



Dial: 706-864-4184
Fax: 706-864-8826

January 31, 2017

Joey Homans
Post Office Box 477
Dawsonville, GA 30534

RE: Application for Certificate of Appropriateness-Roberta Green Garrett

Dear Joey:

I am providing you with suggested changes to the notes/minutes of the meeting held on December 7, 2016. Please contact our office once you have had a chance to review with any questions or concerns.

Sincerely,

J DOUGLAS PARKS, P.C.



J. Douglas Parks

Minutes/Notes

Application for Certificate of Appropriateness-Roberta Green Garrett
Dated November 17, 2016 (Filed November 21, 2016)

On December 7, 2016, City Attorney Doug Parks, City Manager Bill Schmid, Planning Director Chris Head, and other staff of the City of Dahlongega met with Joey Homans, Counsel for Roberta Green Garrett, and Jack Bailey, Architect, regarding the Application for Certificate of Appropriateness.

The City Attorney, City Staff, and Homans generally discussed applicable ordinances of the City related to the Application, which included certain zoning ordinances and the City's Historic Preservation Ordinance and the Dahlongega Historic District Design Guidelines.

Staff recommended that the applicant seek a conditional use permit in accord with Section 703 of the City's Zoning Ordinance regarding height limitations. The plans submitted lack detail on height of elevator shaft and/or rooftop mechanicals, if any, reveal a height of 36' and a total height 44' 11" in certain locations.

City staff also recommends that the plans show the height of each parking deck and each floor of the parking deck.

Staff suggested that the storm drainage system be identified on the plans. Staff, Homans, and Bailey discussed that the number of parking spaces required for meeting rooms shown on the plans if the meetings room are open to the public as opposed to being available for hotel guests only - one (1) parking space per four (4) fixed seats is required. A general discussion was held regarding the definition of fixed seats", and all agreed to revisit the issue if necessary.

- After the meeting, Ms. Green-Garrett confirmed to Homans and Bailey that the meeting rooms will be available for hotel guests only.

Staff recommends that the Dahlongega Historic District Guidelines and other ordinances and development of the City be followed. Among several examples Section 3.3 and the checklist on page ten of the Guidelines were mentioned. ~~design guidelines of the Historic Planning Commission set forth in Section 3.3 be followed and that an appropriate plan be submitted showing the size of trees over 36 inches and the number of trees removed. Staff also stated that the plan must comply with the City's Tree Ordinance.~~

As to the covered sidewalk, staff and Doug Parks explained that an encroachment permit must be obtained from the City Council to proceed with the covered sidewalk. Staff explained that a description of the columns for the covered sidewalk should be included with the plans.

~~The textures and treatments for the brick should be described on the plans or otherwise provided. The current plan lacks sufficient detail for review under the Guidelines. Among other requirements the texture and treatments for the brick should be described on the plans or otherwise provided. Buildings of influence in the design should be identified.~~

Staff recommends that the exterior units shown on the plans for the building be disguised. The exterior units are shown on the second and third floors. Staff will recommend that exterior A/C units on Main Street not be approved. Instead, a multi-split or central system should be used to resolve concerns with unit noise, condensation, etc. Disguise of appearance is insufficient to mitigate these concerns.

As to the side street (Meaders Street South), staff recommends changes in the brick for that section of the building so that the building is not one wall of the same brick and a similar change in the façade shown on the plans.

Staff inquired regarding whether Ms. Green-Garrett is willing to redesign the main floor to provide for retail space, and a representative from the Downtown Development Authority offered to provide information regarding inquiries for this type of retail space. Staff expressed willingness to support a request to waive otherwise required parking associated with the retail space.

Homans and Bailey agreed to review the recommendations and applicable ordinances and submit the conditional use permit application and the landscape plan.

After the meeting, Chris Head requested that additional information be provided regarding the demolition of the Piazza Building in accord with the Historic Preservation Ordinance.