

AGENDA
HISTORIC PRESERVATION COMMISSION REGULAR MEETING
G.L. Council Chambers on 2nd Floor
Monday, June 24, 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 Monday, April 22, 2024

BUSINESS

7. **COA-C2400095**: review of retaining wall and extended pavement façade; located at TMP D03 046, 61 Bill Elliott Street South within the Historic District of Dawsonville.

COMMISSIONERS' REPORTS

ADJOURNMENT

The next scheduled Historic Preservation Commission regular meeting is Monday, August 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.

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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, William Turner, City Manager Bob Bolz, Director of Downtown Development Amanda Edmondson, and Zoning Administrative Assistant Stacy Harris. Sarah Carte' was absent from the meeting.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Chairperson Smith.
4. **ANNOUNCEMENTS:** Ms. Harris updated the commission members on the completion of the Circle K exterior painting and the new Subway sign. Chairperson Smith announce the upcoming Gospel in the Park on Saturday, May 11, 2024, in Main Street Park from 1:00 p.m. to 6:00 p.m.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by H. Allen; second by W. Turner. Vote carried unanimously in favor.
6. **APPROVAL OF MINUTES:** Motion to approve the regular meeting minutes held on Tuesday, December 5, 2023, made by W. Turner; second by H. Allen. Vote carried unanimously in favor.

PUBLIC HEARING

7. **COA – C2400095:** Christopher Sheets has requested a Certificate of Appropriateness to install a drive-through window with awning above, extend the 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.

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

The following person spoke in favor of the request:

- Christopher Sheets, 405 Flowing Trail, Dawsonville, GA – Mr. Sheets stated that he is the owner of IGY6 Coffee and is proposing to install a drive-through, an awning above the drive-through, extend the pavement for the drive-through window on the ride side of the building, which will require a small retaining wall, and signs for the building. He has been operating a mobile business in the downtown area for a little over a year. He has been building his brand and business and now the business is in a position to be moved into a building. In the future he would like to add a storage shed to the property.

No one spoke in opposition to the request.

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

Discussion occurred amongst the commission members surrounding the storage building, retaining wall, drive-through window, awning and signs.

Motion made by W. Turner to approve COA – C2400095 for the drive-through window, awning and signage. Commission Member W. Turner further motioned to table the retaining wall and additional

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pavement until an official review is completed by the planning department and to remove the storage shed from the request; second by H. Allen. Vote carried unanimously in favor.

ANNOUNCEMENTS:

The HPC's next meeting date is Monday, June 24, 2024, at 5:30 p.m.

ADJOURNMENT:

Motion to adjourn the meeting at 6:16 p.m. made by H. Allen; second by W. Turner. Vote carried unanimously in favor.

Approved this _____ day of _____, 2024.

Angie Smith, Commission Chairperson

William Turner, Commission Member

Sarah Carte', Commission Member

Heather Allen, Commission Member

Vacant

Attested: _____
Stacy Harris, Zoning Administrative Assistant

DRAFT



CITY OF DAWSONVILLE

Planning Staff Report

CERTIFICATE OF APPROPRIATENESS

APPLICANT: Christopher Sheets IGY6 Coffee
CASE #: COA-C2400095
REQUEST: Retaining Wall Façade
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 (COA) to install a retaining wall and extended pavement for the drive-through turn around.

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 COA on December 12, 2023, to renovate the exterior of the building and COA on April 22, 2024, to install drive-through window, awning and signage. City engineer approved the retaining wall and extension of pavement site plan on May 22, 2024.

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.

CONCEPT DRAWING



