

AGENDA
HISTORIC PRESERVATION COMMISSION REGULAR MEETING
G.L. Council Chambers on 2nd Floor
Monday, April 22, 2024
5:30 P.M.

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 Tuesday, December 5, 2023

PUBLIC HEARING

7. **COA-C2400095:** Christopher Sheets has requested a Certificate of Appropriateness to install a drive-through window with awning above, extend pavement for the drive-through, retaining wall, signage and premanufactured storage shed; located at TMP D03 046, 61 Bill Elliott Street South within the Historic District of Dawsonville. Public Hearing Date: Historic Preservation Commission on Monday, April 22, 2024.

COMMISSIONERS' REPORTS

ADJOURNMENT

The next scheduled Historic Preservation Commission regular meeting is Monday, June 24, 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 2nd Floor
Tuesday, December 5, 2023

1. **CALL TO ORDER:** Chairperson Angie Smith called the meeting to order at 5:31 p.m.
2. **ROLL CALL:** Present were Commission Members Heather Allen, Sarah Carte', William Turner, City Manager Bob Bolz, Director of Downtown Development Amanda Edmondson, and Zoning Administrative Assistant Stacy Harris. Perry Bohn was absent from the meeting.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Chairperson Smith.
4. **ANNOUNCEMENTS:** Director Edmondson gave an update on the Certified Local Government Historic Preservation Fund Grant.
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, August 28, 2023, made by H. Allen; second by W. Turner. Vote carried unanimously in favor.

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.

Motion to open the public hearing made by S. Carte'; second by H. Allen. Vote carried unanimously in favor. Chairperson Smith conducted the public hearing. Ms. Harris provided a staff report for the request.

No one spoke in favor or opposition of the request.

Motion to close the public hearing made by W. Turner; second by H. Allen. Vote carried unanimously in favor.

Motion to approve COA – C2400050 made by H. Allen; second by S. Carte'. Vote carried unanimously in favor.

UPDATES FROM PLANNING DEPARTMENT:

8. **COMPLETION OF APPALACHIAN ARMORY AND OFF ROAD, INC – DOWNTOWN FAÇADE GRANT:** Ms. Harris stated that the façade improvements are complete, and the applicant has received the disbursement of the grant.
9. **COMPLETION OF CIRCLE K CANOPY:** Ms. Harris stated the Pattison Sign Group has completed the work on the Circle K canopy sign and removal of the free-standing sign in the DOT right way.

ANNOUNCEMENTS:

The HPC's next meeting date is Monday, February 26, 2024, at 5:30 p.m.

ADJOURNMENT:

Motion to adjourn the meeting at 5:48 p.m. made by S. Carte'; second by W. Turner. Vote carried unanimously in favor.

MINUTES
HISTORIC PRESERVATION COMMISSION REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Tuesday, December 5, 2023

Approved this 22nd day of April 2024.

Angie Smith, Commission Chairperson

William Turner, Commission Member

Sarah Carte', Commission Member

Heather Allen, Commission Member

Vacant

Attested: _____
Stacy Harris, Zoning Administrative Assistant



CITY OF DAWSONVILLE

Planning Staff Report

CERTIFICATE OF APPROPRIATENESS

APPLICANT: Christopher Sheets IGY6 Coffee
CASE #: COA-C2400095
REQUEST: Drive-Through, Retaining Wall, Signage, Premanufactured Storage Shed
LOT SIZE: +/- 0.19 acre
CURRENT ZONING: Town Business (Historic District)
LOCATION: 61 Bill Elliott Street South
TAX MAP PARCEL: D03 046

APPLICANT PROPOSAL

The applicant is requesting a Certificate of Appropriateness to install a drive-through window with awning above. The window trim and awning will be painted to match the existing earth tone brown trim color. Install a retaining wall and extended pavement for the drive-through turn around. Install four signs, IGY6 (logo) 5'ft by 5'ft on the front of the building, coffee and bagels 14" in by 72" in on the left side of the building, and drive-through menu board 3'ft by 2'ft

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. The owner was granted a Certificate of Appropriateness on December 12, 2023, to renovate the exterior of the building.

ANALYSIS

The adjacent properties consist of restaurants, printing and Masonic Lodge. The proposed changes will enhance the condition of the property and provide a coffee shop business in the downtown area.

RECOMMENDATION

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

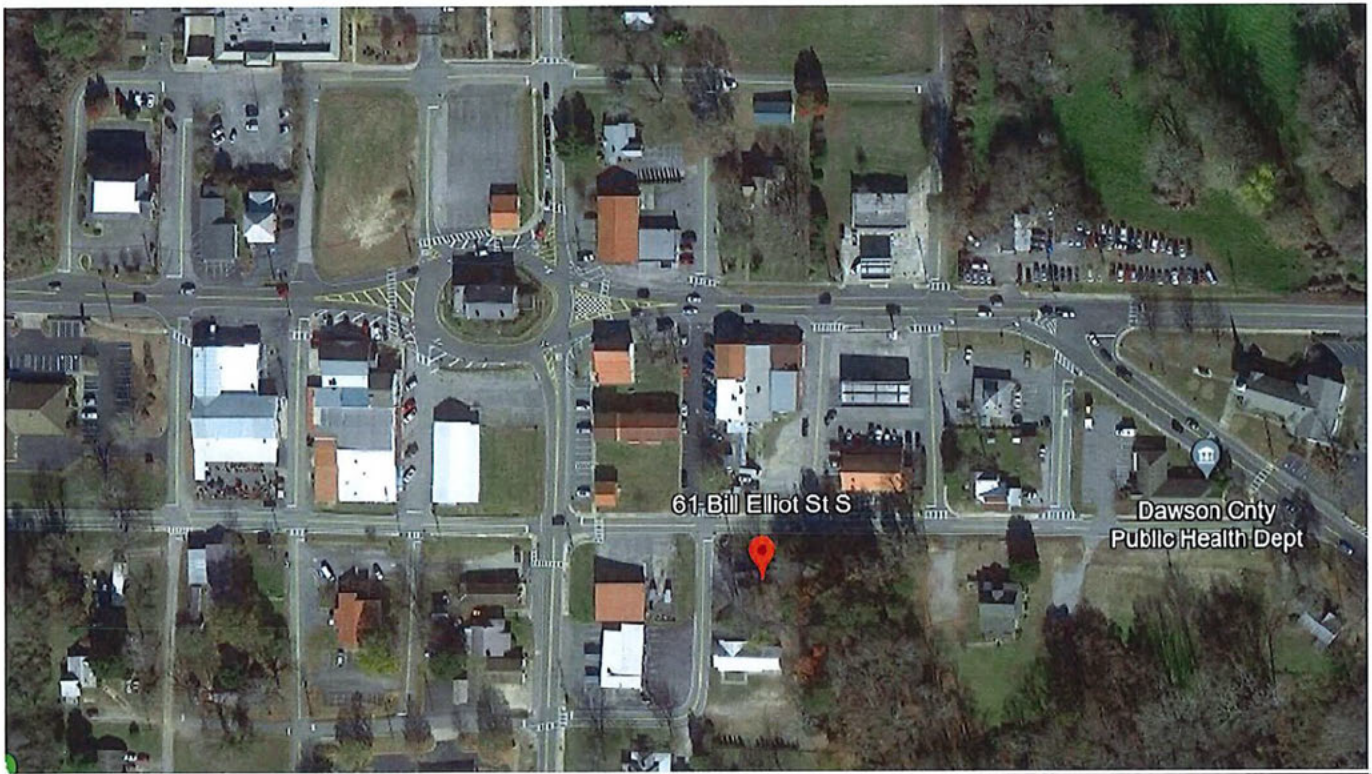
PICTURES OF PROPERTY



CURRENT ZONING MAP – TOWN BUSINESS



AERIAL VIEW



459.7



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

Under the City of Dawsonville Historic Preservation Ordinance

DESIGNATED PROPERTY

Parcel #: D03046 Zoning: TB Acreage: less 1 COA: C2400095
Address: 61 Bill Elliott Streets S. City: Dawsonville Zip: 30534

OWNER

Name: Tim Costley Phone # [REDACTED]
Mailing Address: [REDACTED] City: Dawsonville Zip: 30534
Email: _____

PERSON FILING APPLICATION, IF OTHER THAN OWNER

Name: Christopher Sheets Phone # [REDACTED]
Mailing Address: [REDACTED] 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 type="checkbox"/> Office
<input checked="" type="checkbox"/> Commercial / Retail	<input checked="" 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 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: 04/23/2024 Date of Completion: June 2024

(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	<u>7</u> **per adjacent property owner

**price is determined by USPS

Signature: _____ Date: 3/13/2024

Office Use Only
 Date Completed Application Received: _____ Amount Paid: \$ 459.71
 Date of HPC Meeting: 4.22.2024 Dates Advertised: 3.27.2024
 Approved by HPC YES NO Postponed: YES NO DATE: _____



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

Permit

COAC2400095

Property Owner Authorization

I / We Timothy Costley hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 61 Bill Elliott Streets
Tmp 003 046

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 Timothy W. Costley
 Signatur [Signature] Date 4/9/24
 Address [Redacted]
 City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this 9th day of April 2024

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 10/26/25



Letter of Intent for IGY6 Coffee Company located at 61 Bill Elliott Street

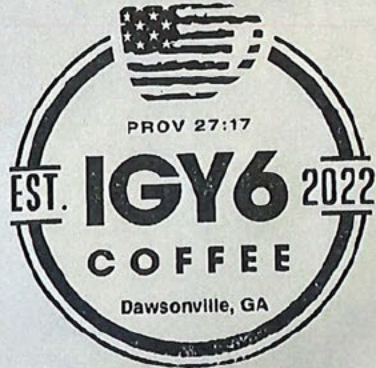
Purpose: Coffee and snack shop serving craft coffees, teas, bagels and other baked goods.

Exterior modifications:

1. Install drive thru window with awning above. Window trim and awning will be painted to match existing brown trim color.
2. Install retaining wall and extend pavement for drive thru turn around per civil engineered plans. Parking space lines and marking of parking lot per local building code.
3. Install IGY6 sign (logo) on front of building.
4. Install (Coffee & Bagels) sign on left side of building.
5. Future plans to install either 6'x8' or 8'x10' premanufactured storage shed behind building. Painted to match existing building colors.

6. Drive Thru menu board 3'x2' ft

60"



60"

Front of building



Left Top
Side of
building



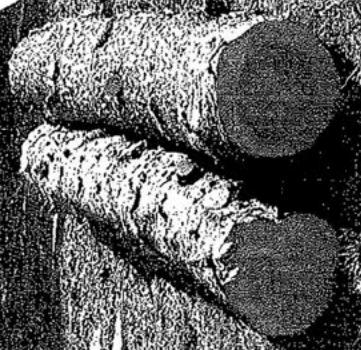


COFFEE & BAGELS

IGY6

**STORAGE
SHED**

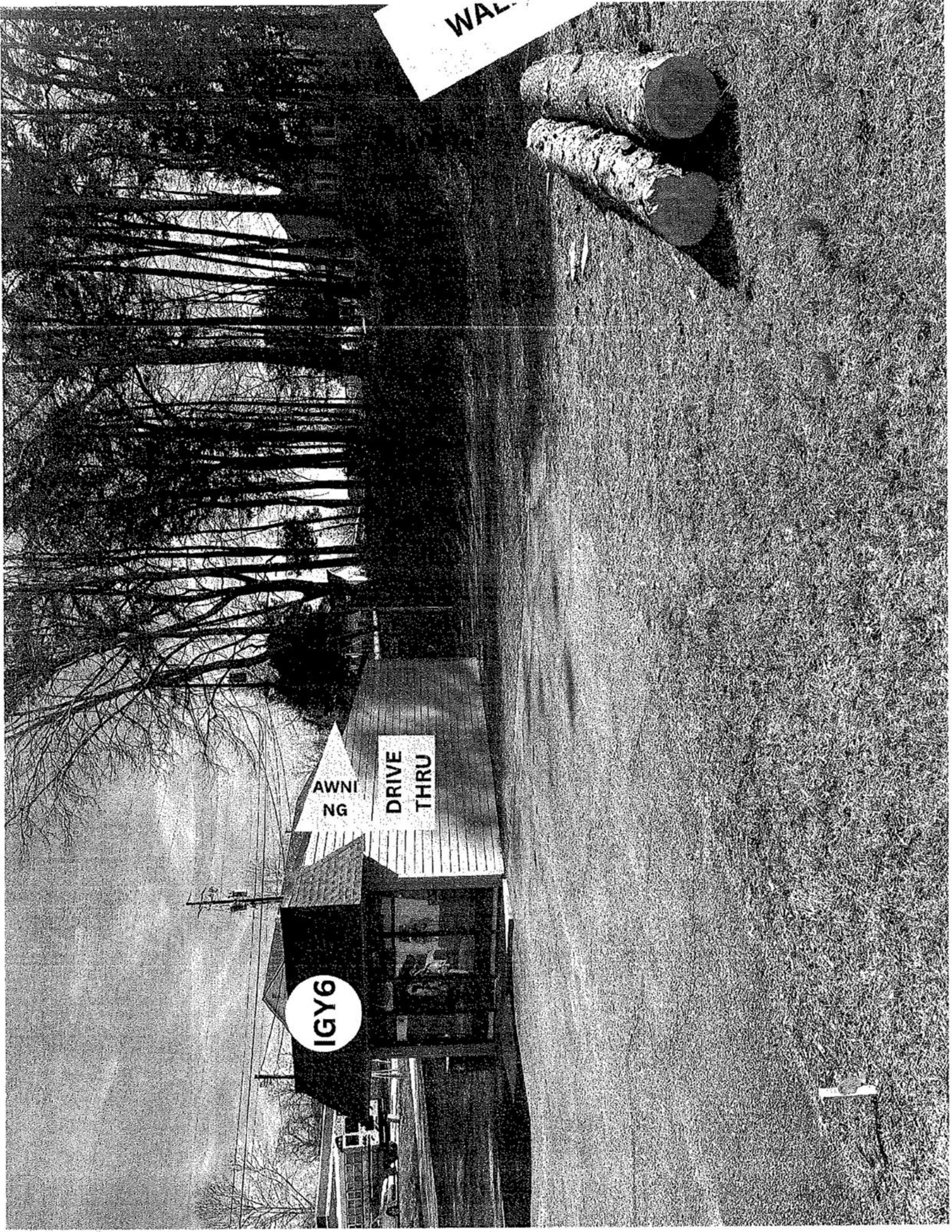
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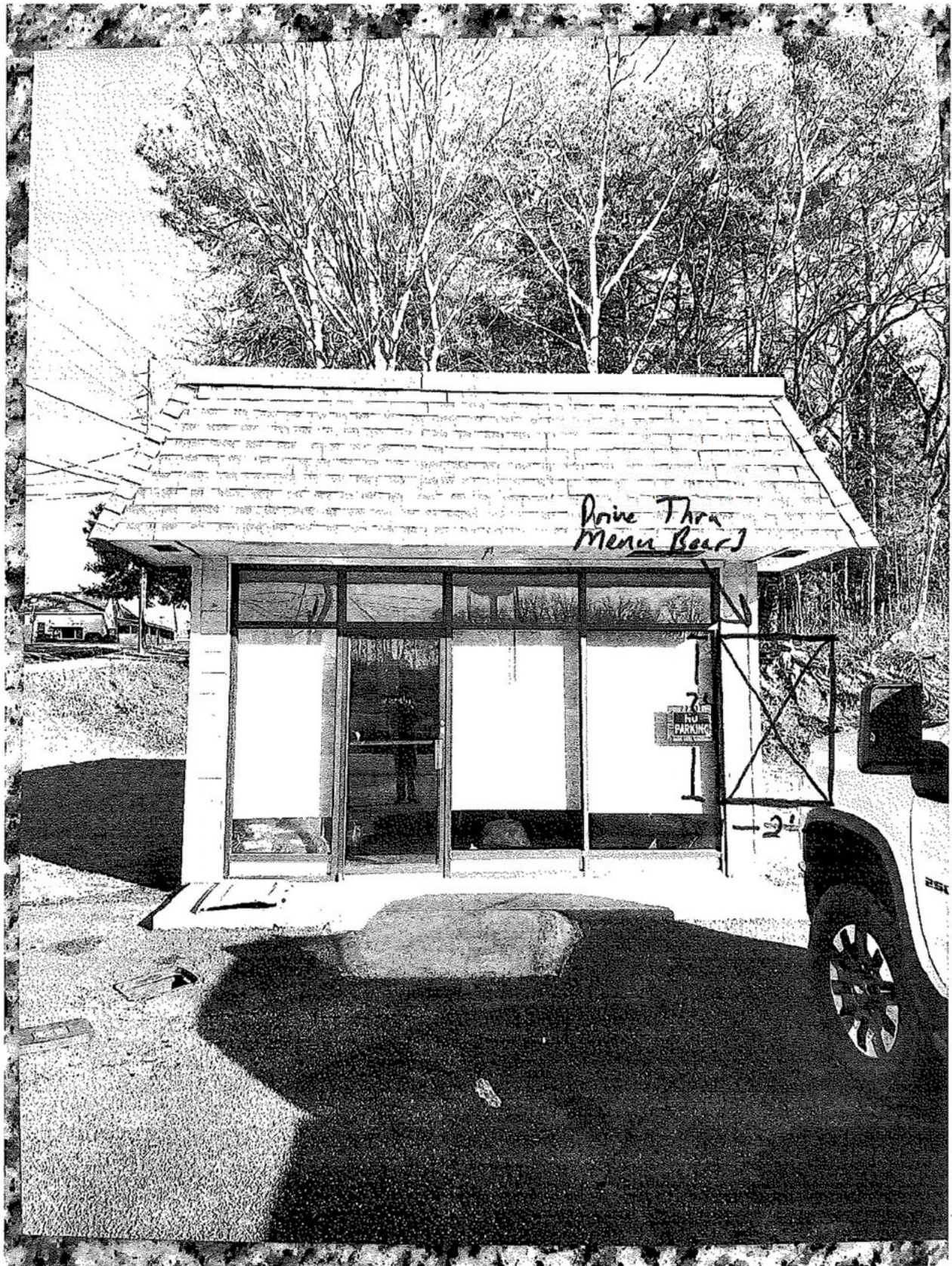


AWNI
NG

DRIVE
THRU

IGY6





City Council:
Sandy Sawyer
Caleb Phillips
William Illg
Mark French



John Walden
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Historic Preservation Commission:

Angie Smith, Chairperson
Heather Allen
Sarah Carte'
William Turner

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706)265-3256
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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800-37-8001
1-800-37-8001

NO PARKING

We Care
DAWSON
There

PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF DAWSONVILLE IN REGARDS TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

THE APPLICATION IS FOR:

COA-C2400095

HEARINGS WILL BE HELD BY:

HPC COMMISSION

DATE: **04.22.2024**

TIME: **5:30pm**

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION