

**AGENDA**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**G.L. Council Chambers on 2<sup>nd</sup> Floor**  
**Tuesday, December 5, 2023**  
**5:30 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes:
  - Historic Preservation Commission Regular held Monday, August 28, 2023

**PUBLIC HEARING**

7. COA-C2400050: Superior Arbor Management Inc. has requested a Certificate of Appropriateness to renovate the exterior of the single building; located at TMP D03 046, 61 Bill Elliott Street within the Historic District of Dawsonville. Public Hearing Date: Historic Preservation Commission on Monday, December 5, 2023.

**BUSINESS**

8. Completion of Appalachian Armory and Off Road, Inc. Downtown Façade Grant
9. Update on the completion of Circle K Canopy

**COMMISSIONERS' REPORTS**

**ADJOURNMENT**

*The next scheduled Historic Preservation Commission regular meeting is Monday, February 26, 2024*

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. All speakers must sign up to speak at the public hearing itself. There will be a sign-up sheet for speakers located at the entrance to the Council Chambers meeting room.

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, August 28, 2023**

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1. **CALL TO ORDER:** Chairperson Angie Smith called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Commission Members Heather Allen, Sarah Carte', Perry Bohn, William Turner, City Manager Bob Bolz, Director of Planning Jameson Kinley, Director of Downtown Development Amanda Edmondson, and Zoning Administrative Assistant, Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Chairperson Smith.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by H. Allen; second by S. Carte'. Vote carried unanimously in favor.
6. **APPROVAL OF MINUTES:** Motion to approve the regular meeting minutes held on Monday, February 27, 2023, made by S. Carte'; second by H. Allen. Vote carried unanimously in favor.
7. **UPDATE ON SIGNAGE AT CIRCLE K – 74 HWY 9 NORTH:** Planning Director J. Kinley provided the commission members with a status update on the sign at Circle K in the downtown area. Mr. Kinley stated that the free-standing sign located next to Highway 53 E would be removed and filled with concrete. The digital markers will be placed on the gas pump canopy. Patterson Sign Group stated that work will start the week of September 11, 2023.
8. **UPDATE ON THE DCA HISTORIC SURVEY GRANT:** Director of Downtown Development A. Edmondson gave an update on the grant that was awarded from DCA regarding an updated Historic Survey. She stated that staff has drafted an RFP to solicit a qualified consultant to do the survey project. A committee will be put together, and she would like to extend an invitation to the members of the commission that would like to serve.

**ANNOUNCEMENTS:**

The HPC's next meeting date is Monday, October 23, 2023, at 5:30 p.m.

**ADJOURNMENT:**

Motion to adjourn the meeting at 5:43 p.m. was made by W. Turner; second by P. Bohn. Vote carried unanimously in favor.

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, August 28, 2023**

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*Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.*

\_\_\_\_\_  
Angie Smith, Commission Chairperson

\_\_\_\_\_  
William Turner, Commission Member

\_\_\_\_\_  
Sarah Carte', Commission Member

\_\_\_\_\_  
Heather Allen, Commission Member

\_\_\_\_\_  
Perry Bohn, Commission

Attested: \_\_\_\_\_  
Stacy Harris, Zoning Administrative Assistant



## CITY OF DAWSONVILLE

### Planning Staff Report

#### CERTIFICATE OF APPROPRIATENESS

**APPLICANT:** Superior Arbor Management, Inc  
**CASE #:** COA-C240050  
**REQUEST:** Renovate Existing Exterior  
**LOT SIZE:** +/- 0.19 acre  
**CURRENT ZONING:** Town Business (Historic District)  
**LOCATION:** 61 Bill Elliott Street South  
**TAX MAP PARCEL:** D03 046

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#### **APPLICANT PROPOSAL**

The applicant is requesting a Certificate of Appropriateness to renovate the exterior of the single building. Proposing to replace the vinyl siding with concrete fiberboard, roof edge with architectural style asphalt shingles and the rear exterior door. The replaced façade will be earth-tone colors and samples of color scheme are attached here within the packet.

#### **SURROUNDING PROPERTIES**

All surrounding properties are zoned Town Business in the Historic District

#### **HISTORY**

The property is in the Historic District, and the building was built around 1980. In the past, the building served as a hair salon.

#### **ANALYSIS**

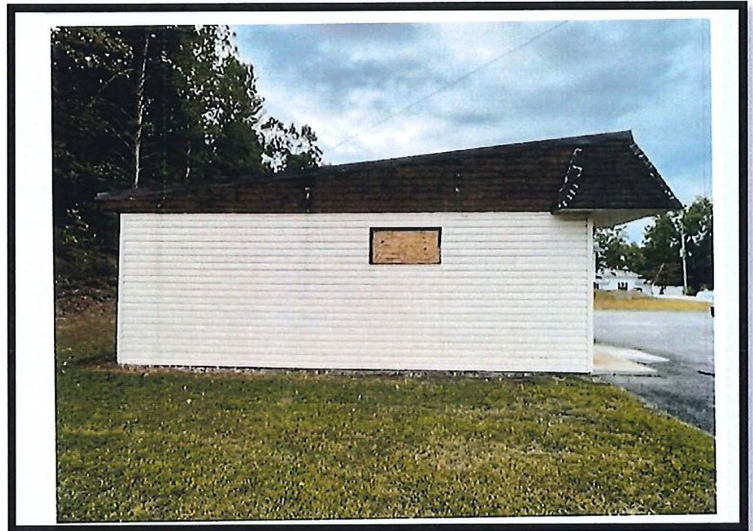
The adjacent properties comprise structures constructed with brick, wood and vacant land. The proposed repairs and updates outlined by the applicant would significantly enhance the condition of the building. The earth-tone color scheme for the repairs aligned with the surrounding façade.

#### **RECOMMENDATION**

If the Historic Preservation Commission elects to award the Certificate of Appropriateness (COA), the planning staff does not suggest any recommended conditions.

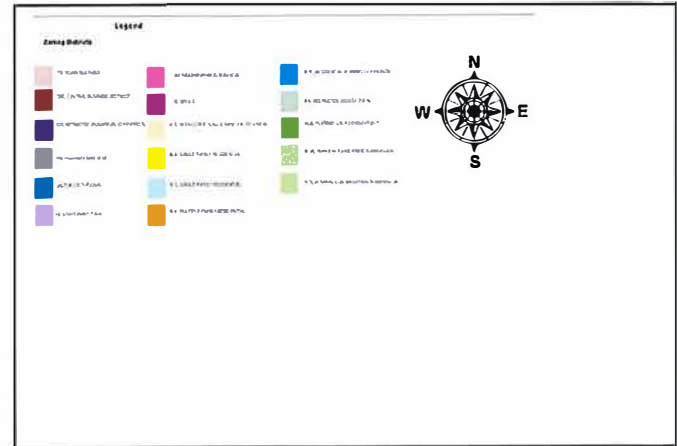
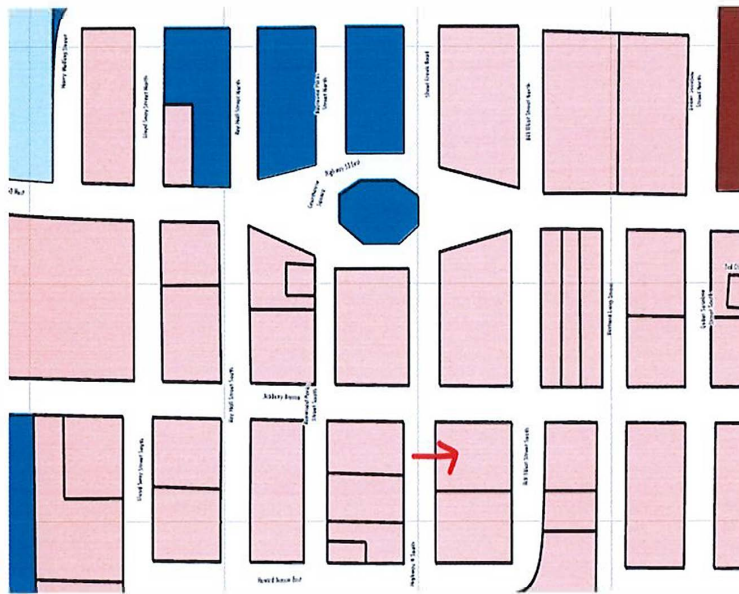


**PICTURES OF PROPERTY**

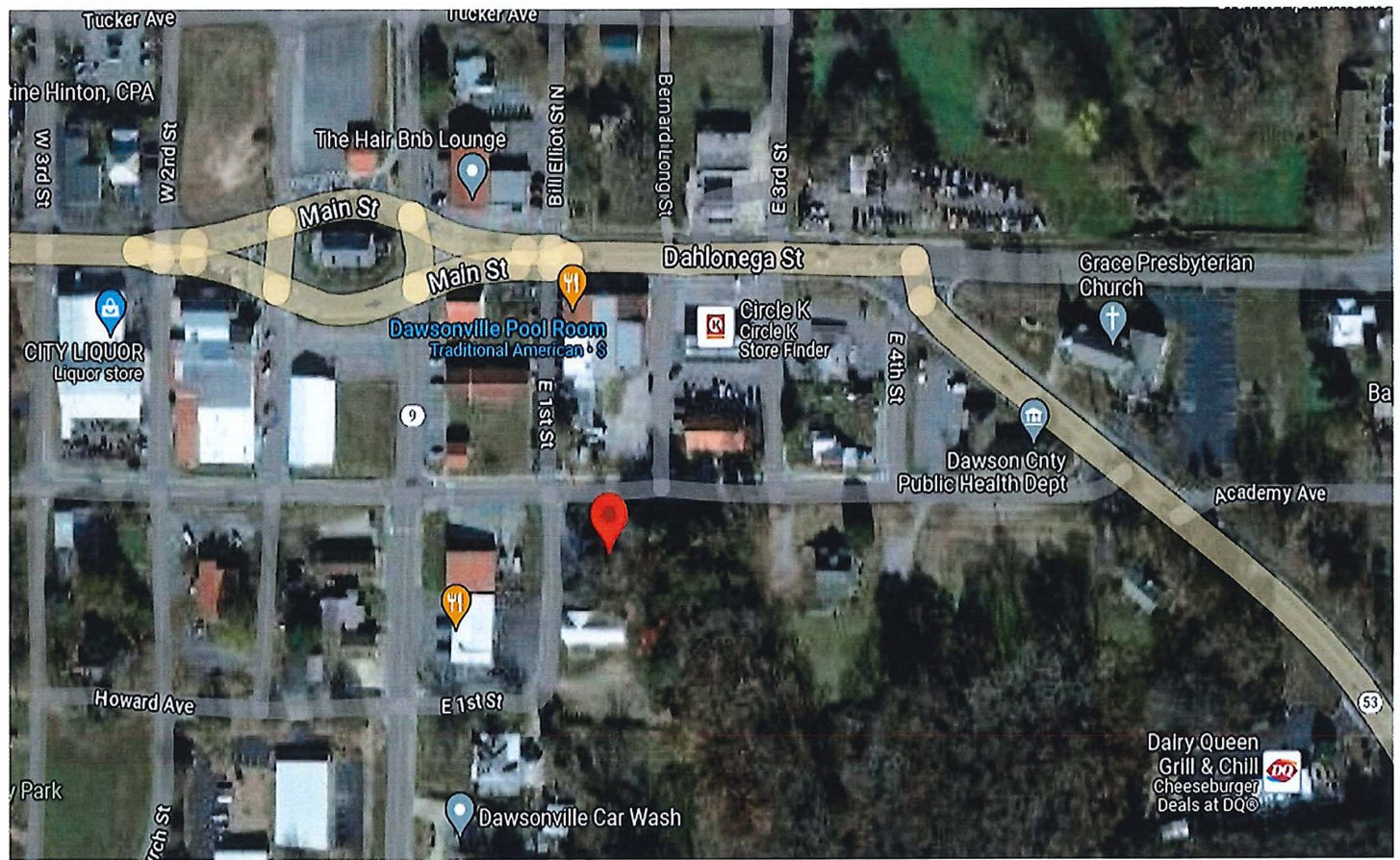




## CURRENT ZONING MAP



## AERIAL VIEW



11/01 Application Deadline for 12/5 HPC Meeting



**City of Dawsonville**  
Planning and Zoning Department  
415 Highway 53 East, Suite 100  
Dawsonville, Georgia 30534  
Phone: (706)265-3256

**Application for  
Certificate of Appropriateness**

**DESIGNATED PROPERTY**

Under the **City of Dawsonville Historic Preservation Ordinance**

Parcel #: D03-046 Zoning: TB Acreage: \_\_\_\_\_ COA: C2460050

Address: 61 Bill Elliott St. City: Dawsonville Zip: 30534

**OWNER**

Name: Superior Arbor Management Inc. Phone # [REDACTED]

Mailing Address: P.O. Box 69 Dawsonville City: Dawsonville Zip: 30534

Email: tcostle [REDACTED]

**PERSON FILING APPLICATION, IF OTHER THAN OWNER**

Name: Tim Costley Phone # [REDACTED]

Mailing Address: P.O. Box 69 City: Dawsonville Zip: 30534

Email: [REDACTED]

**BUILDING DATA**

Original Date Built/Constructed or Era: \_\_\_\_\_

| ORIGINAL USE   |  | CURRENT USE   |
|--|--|---|
| <input type="checkbox"/> Single-Family Residential       |  | <input type="checkbox"/> Single-Family Residential      |
| <input type="checkbox"/> Multi-Family Residential        |  | <input type="checkbox"/> Multi-Family Residential       |
| <input type="checkbox"/> Office                          |  | <input checked="" type="checkbox"/> Office              |
| <input checked="" type="checkbox"/> Commercial / Retail  |  | <input type="checkbox"/> Commercial / Retail            |
| <input type="checkbox"/> Industrial                      |  | <input type="checkbox"/> Industrial                     |
| <input type="checkbox"/> Institutional                   |  | <input type="checkbox"/> Institutional                  |
|  |  | <input type="checkbox"/> Vacant                         |
| TYPE OF WORK   |  | SUBMISSION OF PLANS                                     |
| <input checked="" type="checkbox"/> Exterior Alterations |  | <input type="checkbox"/> Drawings                       |
| <input type="checkbox"/> Demolition                      |  | <input checked="" type="checkbox"/> Pictures / Photos   |
| <input type="checkbox"/> New Construction                |  | <input type="checkbox"/> Proposed Plans / Documentation |
| <input type="checkbox"/> Relocation                      |  | <input type="checkbox"/> Detailed Letter of Intent      |

Other: \_\_\_\_\_

Proposed Starting Date: Nov. 25, 23 Date of Completion: Jan 24

(A Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of the issuance date.)

**FEE SCHEDULE**

|                              |                               |
|------------------------------|-------------------------------|
| COA Fee                      | \$300.00                      |
| Administrative Fee           | \$100.00                      |
| Public Notice Certified Mail | **per adjacent property owner |

\*\*price is determined by USPS

Signature: [Signature] Date: 10/31/23

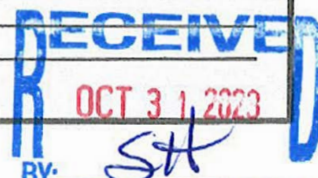
**Office Use Only**

Date Completed Application Received: \_\_\_\_\_ Amount Paid: \$ \_\_\_\_\_

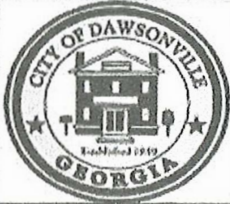
Date of HPC Meeting: 12.05.2023 Dates Advertised: \_\_\_\_\_

Approved by HPC YES NO Postponed: YES NO DATE: \_\_\_\_\_

Revised 01.31.2023







City of Dawsonville  
Planning and Zoning Department  
415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Phone: (706) 203-4923

Permit

**Property Owner Authorization**

I / We Tim Costley, President Superior Arbor Management, Inc. hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 61 Bill Elliott St. Dawsonville, GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent

Tim Costley

Signature of Applicant or Agent

[Signature]

Date

10/31/23

Address

5929 Elliott Family Parkway

City

Dawsonville

State

GA

Zip

30534

Sworn and subscribed before me on this

31st day of October 2023

Notary Public, State of Georgia

[Signature: Stacy L. Harris]

My Commission Expires:

10/26/2025





November 1, 2023

Dear Board Members

I have submitted separately my plans to refurbish the exterior of the single building located at 61 Bill Elliott Street.

Our purpose is to improve the maintenance and appearance of the single building on site by replacing the siding and the exterior roof edge noted in the pictures. We are also replacing the exterior steel back door.

\*Siding-Concrete fiberboard that mimics natural wood grain. Painted with a neutral earth-tone color as noted with the example from the photos.

\*Roof edge-Replacement of existing asphalt shingles with architectural style asphalt shingles in neutral earthtone colors as noted in the photos.

\*Rear exterior door-Replacement with steel exterior door to be painted either in White or neutral earth-tone color.

Tim Costley

President

Superior Arbor Management, Inc. (SAM)

\*ISA Certified Arborist #SO-1925A

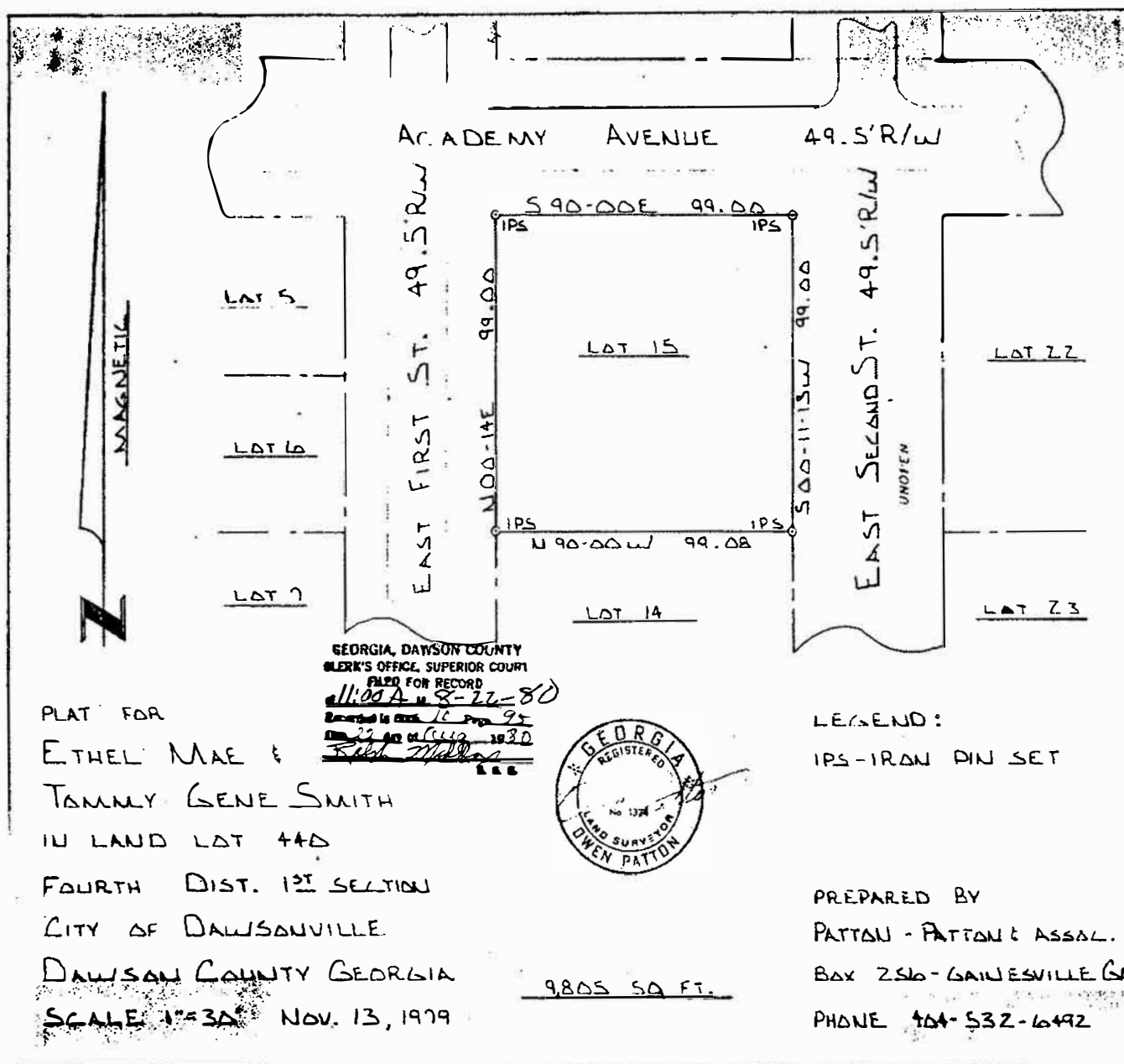
\*ISA Tree Risk Assessment Qualification (TRAQ) \*ASCA (American Society of Consulting Arborist) Member [Email- tim@samtreeservices.com](mailto:tim@samtreeservices.com)

Office-770-294-1012

Cell-770-718-6358

PO Box 69

Dawsonville, GA 30534



Proposed  
Color of Building

83-3

DYNASTY  
MARQUEE®  
ONE COAT

Pure Earth  
PPU7-05™



83-3

DYNASTY  
MARQUEE®  
ONE COAT

Pure Earth  
PPU7-05™



83-3

DYNASTY  
MARQUEE®  
ONE COAT

Pure  
Earth



100-177-10

Nailline

Linee de Clavier

300-177-10

Si



**erline<sup>HDZ</sup>**  
Lifetime Shingles  
Water nail fastening

**WARRANTY**  
LIFETIME LIMITED

**3x**  
PER 100 SQ. FT.  
STANDARD INSTALLATION

**SHINGLES**



Weathered Wood

New SolutionZone<sup>®</sup> Nailing Area  
with an up to  
**600%**  
larger nailing target  
for fast installation



AMERICA'S

**GAF**

- STEP 1**  
Leak  
Barrier  
Your first line  
of defense
- STEP 2**  
Underlayment  
Wood Deck  
Protection  
Protects the deck  
against rotting





Proposed Door replacement



**City Council:**  
John Walden  
Caleb Phillips  
William Illg  
Mark French



Michael Eason  
**Mayor**

Robert Bolz  
**City Manager**

Beverly Banister  
**City Clerk**

**Historic Preservation Commission:**

Angie Smith, Chairperson  
Perry Bohn  
Heather Allen  
William Turner  
Sarah Carte'

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706)265-3256  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Stacy Harris  
**Zoning Admin**

**PUBLIC HEARING NOTICE**

The following public hearing will be conducted by the City of Dawsonville Historic Preservation Commission at 5:30 p.m. respectively on the dates indicated below. Public hearing will be conducted in the Council Chambers on the second floor at City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public is invited to attend.

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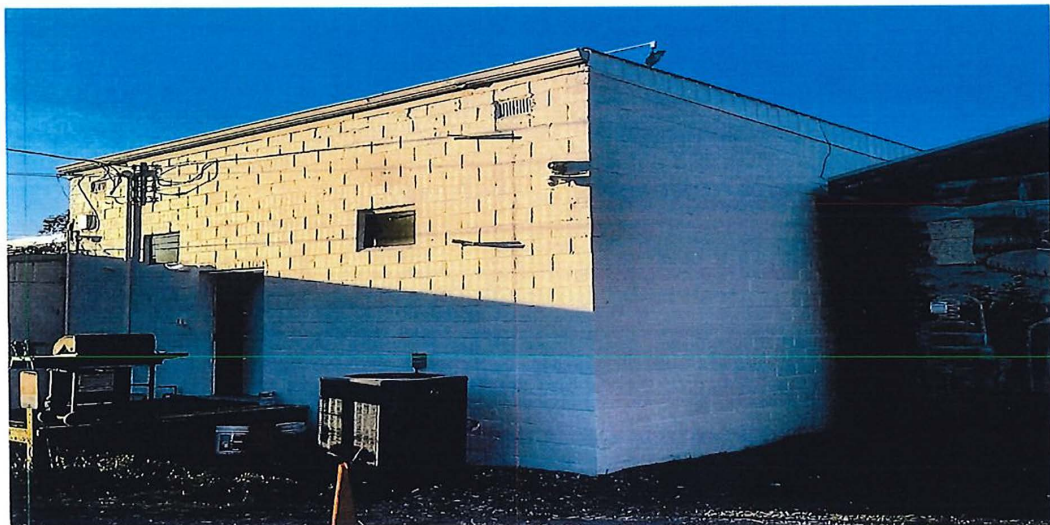
## CITY OF DAWSONVILLE

### Planning Staff Report

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#### AWARDED GRANT APPLICATION – APPALACHIAN ARMORY AND OFF ROAD, INC.

Appalachian Armory and Off Road, Inc. located at 46 Hwy 9 North /Hwy 53 East, was granted a \$1,300 façade grant for exterior pressure washing and painting. The façade improvements have been completed, and the applicant has received the disbursement of the grant.





## **CERTIFICATE OF APPROPRIATENESS – PATTISON SIGN GROUP – CIRCLE K**

Pattison Sign Group has completed the work on the Circle K canopy sign and removal of the free stand sign in the DOT right way.

