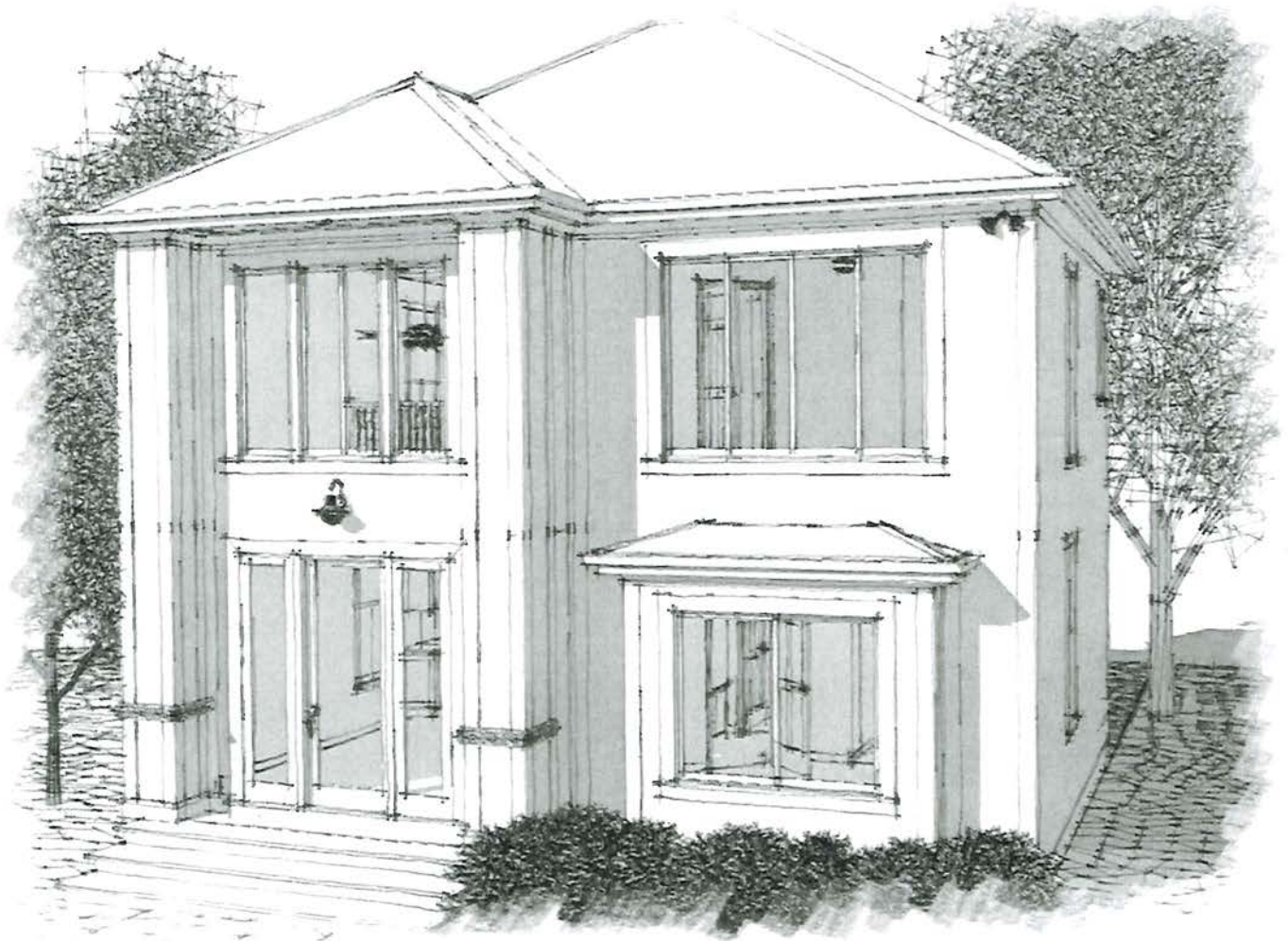
Bedrooms with  
In-Suite Baths

## Structure

27' 7" x 27' 8"  
Footprint

4 - 13' 9" wide  
Boxes

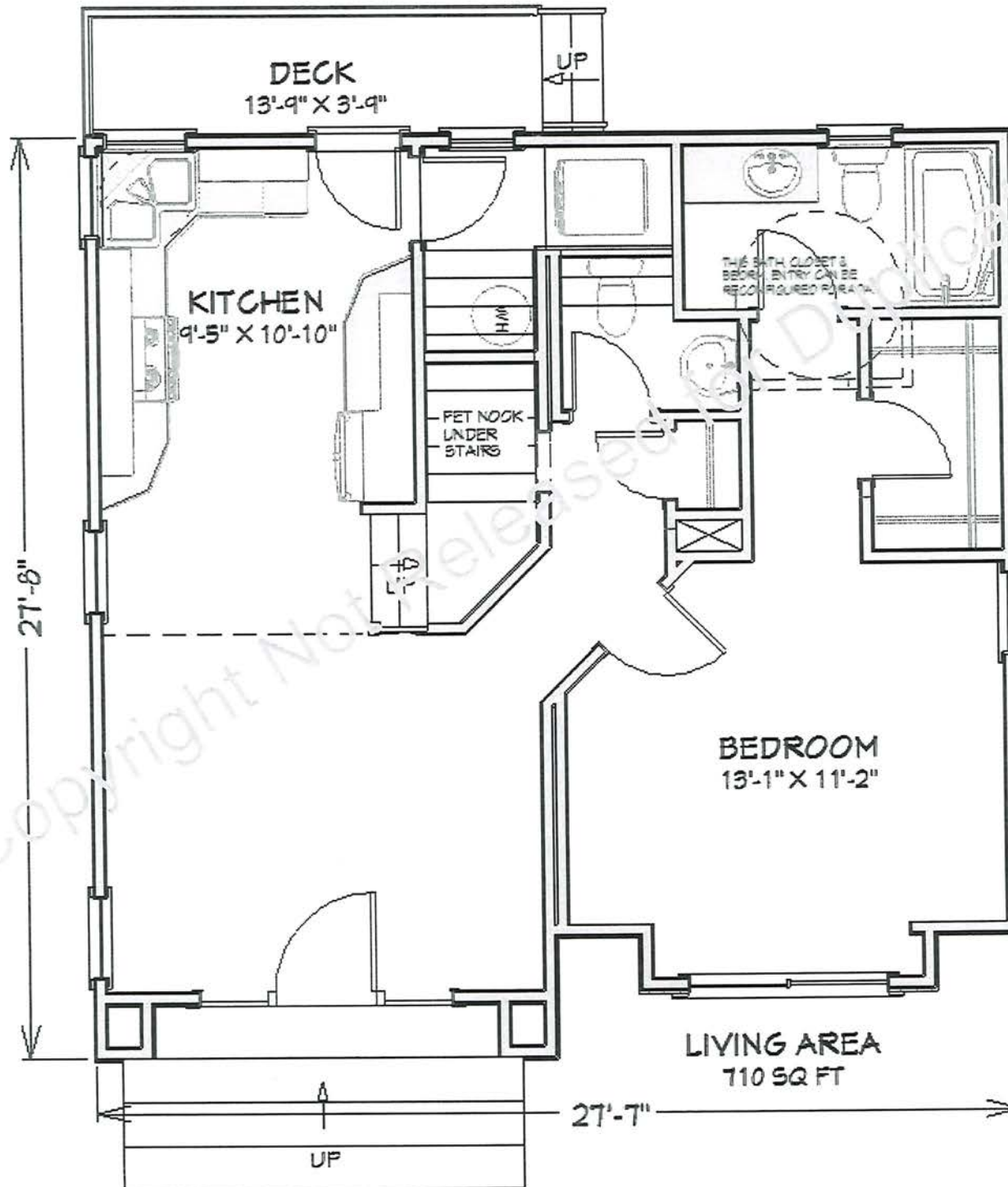
Porch: 10' 3" x 1' 8"

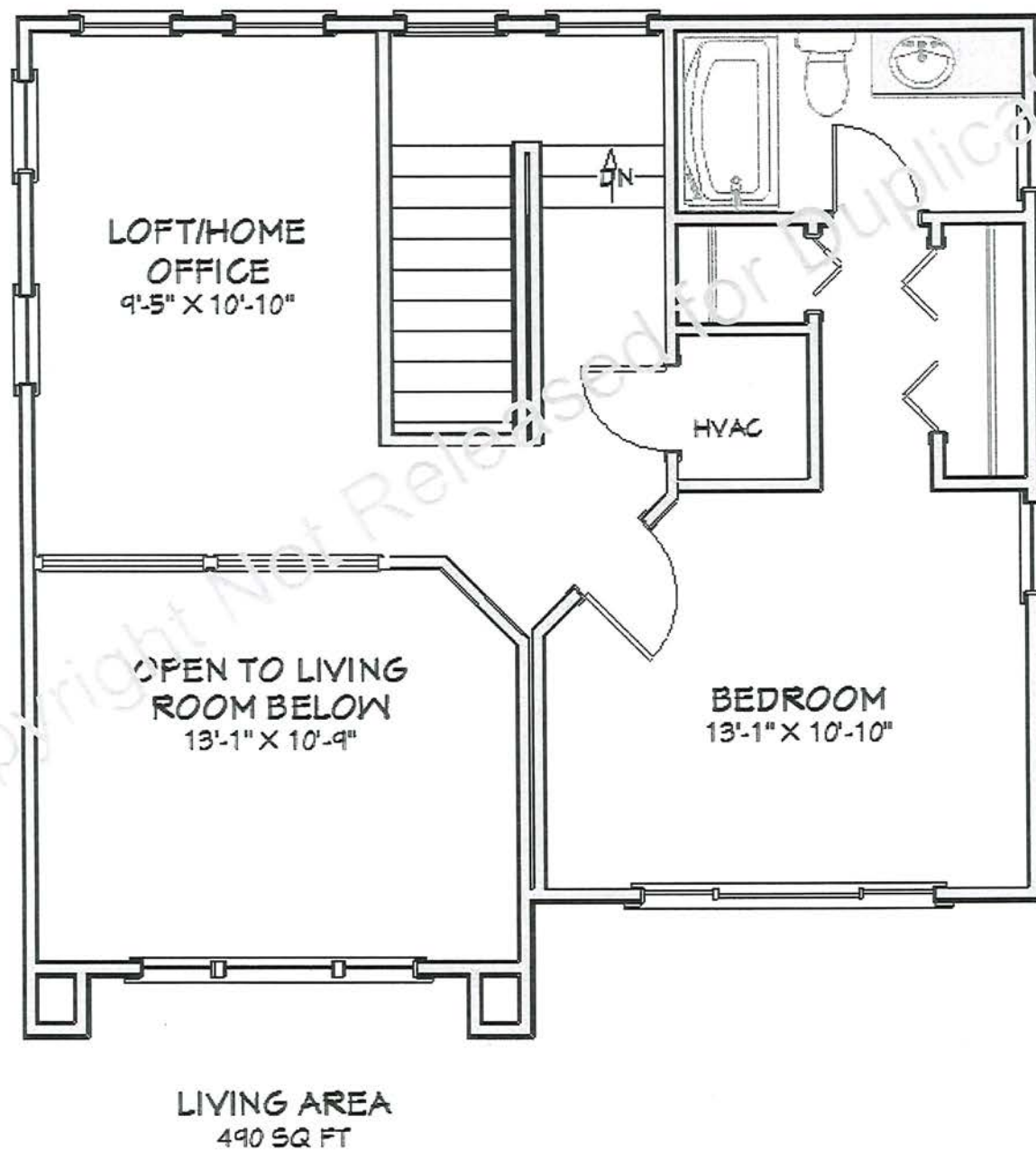


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# Chatsworth 1125-313

3 Bedrooms  
1 "Loftice"  
3 Bathrooms

## Featuring

Spacious Laundry  
and Storage Under  
Stairs

Open Kitchen,  
Living & Dining  
Area

Closet for opt'l  
washer/dryer in  
Loft Area

Energy Efficient  
HVAC all within  
conditioned space

## Structure

23' 7" x 26' 8"  
Footprint

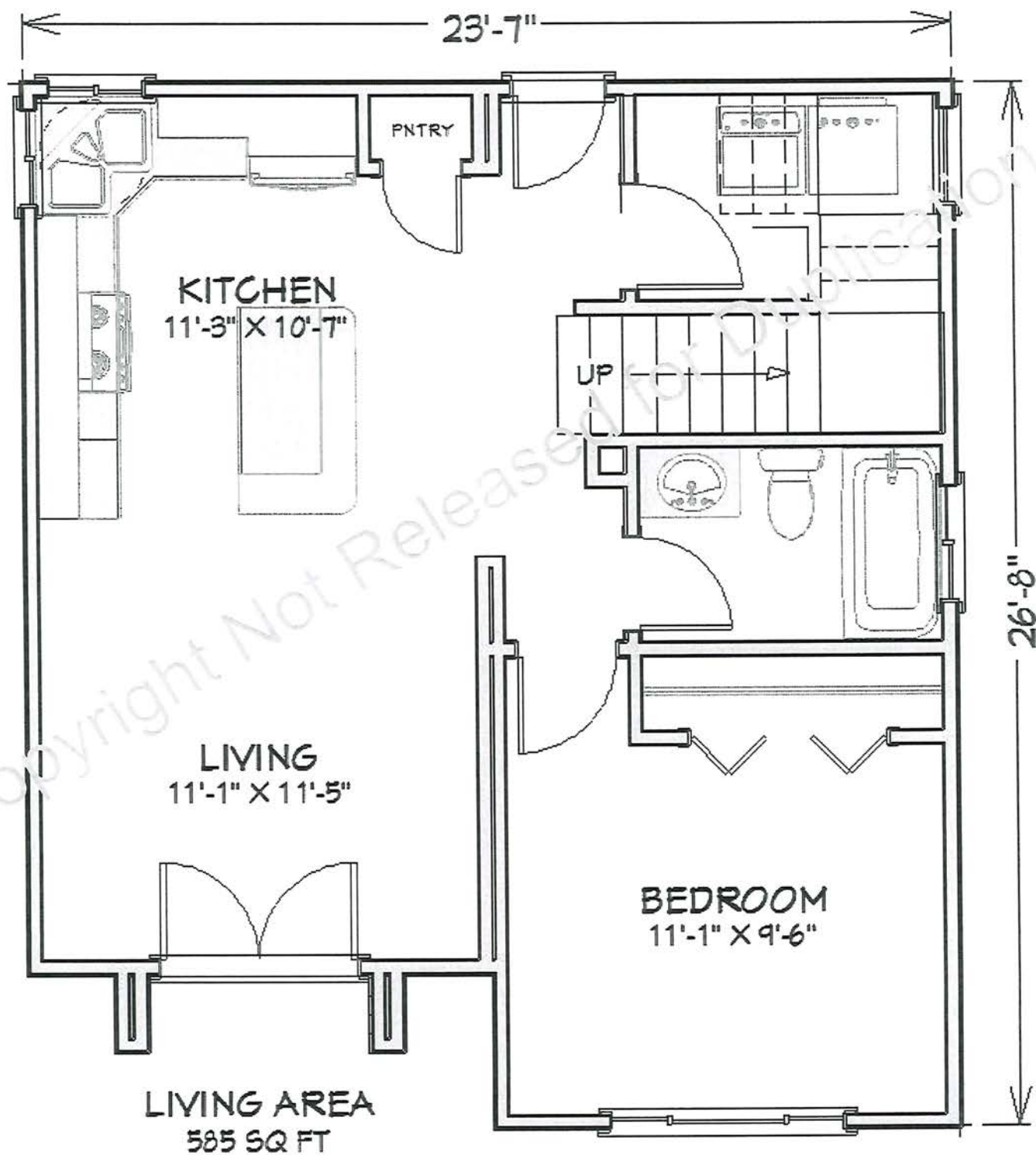
4 - 11' 8" wide Boxes

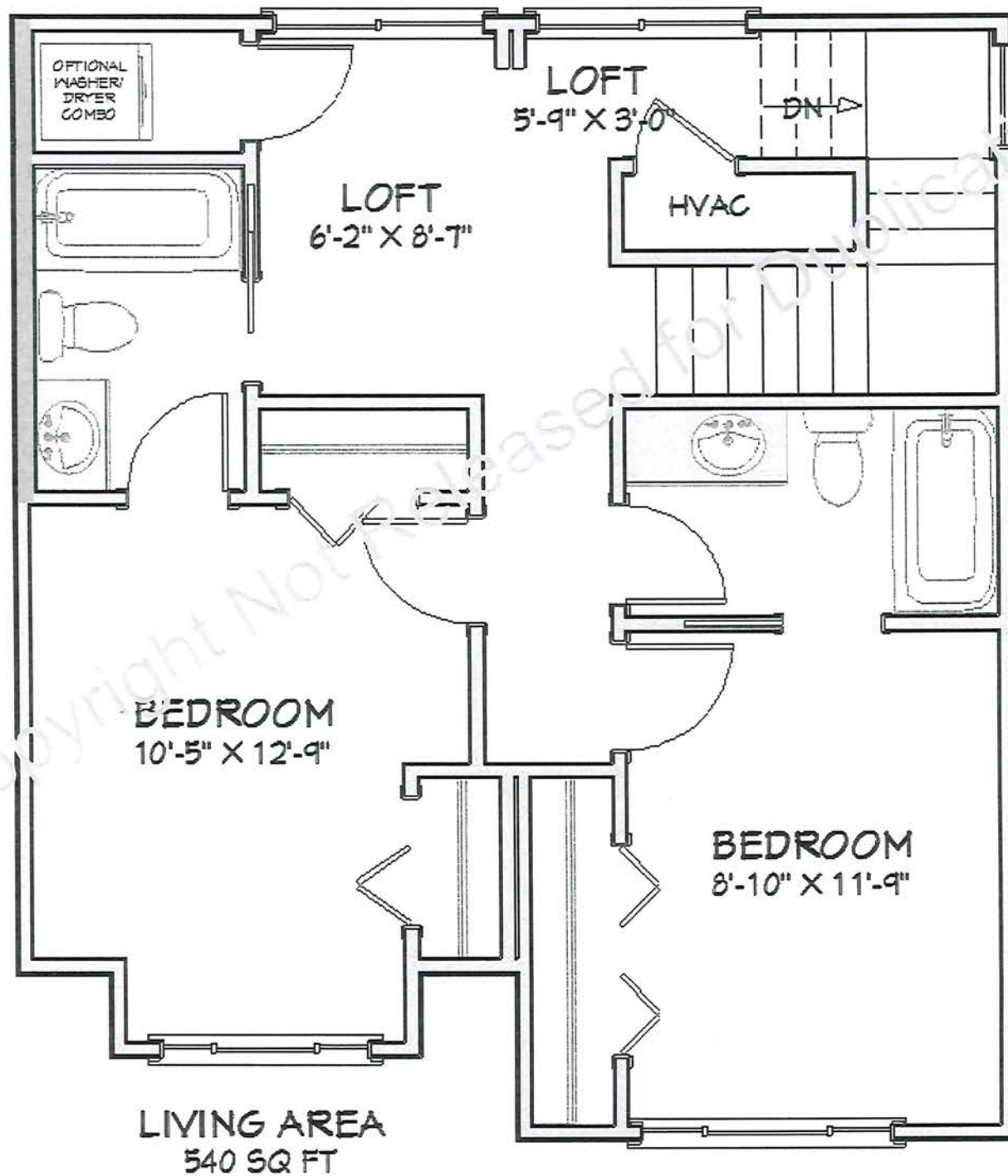


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<https://3d-viewer.chiefarchitect.com/go?share=807500600519491>





# Blue Ridge 1150-313

3 Bedrooms  
1 "Loftice"  
3 Bathrooms

## Featuring

Spacious Laundry  
and Storage  
Under Stairs

Open Kitchen,  
Living & Dining  
Area

Covered Back  
Porch

Loft Area has  
room for a bed

## Structure

23' 7" x 29' 11"  
Footprint

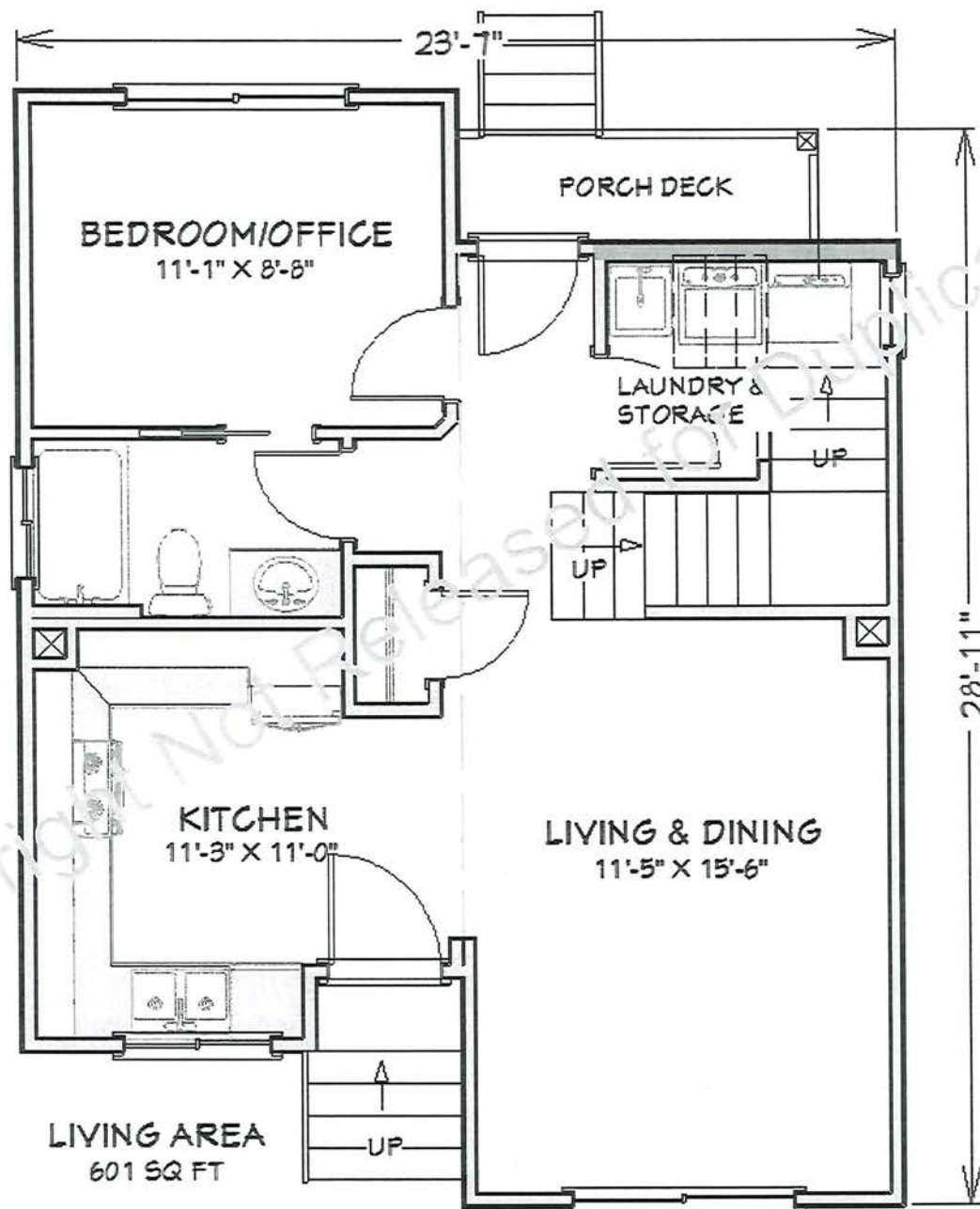
4 - 11' 8" wide  
Boxes

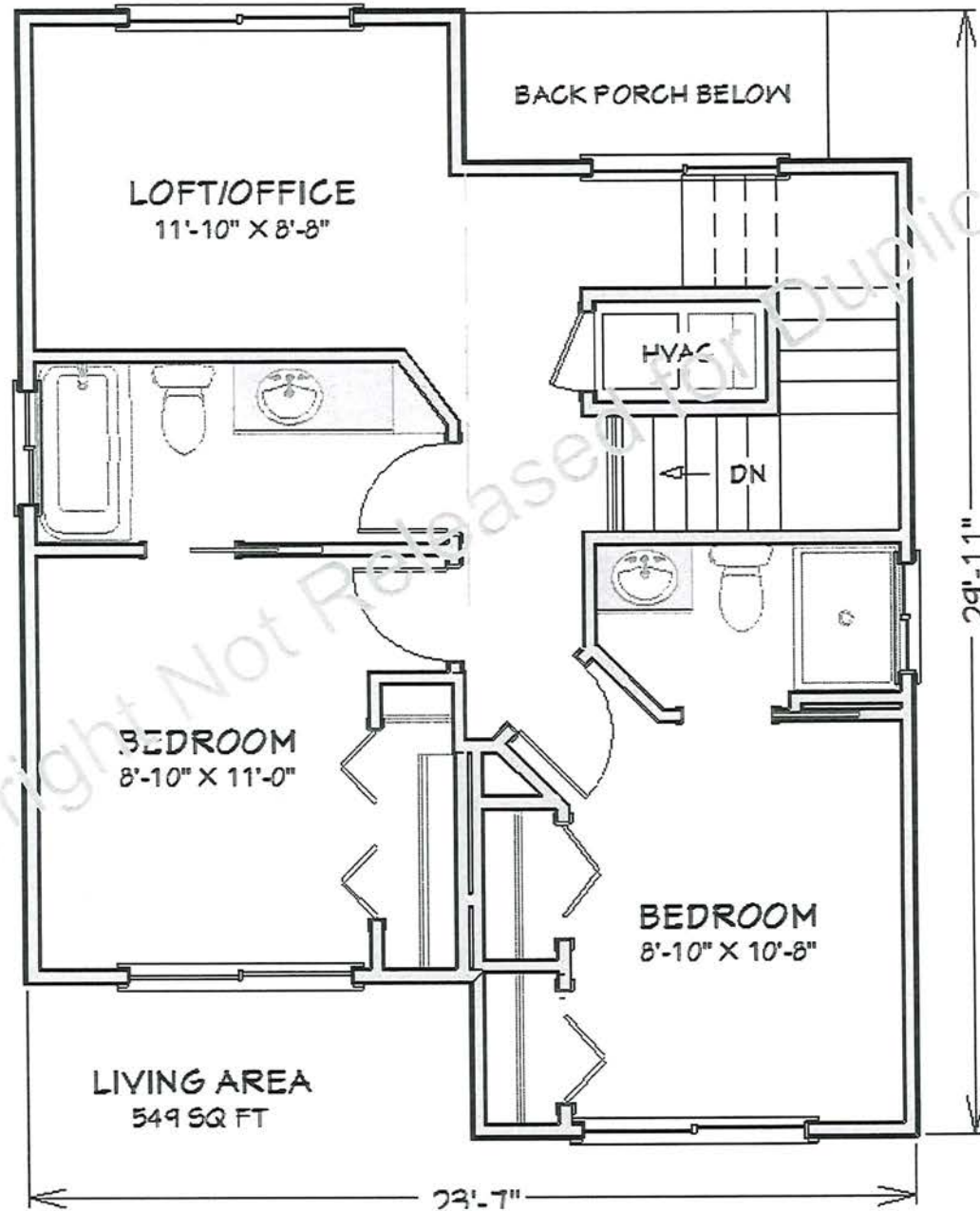


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# Juliette 1176-312.5 or 402.5

3 or 4 Bedroom  
2.5 Bath  
3 Story

## Featuring

Eat-in Kitchen w/  
unique raised  
dishwasher  
countertop

Compact  
Bedrooms

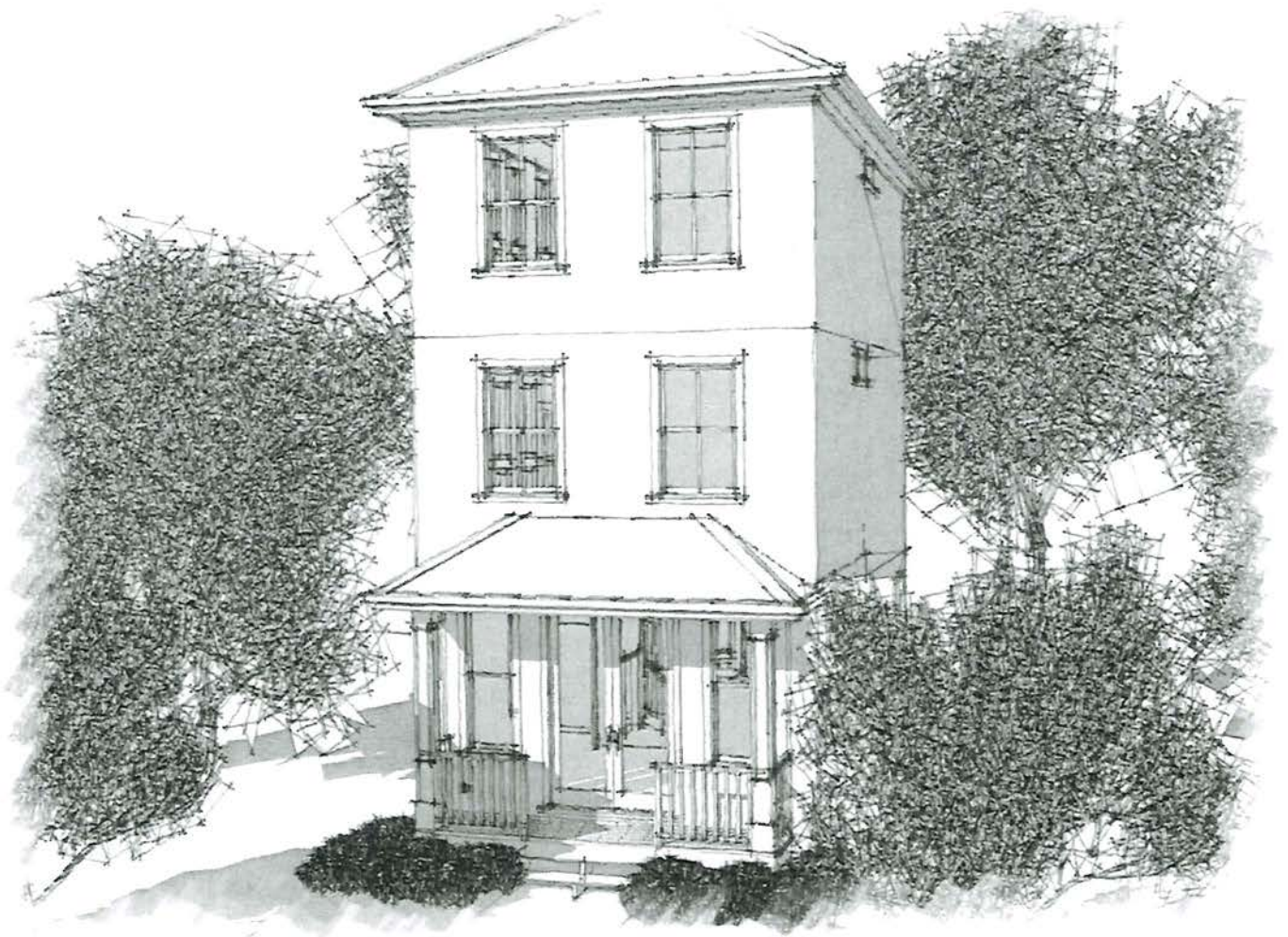
Efficient use of  
space under stairs

## Structure

15' 9" x 30'  
Footprint

3 - 15' 9" wide  
'Boxes'

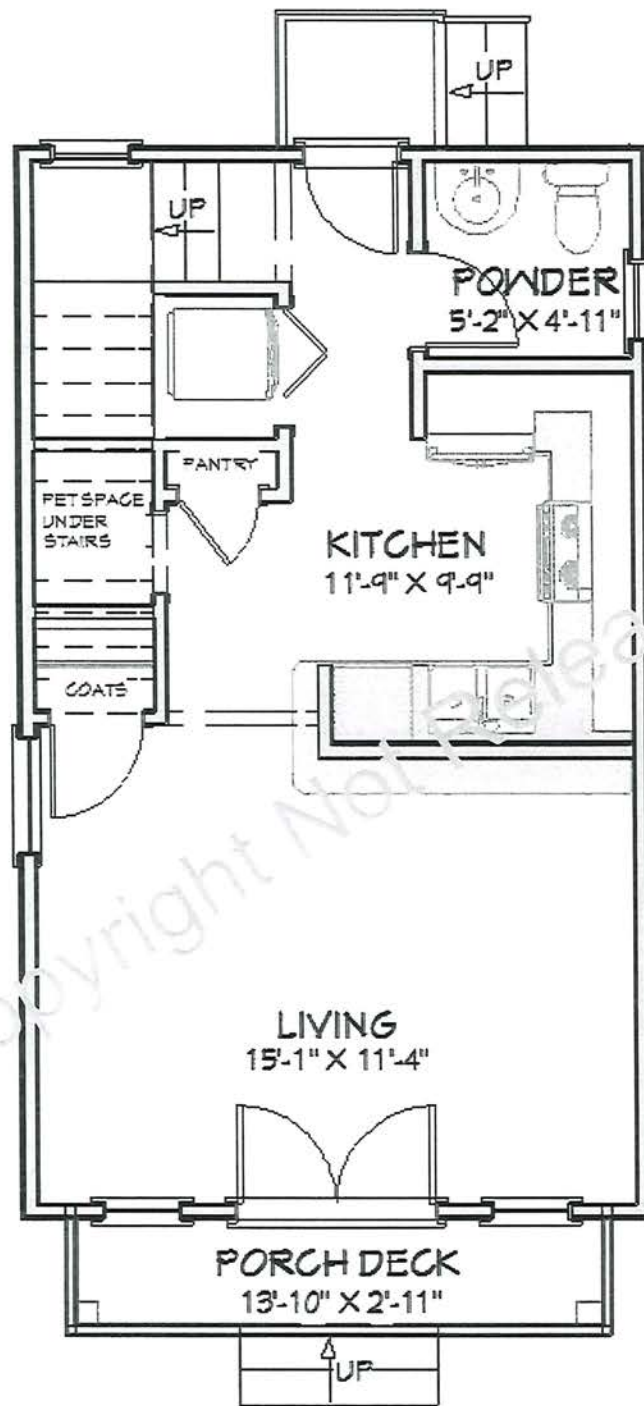
Porch: 13' 10" x 3'



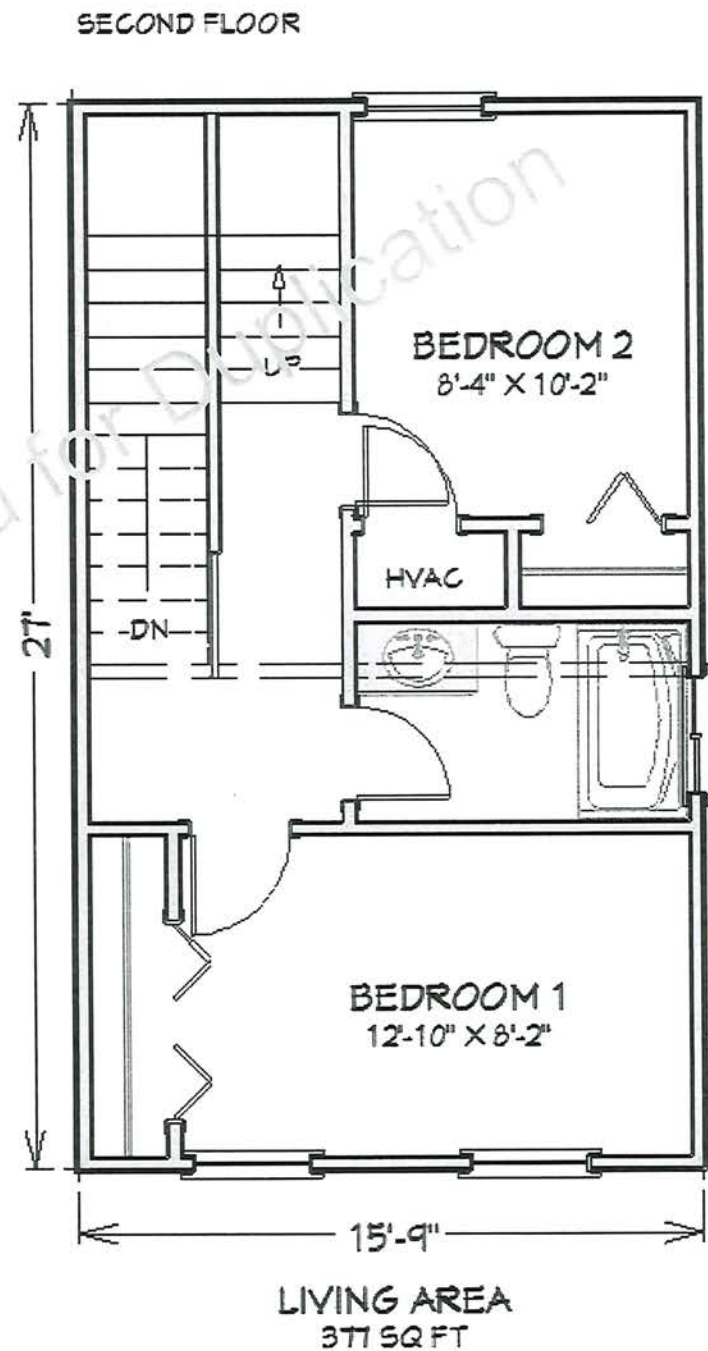
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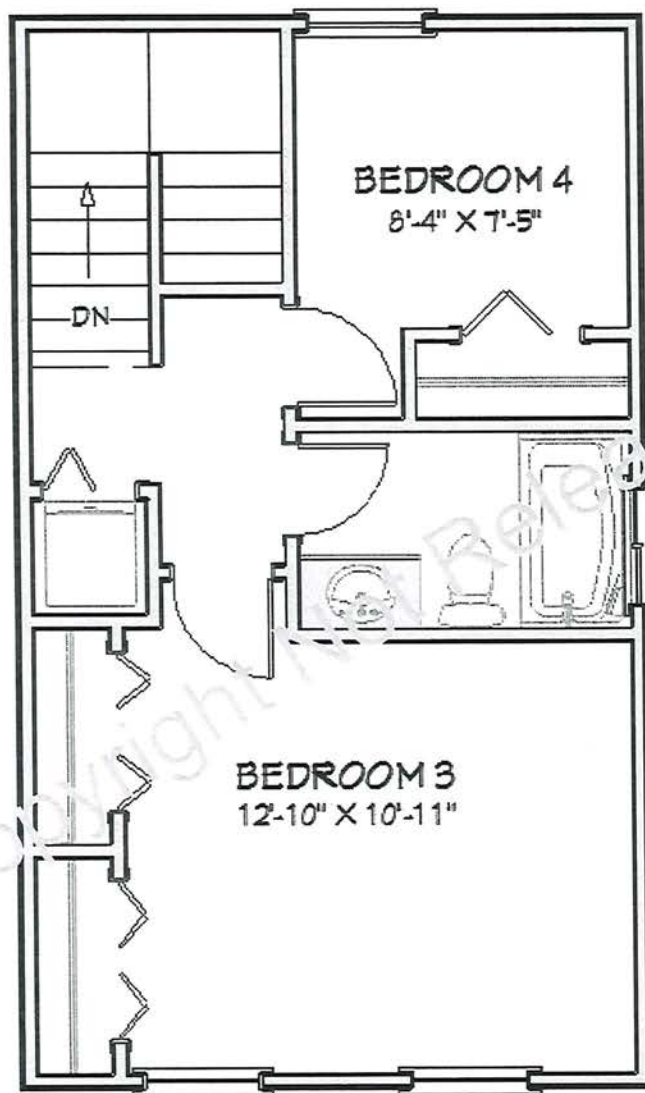


**LIVING AREA**  
425 SQ FT



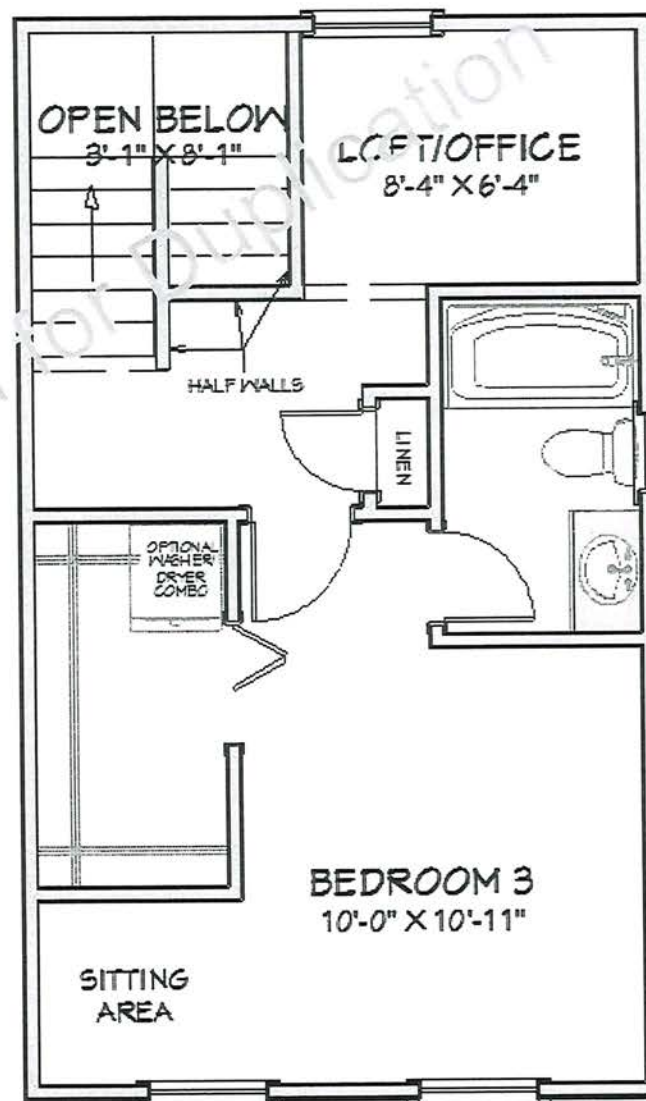
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THIRD FLOOR



LIVING AREA  
374 SQ FT

THIRD FLOOR - 3 BR MODEL



LIVING AREA  
371 SQ FT

# Clarksville 1191-313

3 Bedrooms  
1 Small "Loftice"  
3 Bathrooms

## Featuring

Laundry and "Pet  
Nook Under Stairs

Main Level  
convertible to ADA  
Compliance

Kitchen with Big  
Eating Island

All Bedrooms have  
Walk-in Closets

## Structure

25' 7" x 26'  
Footprint

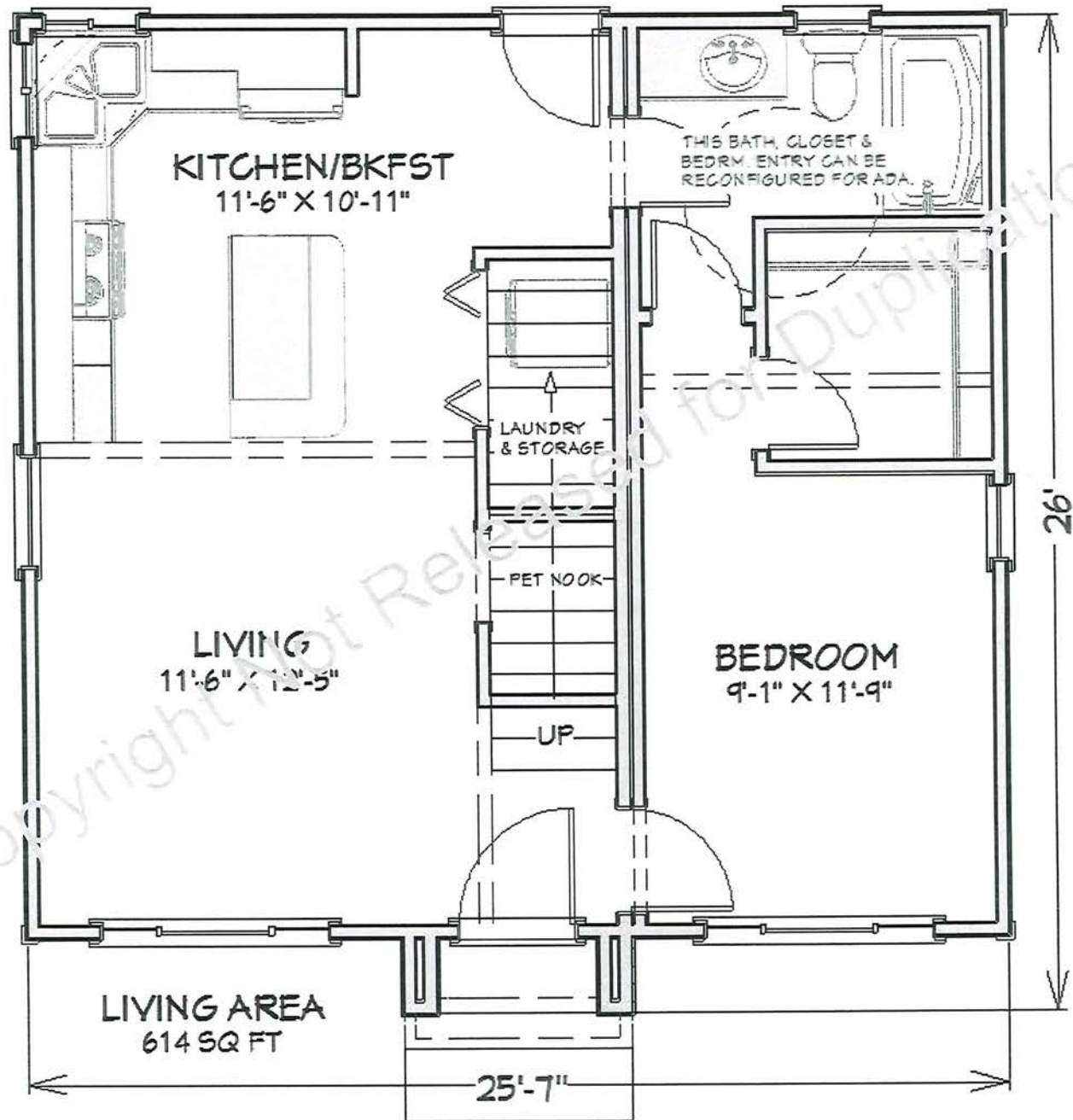
2 - 15' 9" wide  
Boxes and 2 Boxes  
at 9' 9" wide

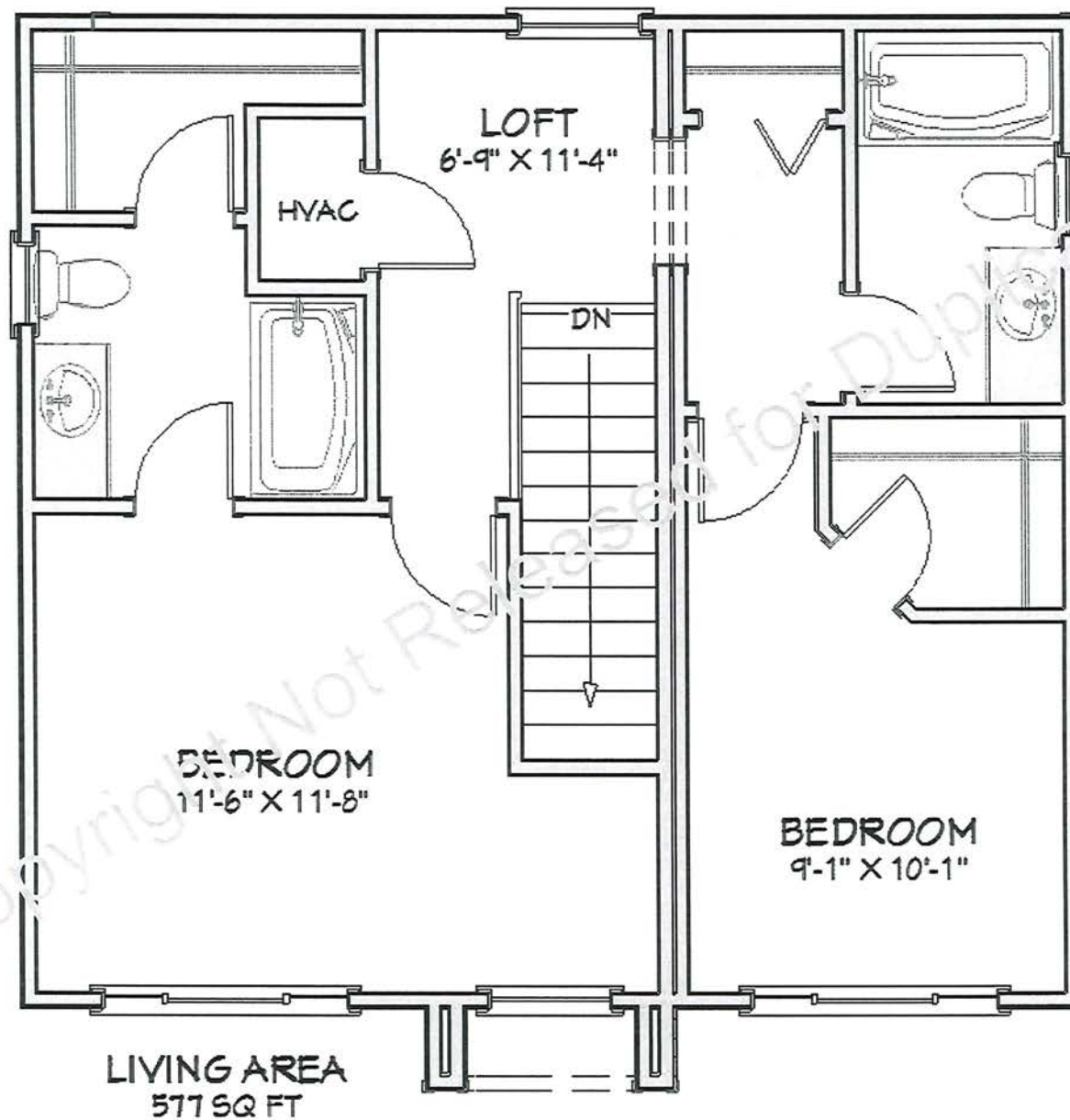


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# Buford 1220-302.5

3 Bedroom  
3 ½ Bathrooms

## Featuring

2 story Vaulted  
Living Room

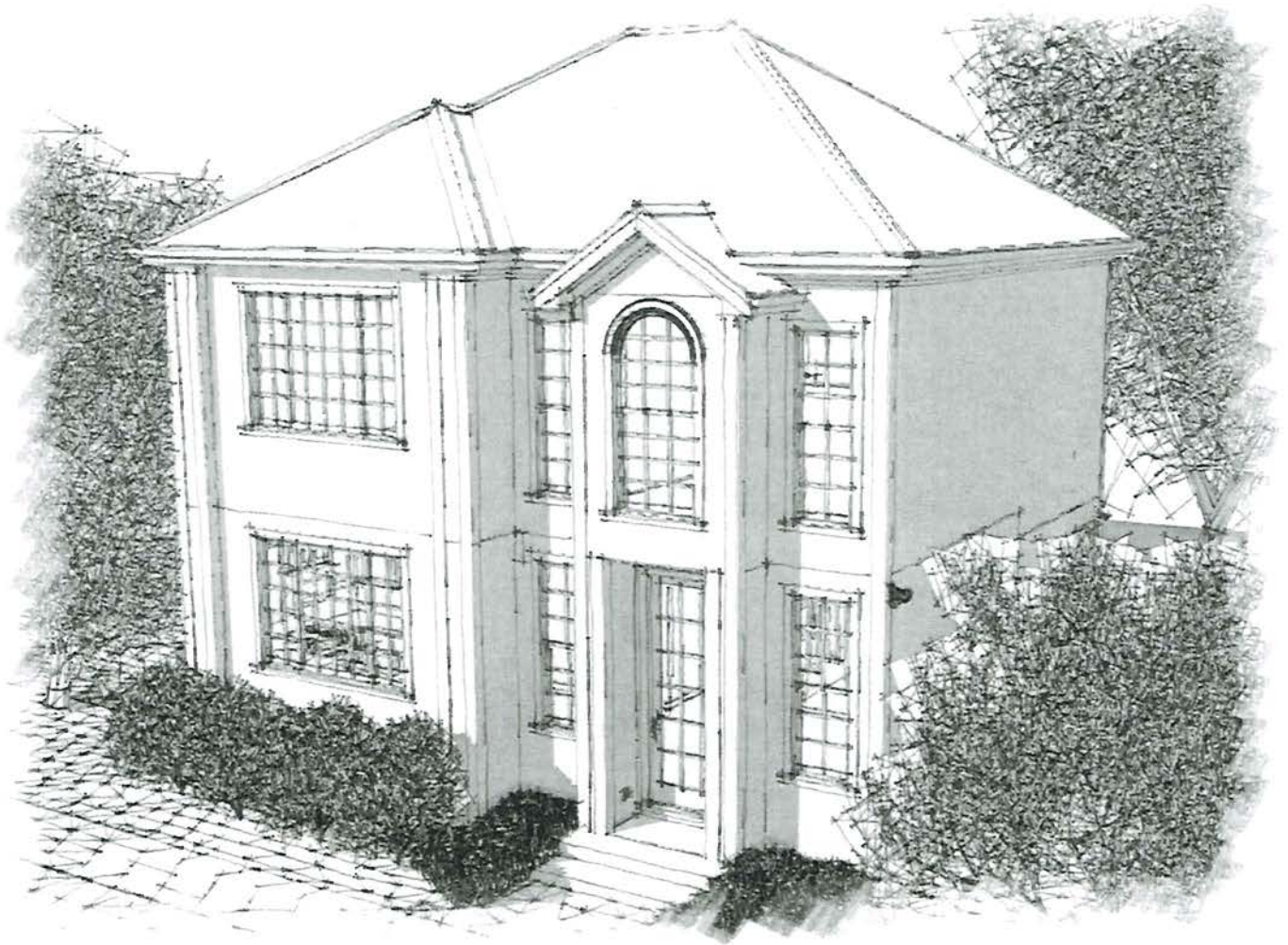
Large  
Kitchen/Dining  
Area

3 Bedrooms  
over 137 Sq. Ft.

## Structure

27' 7" x 29'  
Footprint

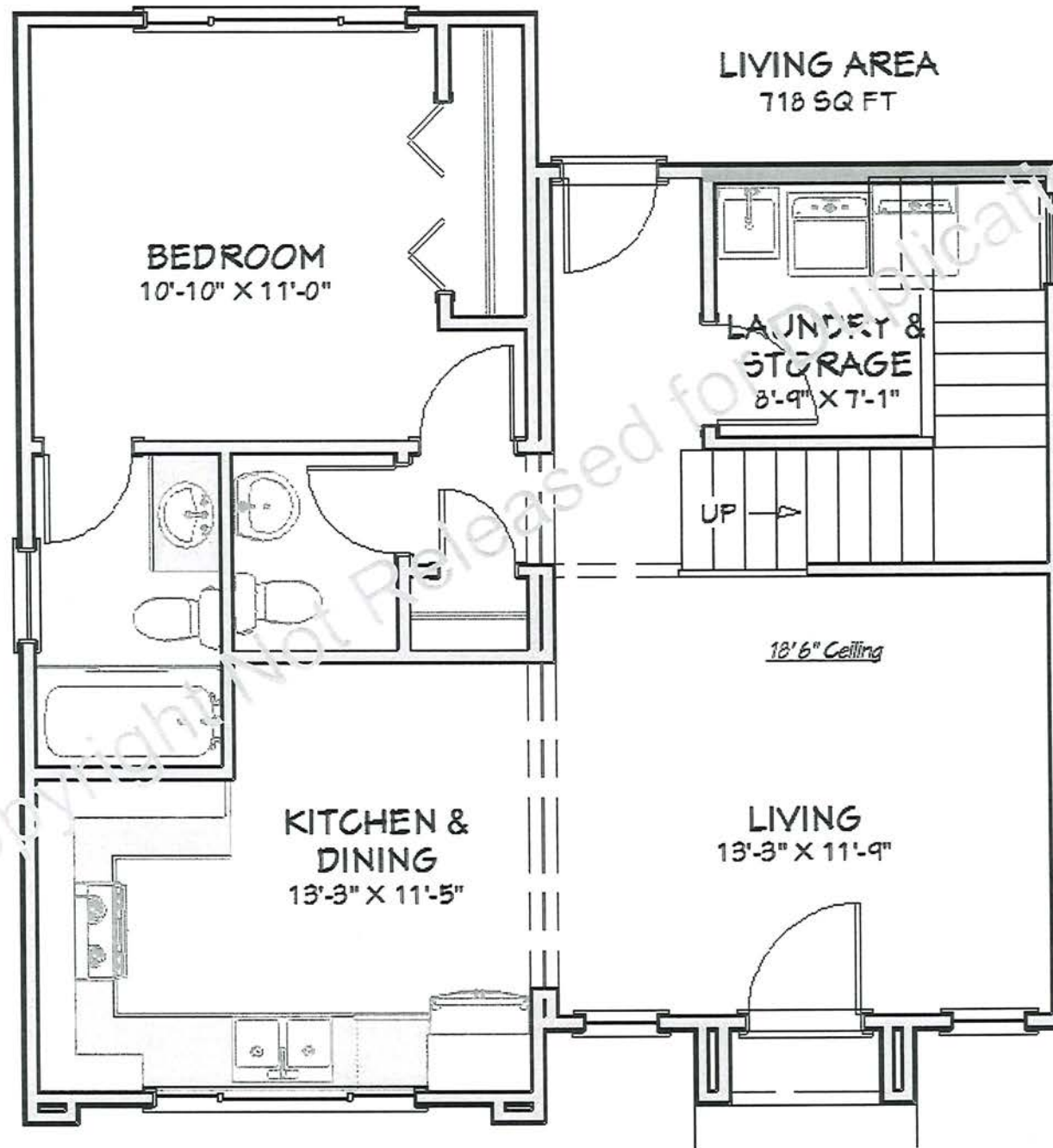
4 - 15' 9" wide  
'Boxes'; @ 25' & 2  
@ 29' 6"'

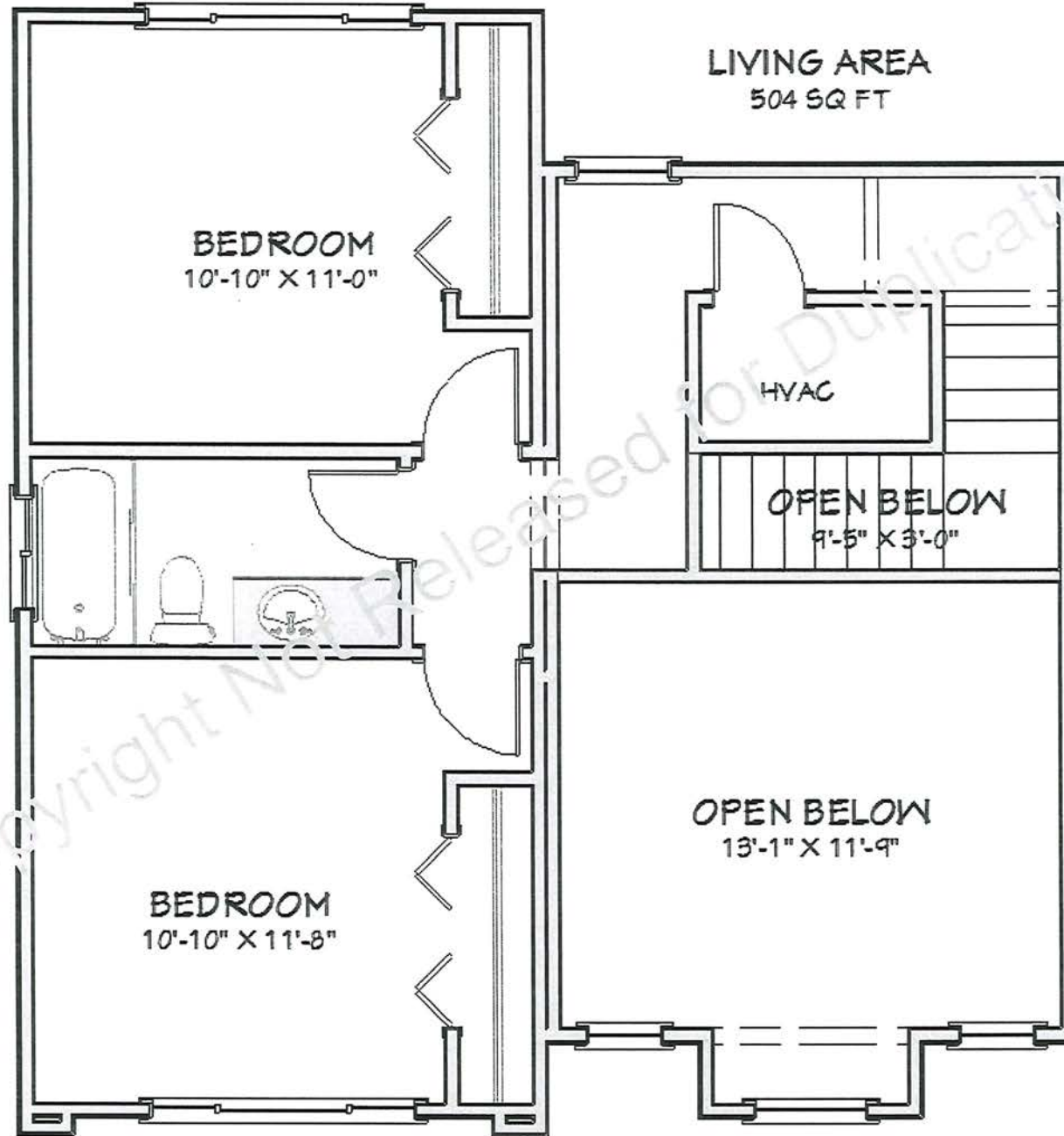


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# Watkinsville 1274-403

4 Bedroom with 3.5 Bathrooms

## Featuring

Large  
Kitchen/Bkfst  
open to Living  
Area

Master Bath with  
tub and shower

Built-in Bench  
Storage in Front  
Bedroom

## Structure

41' 5" x 26' 8"  
Footprint

3 - 13' 9" wide  
'Boxes'

Porch: 25' 7" x 6'

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# Thomasville 1392-403.5

4 Bedroom  
3.5 Baths

## Featuring

Large  
Kitchen/Bkfst  
open to Living  
Area

Master Bath with  
tub and shower

Built-in Bench  
Storage in Front  
Bedroom

## Structure

41' 5" x 26' 8"  
Footprint

3 - 13' 9" wide  
'Boxes'

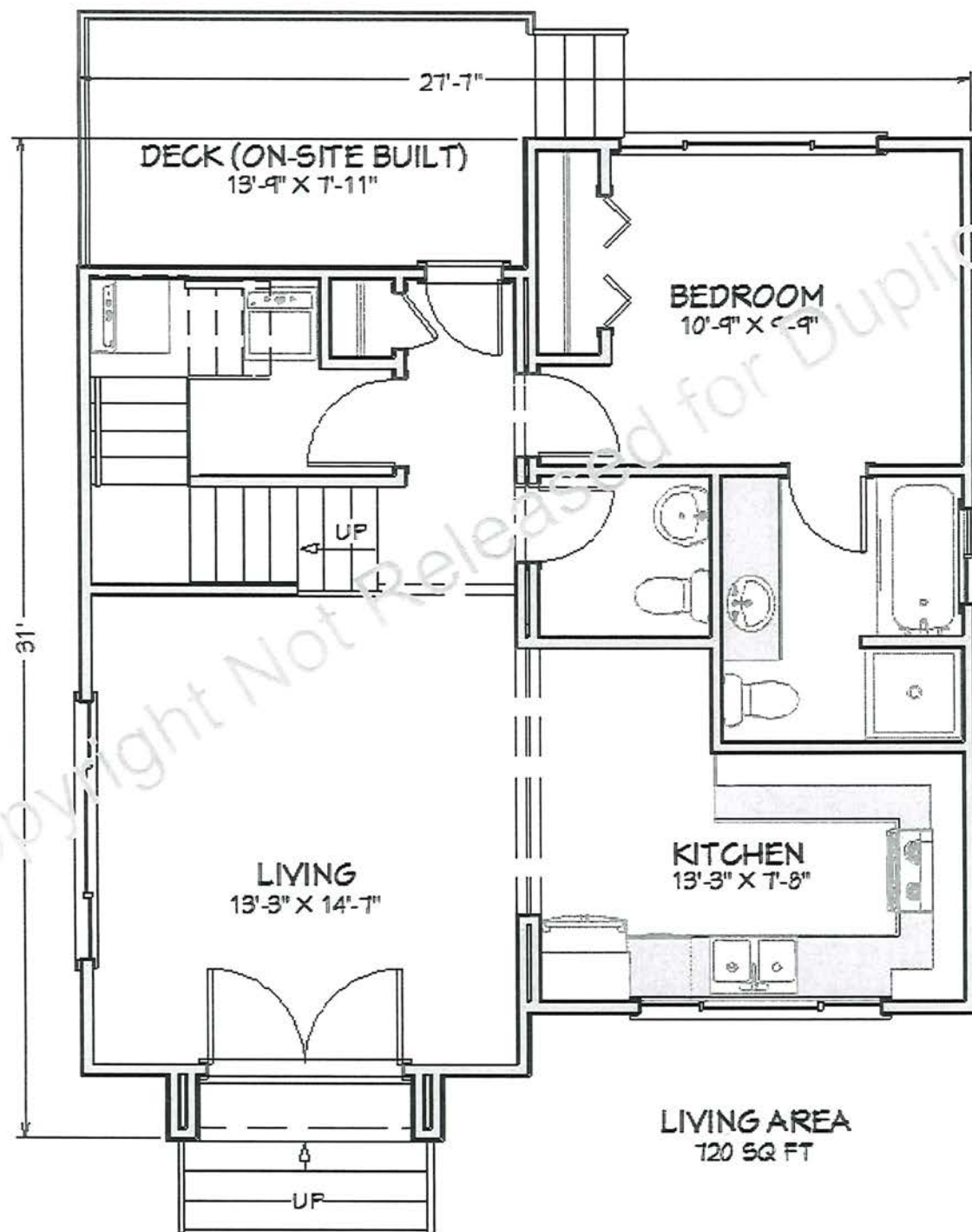
Porch: 25' 7" x 6'

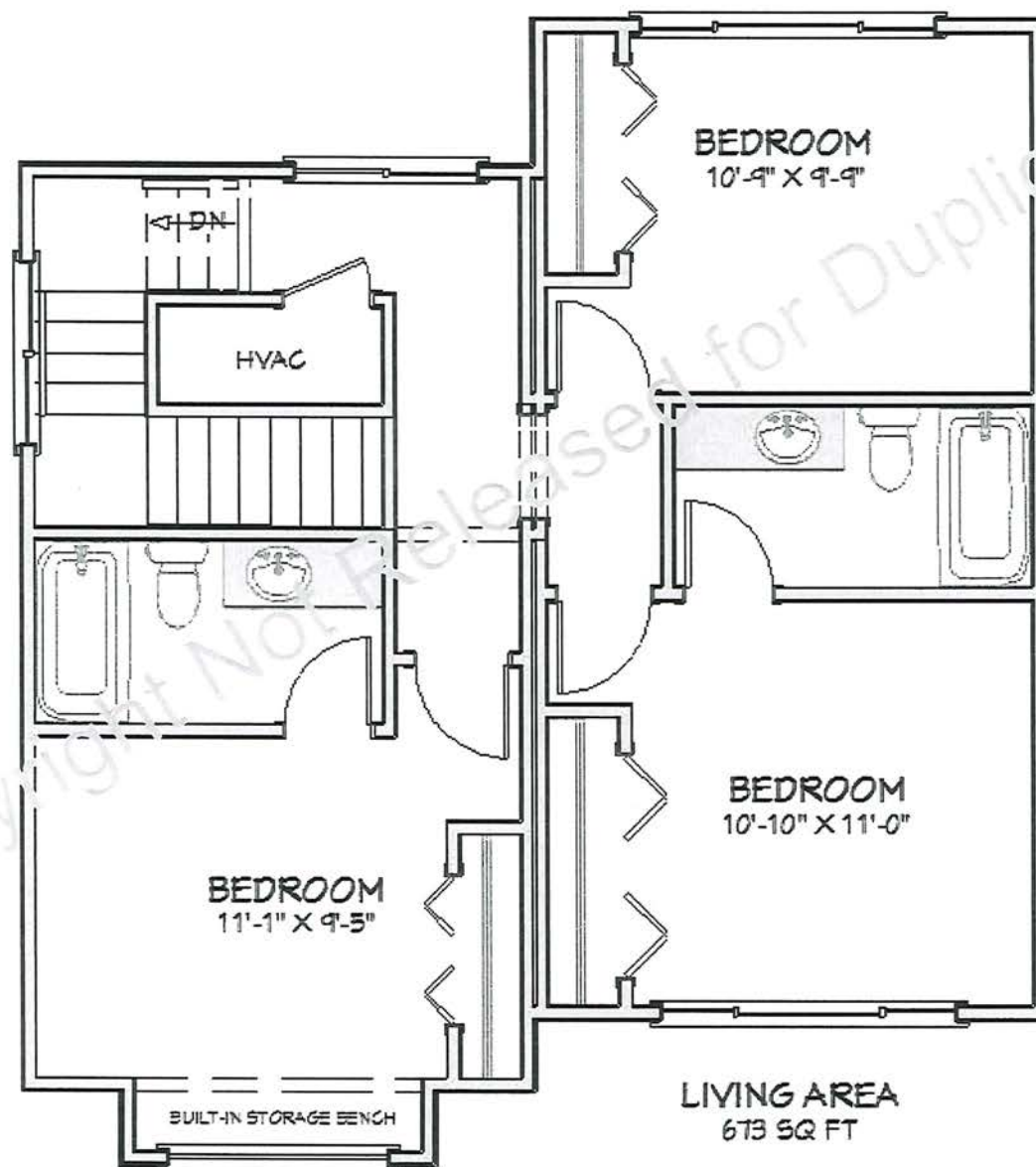


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# Augusta 1548-414.5

4 Bedrooms  
1 Small "Loftice"  
4.5 Bathrooms

## Featuring

Private Courtyard  
Entrance

Separate Guest  
Suite off Garage

Garage with extra  
storage space

All large  
Bedrooms

## Structure

48' 8" x 46'  
Footprint

6 - 15' 9" wide  
Boxes: 1 @ 12', 2 @  
20', 1 @ 24', & 2 @  
28'9"

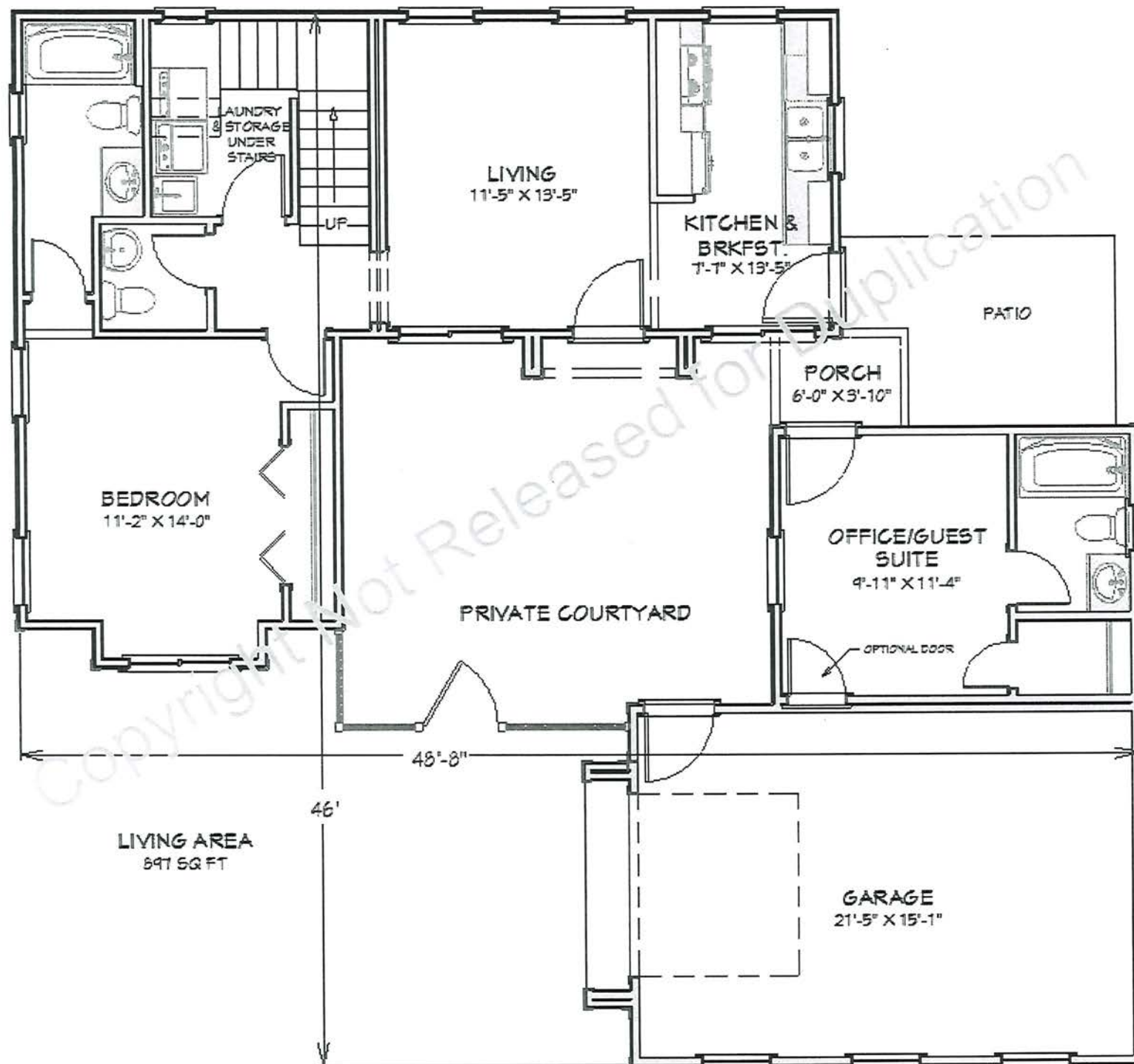


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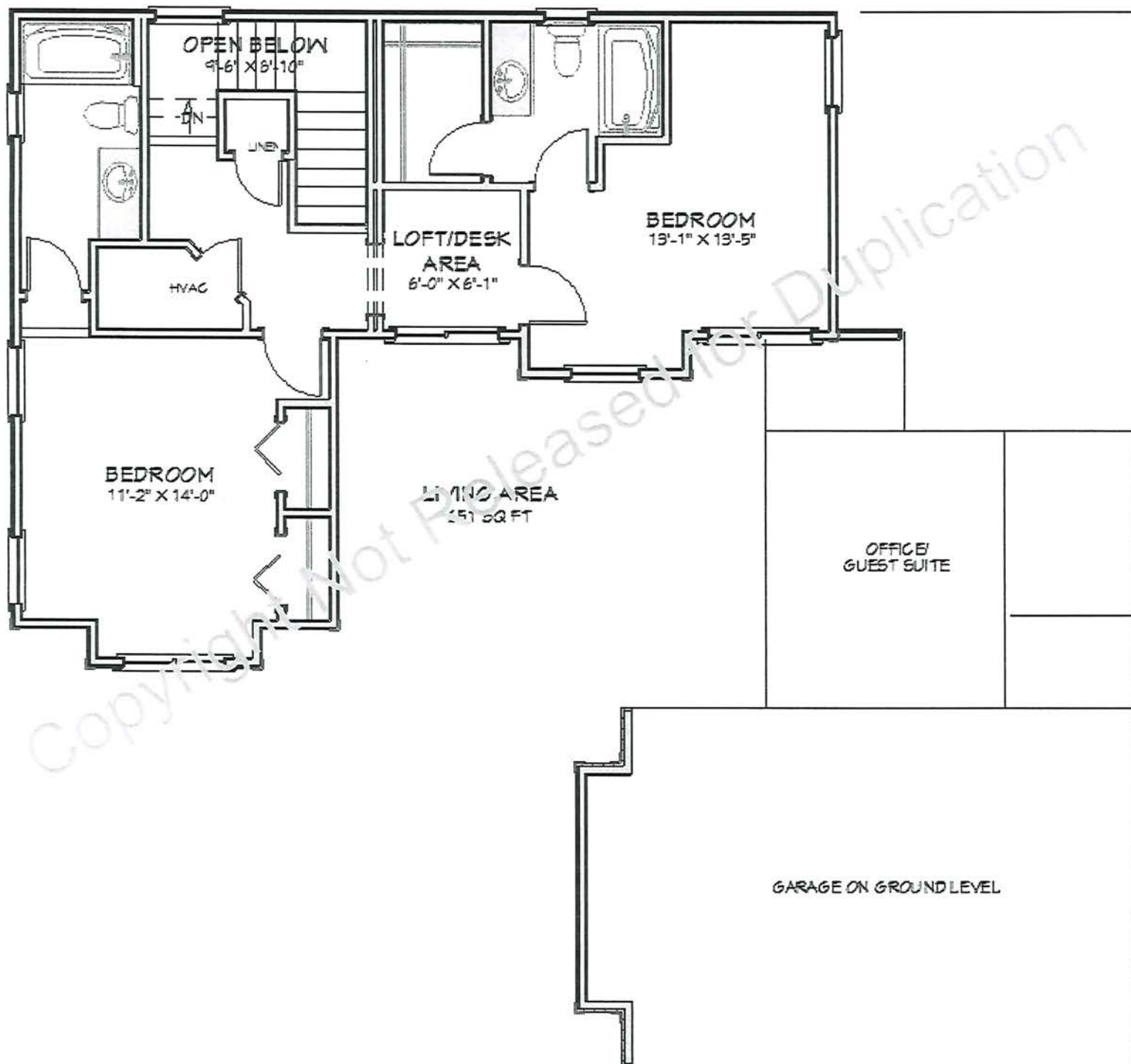
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<https://3d-viewer.chiefarchitect.com/go?share=471800200033581>

Augusta 1548-414.5



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# Moultrie 373-101 Garage Apartment

Studio Apartment

**Featuring**

Standard Kitchen  
Appliances

Secure Access  
Stairway

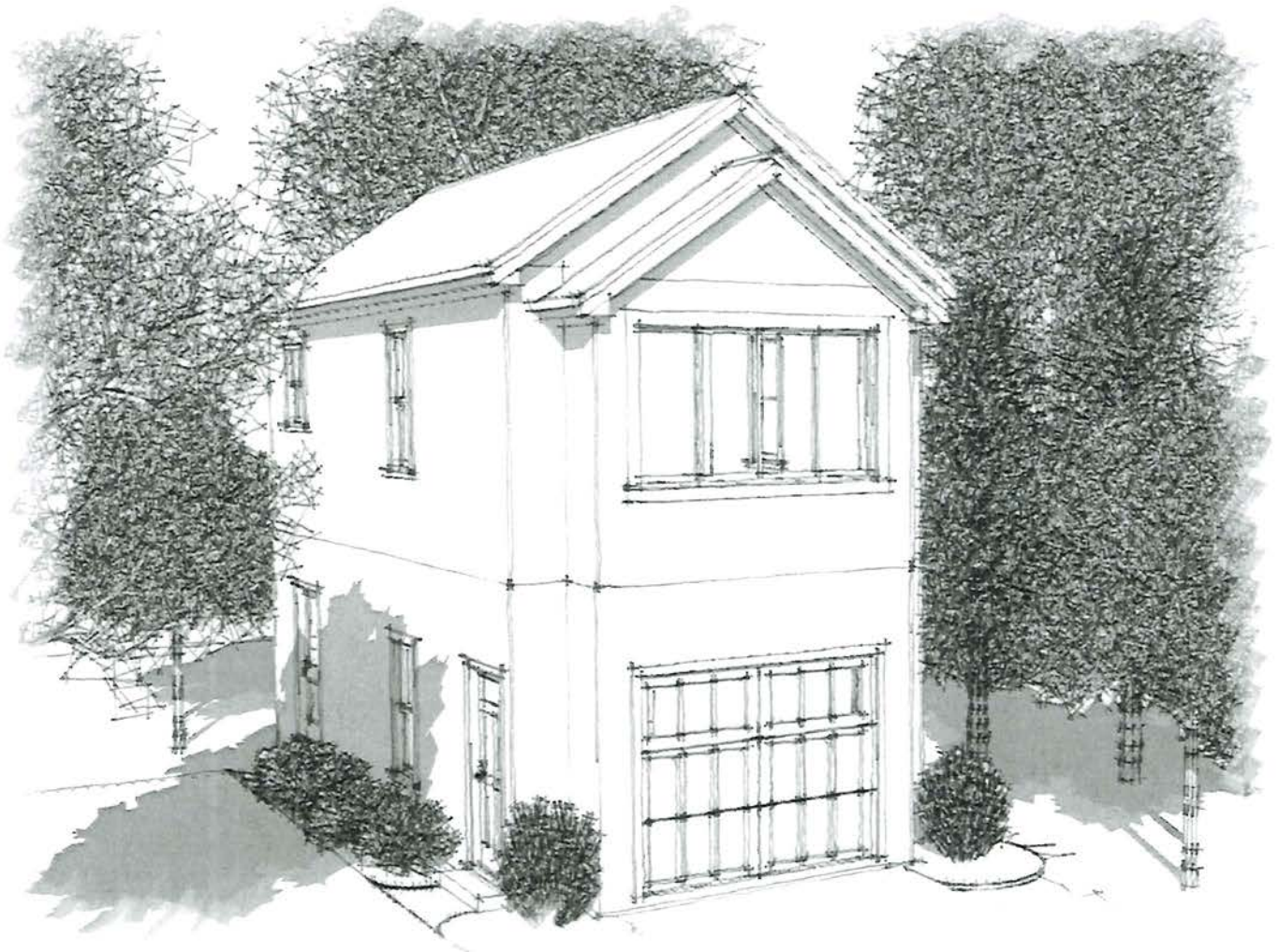
Vaulted Ceiling  
with Storage Loft  
Two small Closets

Built-in Working  
Desk with  
Storage Shelves  
& Drawers

**Structure**

15' 9" x 28'  
Footprint

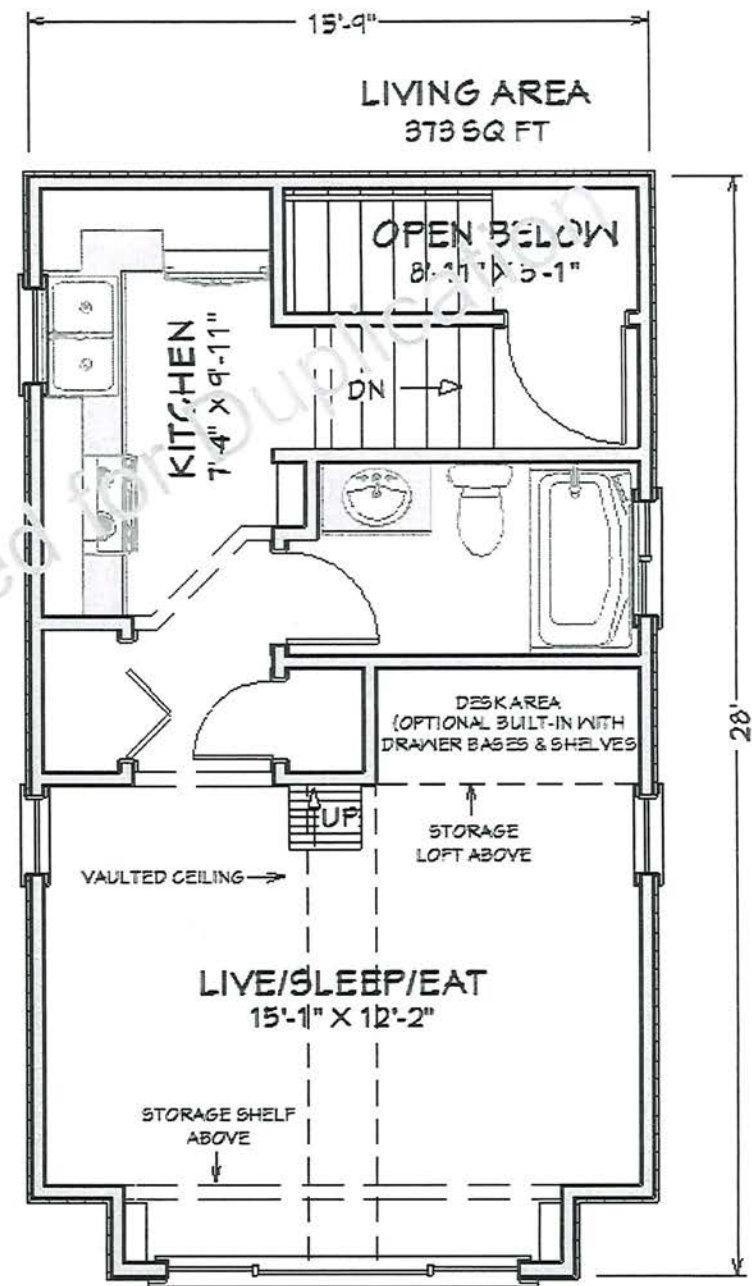
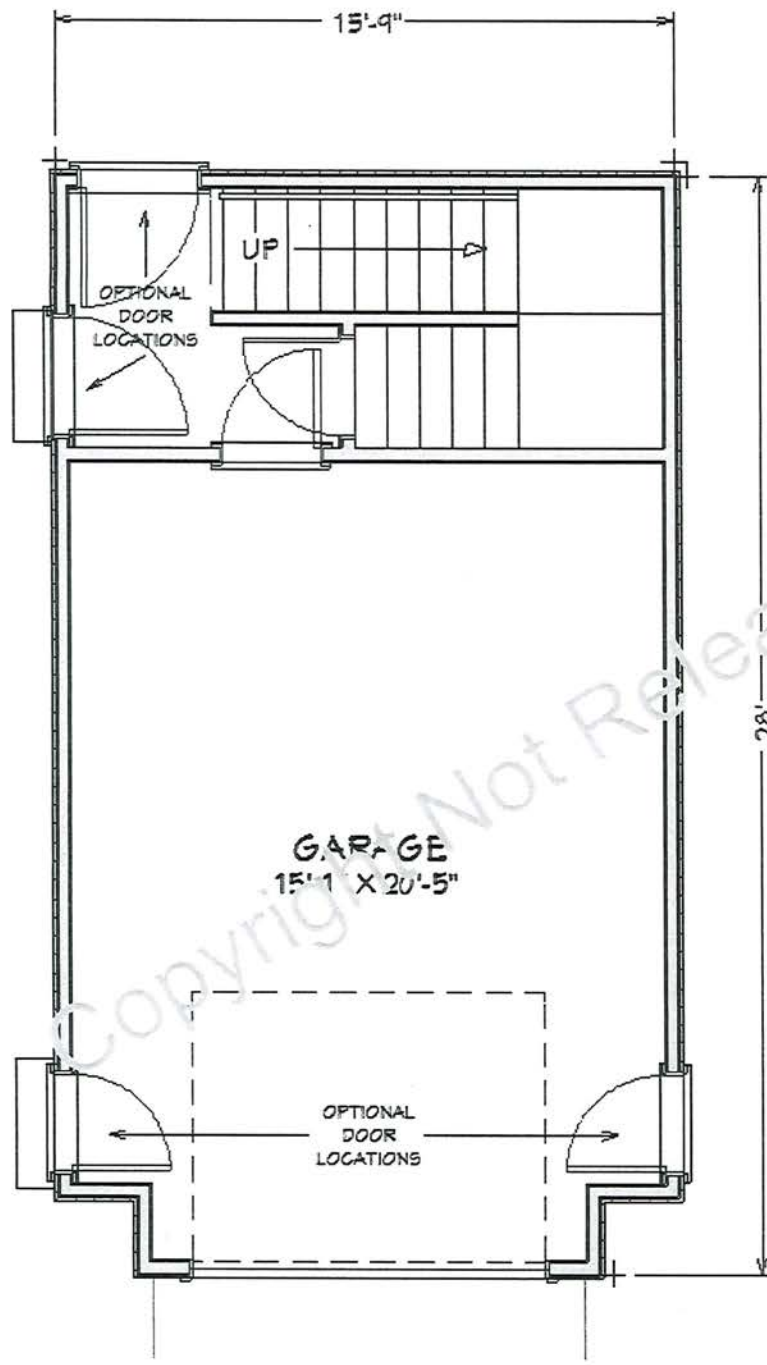
1 - 15' 9" wide Box



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<https://www.microlifeinstitute.org/>

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The logo for ecoqubz.com features a large, stylized '@' symbol in the background, with the text "ecoqubz.com" in a lowercase sans-serif font in the foreground.

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