

Historic Preservation Commission Meeting
10 N. Public Square
August 11, 2023
5:30 P.M.

I. Open Meeting

Called to order by Chairman Greg Frisbee at 5:30 PM.

Present: Greg Frisbee, Larry Gregory, Becky Carr, David Elder, Lisa Ellis, and Vandi White
Staff Present: David Hardegree, Zack Arnold, Ashley Peters, and Keith Lovell
Absent: Brad Galland

1. Approval of Minutes

Chairman Frisbee called for a motion to approve the minutes of the meeting. Board Member Carr made a motion to approve the meeting minutes from June 20, 2023. Board Member Elder seconded the motion. The motion carried unanimously. Vote: 5-0

Certificate of Preservation:

2. COP23-17.

Applicant: Conscience Bay LLC

Chairman Frisbee called for the next item on the agenda. David Hardegree, Planning and Development Assistant Director, stated per the original application COP23-17, the intent is to construct two houses on 38 Walker Street on the corner lot. Currently the lot is undeveloped.

History of Property- This is currently a vacant lot. The original house was demolished around 2008 per BP08-152. However, a copy of the permit is not in the city records. Basic information on the original house was documented in the GHRS.

The applicant wishes to construct two new houses on an undeveloped site. The site will have to be subdivided and re-addressed with Lee St addresses. The two houses will be allowed on the site with an area of approx. 5,300sf as a zoning density bonus will be applied. The developer will certify the houses as EarthCraft houses per the density bonus requirement. Min. lot area is 7,000 sf.

The lot sizes, site placement and house configurations comply with the West End Infill Overlay District requirements.

The applicant has provided floor plans and elevations of the proposed new houses. The new structures will have a footprint of approximately 41'-10" x 24' with a 2nd floor and single car

garage. The heated floor area will be approx. 1,503sf. The houses will have a slab foundation. A site plan is not provided, but the structures will be oriented to Lee Street and meet the minimum building setbacks: 20ft- front; 20ft- rear; 8ft. side.

Exterior materials will be a 5" lap, cement board siding on all sides and 1st and 2nd stories apart from cement panel Board and Batten to be used on the front wall of the 2nd story.

Windows will be a vinyl window, 3/1 configuration, single hung.

An asphalt, architectural style shingle is shown. The roof will have a 6/12 pitch.

Trim Boards are expected to be wood, cement board or composite material.

Concrete driveways are planned.

The materials will be similar, if not identical, to the materials used at 16 and 20 Walker St., COP23-01 and -02, approved January 2023.

There are a mix of housing types along Lee and Walker Streets, but many of the original houses appear to be constructed as Central Hallway and Bungalow types. Some cottage and ranch styled houses are present. No style is identified for home along Lee Street.

Project Scope:

1. Currently a vacant lot
2. Construct a new home per place. Similar or identical to 16 Walker St., COP23-01 (form COP20-26)

Chairman Frisbee opened the floor for a public hearing as well as brought the first question for clarification purposes. Based on the plans, Chairman Frisbee wanted to confirm what would happen with the Walker St address once the houses were built. Mr. Hardegree stated that the houses will open to Lee St. creating 2 new Lee St. addresses and the Walker St. address would go away.

David Munisteri, 38 Walker St., came forward to speak on the type of dwellings that would be built on the lots. Explained these homes will be EarthCraft Style homes that are built to last and that are energy efficient.

Chairman Frisbee closed the public hearing for discussion.

Vandi White asked if these homes would be rentals or for purchase. Mr. Munisteri stated they would be rentals.

No additional questions were asked.

Board Member Elder made a motion to approve the application as submitted. Board Member Carr seconded the motion. Motion carried unanimously. Vote: 5-0

II. OTHER

Mr. Hardegree reminded the board members of the training conference they have on Monday 8/21/2023 in Canton GA.


Chairman Frisbee asked about the variance sign that is listed at the library. Mr. Hardegree stated they have made changes to their original scope of work and will be bringing it back to the HPC for approval. Chairman Frisbee then clarified that they are to only vote on the actual architectural structure and that any conditions are to be had outside of the HPC Meeting. Mr. Hardegree stated that was correct that if there are any issues with the proposed plan it should be handled in the Board of Zoning meeting on September 12, 2023, before being brought to the HPC meeting on September 19, 2023

Keith Lovell, City Attorney, wanted to bring to the board's attention that the parking garage that is being redone will not be brought back in front of the board for approval. He is uncertain that the new parking garage will be brought to the HPC board for review as well. Even though the city prefers it be brought in front for review, the County may or may not look for the City's input.

Chairman Frisbee Adjourned the Meeting at 6:05 PM

Date Approved:

9/19/23

/s/ 
Greg Frisbee, Chairman