



CITY OF DAHLONEGA

Historic Preservation Commission Agenda

March 25, 2024, 6:00 PM

City Hall - Mayor McCullough Council Chamber

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

MINUTES FOR APPROVAL

1. Historic Preservation Commission Work Session Meeting Minutes - October 11, 2023
Mary Csukas, City Clerk
2. Historic Preservation Commission Work Session Minutes - March 13, 2024
Sarah Hunsinger, Assistant City Clerk

PUBLIC HEARING

1. COA-24-1 for 7 Pie Pizzeria at 40 Grove Street North. The applicant has proposed the addition of a 204 sq. ft. walk-in cooler, material changes in appearance, exterior architectural modifications, and repainting of the exterior facade.

ADJOURNMENT



CITY OF DAHLONEGA

Historic Preservation Commission Work Session Minutes

October 11, 2023, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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PRESENT

Chairperson Ellen Mirakovits
Commissioner Ivan Pelnar-Zaiko
Commissioner Sharon Thompson
Commissioner Janet Barger
Commissioner Jim Bargain

CALL TO ORDER

Chairperson Mirakovits called the meeting to order at 6:00 P.M.

INFORMATION

1. Mayor Taylor - Topics of Discussion:

Mayor Taylor expressed her gratitude to the Historic Preservation Commission for addressing some of her concerns in the Historic District.

Mayor Taylor requested advice from the commission on zoning in the Historic District, specifically manufacturing, which is currently not part of the zoning ordinance in the Historic District, as there are tentative zoning changes in the future.

Mayor Taylor requested input from the commission as possible changes to the alcoholic ordinance may result in new types of licenses that would not require purchasing from a distributor.

Code enforcement in the Historic District was discussed due to the frustration in ensuring issues are addressed and repaired, not just the fine paid. The commission feels concerned with the maintenance of buildings under their purview.

The current structure of the HPC Board and the ability of its members to act on issues brought to it were discussed. The HPC understands that its members' opinions are valuable, but at this point, they are only suggestions.

ADJOURNMENT

The meeting was adjourned at 6:35 P.M.



CITY OF DAHLONEGA

Historic Preservation Commission Work Session Minutes

March 13, 2024, 6:00 PM

Gary McCullough Chambers, Dahlonega City Hall

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CALL TO ORDER

Chairperson Mirakovits called the Historic Preservation Commission Work Session to order on March 13th, 2024, at 6:04 PM.

PRESENT

Chairperson Ellen Mirakovits
Commission Member Ivana Pelnar-Zaiko
Commission Member Janet Barger
Commission Member Jim Bergen

ABSENT

Commission Member Doby McCluskey

NEW BUSINESS

1. COA-24-1 for 7 Pie Pizzeria at 40 Grove Street North. The applicant has proposed the addition of a 204 sq. ft. walk-in cooler, material changes in appearance, exterior architectural modifications, and repainting of the exterior facade.

The commission recommends that the wood cladding of the front façade proposed for the front be brought down horizontally to the rest of the front of the building.

The commission also recommends putting four barn light fixtures on the front to give it the appropriate historical feel to follow the rest of the town's aesthetic.

The commission recommends following the landscaping shown on the exterior elevation. They stated that the landscaping is not addressed in the packet and strongly recommend doing the landscape as pictured in Figure 3.

The commission had no objection to replacing the barn door and replacing existing windows to match other windows, as stated in the packet.

The commission was informed that the next step is to hold a public hearing on this matter before their next regular meeting. The applicant will be made aware of the recommendations of the commission prior to the public hearing so he can provide any feedback and be prepared to answer any questions.

City Manager Martin discussed future projects that will be brought forward and training opportunities.

ADJOURNMENT

Chairperson Mirakovits adjourned the meeting at 7:10 PM.



CITY OF DAHLONEGA
465 Riley Road
Dahlonega, Georgia 30533
Phone: 706-864-6133

**STAFF REPORT FOR HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

Case No: COA-24-1

Parcel: D11-047

Address: 40 Grove Street North

Petitioner: Josh Parker, Grove St Property LLC

Work Session Date: March 13, 2024

Voting Session Date: March 25, 2024

Zoning: CBD: CENTRAL BUSINESS DISTRICT

The Central Business District is intended to establish and preserve a compact central business district convenient and attractive for a wide range of retail uses, business transactions, government and professional offices, places of amusement, employment activities, and services to the public designed primarily to meet the day-to-day shopping and service needs of residents of the City of Dahlonega.

Zoning History: None

Nature of Request:

Material Changes in Appearance and Exterior Architectural Modifications

- Sanding and refinishing of patio with a neutral wood stain.
- Replacement of metal barn door with roll-up garage door.
- Three new windows by the patio of custom fabrication to match existing windows.
- Wood cladding of the front façade, above the awning.

Structural Addition

- 204 square foot walk-in cooler at the rear of the building, to be painted to match the existing building.

Note: The applicant has also proposed the repainting of the exterior façade of the existing building. However, exterior repainting is outside of the scope of consideration per local and state guidelines.

Findings and Analysis:

Section 109-20(d) of the City of Dahlonega Historic Preservation Ordinance authorizes the Dahlonega Historic Preservation Commission to review applications for Certificate of Appropriateness (COA). Section 2502 of the Dahlonega Zoning Ordinance requires the approval of a COA prior to any material change of appearance for any building within a designated Historic District.

The Lumpkin County Board of Assessors indicates that the building was constructed in 1978. The submitted site plan corresponds with the recorded footprint of the building. The structure was previously used by the Lumpkin County Farmer's Association and for retail activities.

In reference to the Dahlonega Historic District Design Guidelines, staff has identified the following to be brought to the attention of the Commission:

4.2 Windows and Doors:

The applicant has proposed the replacement of the metal barn door at the side of the building, providing access from the interior to the patio. A roll-up style garage door will be installed in its place. The rendered door has a transparent, paneled surface, which is not a common style in the vicinity. This change may impact the functionality of the door.

Recommendations:

In their work session on March 13, 2024, the Historic Preservation Commissioners made the following ***unofficial*** recommendations:

1. The entire front façade of the building be clad in wood, as rendered above the existing awning.
2. Landscape features be installed as rendered; to include planter boxes at a minimum.
3. Lighting fixtures consistent with historical lighting fixtures found in the City be installed at the front of the building.

City Staff recommend approval of COA-24-1, as the proposed changes maintain reasonable consistency with the character of other retail buildings in the vicinity.

DATE OF SURVEY: 08-22-2023

TOTAL = 0.347 ACRES
15,134.92 SQUARE FEET
PARCEL D11 047

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,512 FEET, AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 173,582 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA TS06+.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13187C0161D, DATED 04/04/2018.

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.



Course	Bearing	Distance
L1	N 73°55'46" E	21.76'

LEGEND

- BOC = BACK OF CURB
- BSL = BUILDING SETBACK LINE
- P/L = PROPERTY LINE
- R/W = RIGHT OF WAY
- LL = LAND LOT
- LLL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- POB = POINT OF BEGINNING
- NTS = NOT TO SCALE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- COR MON = USCOE MONUMENT
- RB = REBAR
- CIP = CRIMP TOP PIPE
- OTIP = OPEN TOP PIPE
- SQ. ROD = SQUARE ROD
- AIF = ANGLE IRON FOUND
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONC. PIPE
- WM = WATER METER
- WV = WATER VALVE
- PP = POWER POLE
- LP = LIGHT POLE
- PH. BOX = PHONE BOX
- U/G = UNDERGROUND
- C.O. = SEWER CLEAN-OUT
- SS = SANITARY SEWER
- MH = MAN HOLE
- FFE = FINISHED FLOOR ELEV.
- FH = FIRE HYDRANT
- DE = DRAINAGE EASEMENT
- PDI = PEDESTAL DROP INLET
- DI = DROP INLET
- LGP = LOT GRADING PLAN
- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- G-- = GAS LINE
- P-- = POWER LINE
- SS-- = SANITARY SEWER LINE
- FM-- = SANITARY FORCE MAIN
- T-- = TELEPHONE LINE
- W-- = WATER LINE
- X-- = FENCE LINE

NOTES & REFERENCES:

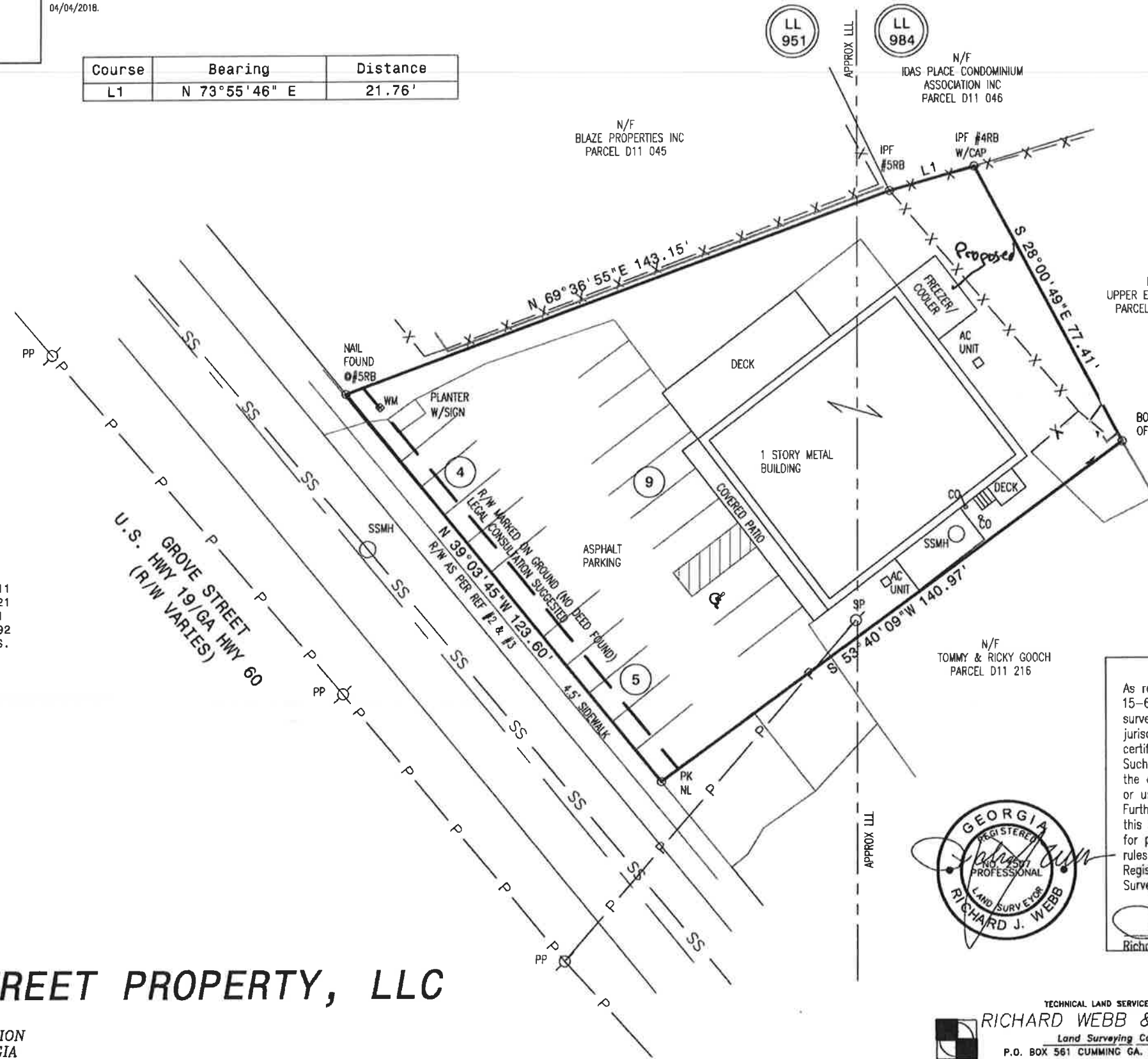
1. PLAT BOOK 1-56 PAGE 111
2. PLAT BOOK 1-152 PAGE 21
3. PLAT BOOK 2021 PAGE 51
4. DEED BOOK 1600 PAGE 292 LUMPKIN COUNTY RECORDS.

OWNER INFO
 GROVE ST PROPERTY LLC
 255 E PACES FERRY RD NE
 #325
 ATLANTA, GA 30305

SURVEY FOR:

GROVE STREET PROPERTY, LLC

LAND LOTS 951 & 984
 12TH DISTRICT-1ST SECTION
 LUMPKIN COUNTY, GEORGIA
 AUGUST 30, 2023



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.

Richard J. Webb
 Richard J. Webb, RLS 2507

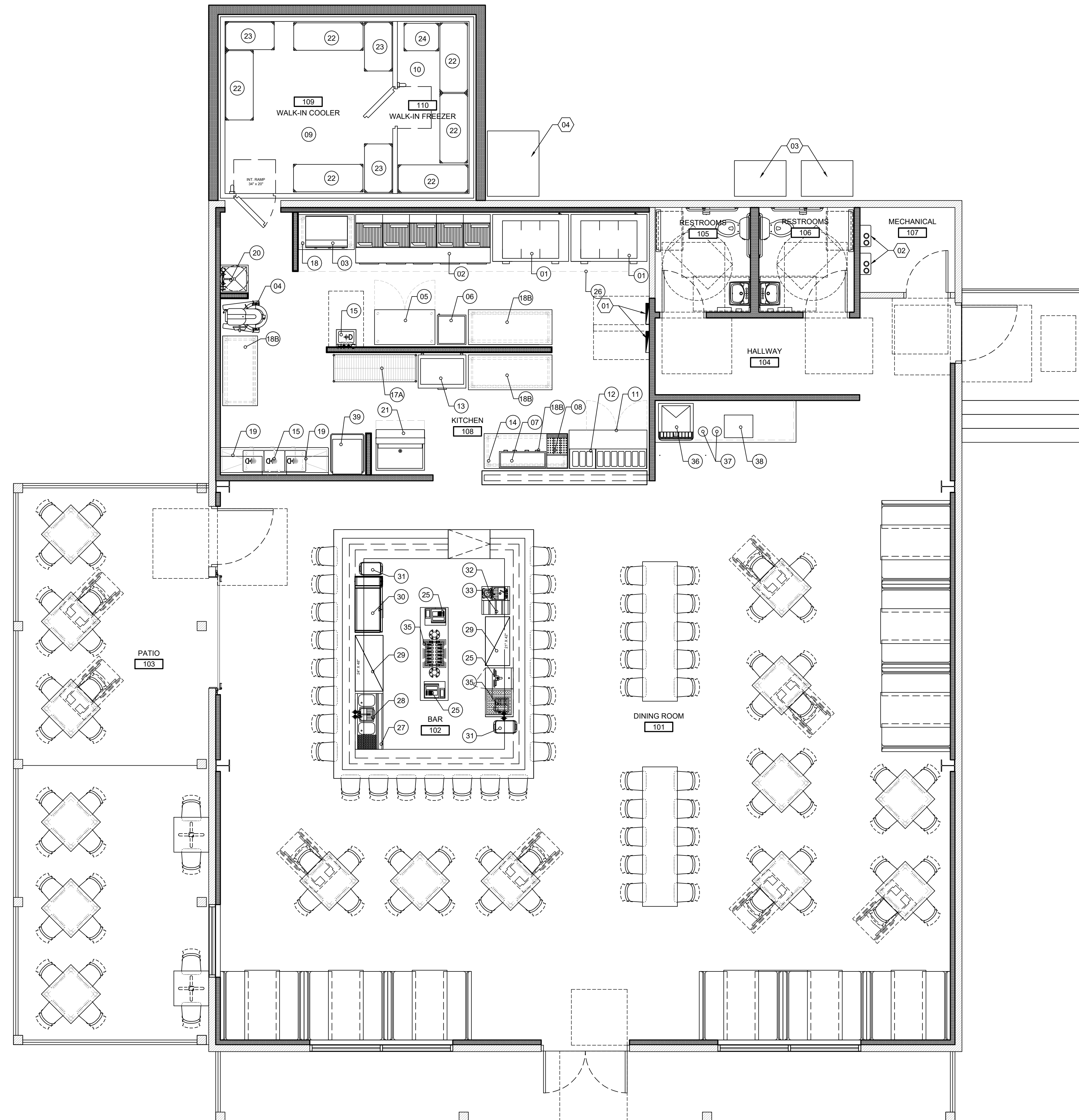
TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 100 KELLY MILL ROAD CUMMING GA. 30040
 Email: rjwebb6103@comcast.net

JOB NO.
23229

Georgia 7 Pie Narrative Description

We have made plans and designs for the following improvements at the 7 Pie location at 40 N Grove Street. Exterior revitalization with fresh paint pictured in the renderings. We're adding some barn wood cladding to the front of the building over the awning which will add character but stay in keeping with the type of construction of the building. We will bring the patio back to life by sanding and refinishing the wood deck and railings with a neutral stain (depicted in the renderings). We are replacing the heavy metal barn door at the patio with a roll up style garage door (seen in the renderings). At the patio we are adding, one window that matches the size and construction of the two existing windows up front. This window will be custom fabricated to match the existing windows up front. We depicted two smaller windows in the renderings at the patio that will be constructed in a custom manner to match the materials and finishes of all existing windows.

We're adding a walk-in freezer / cooler as required by DHEC at the rear of the building. This 204sqft addition will be constructed with CMU curtain walls and corrugated metal siding to match the existing building. Additionally, this cooler will be painted to match the rest of the building. This addition can be visualized in the renderings and can be seen on the site plan provided. We intend to place a code compliant dumpster enclosure on the Southeast corner of the property (where the previous owners kept) to serve the restaurant.



MARK	QTY.	ITEM
1	1	PIZZAMASTER PM-833
2	1	FIVE VAT GAS FRYER
3	1	36" FLAT TOP GRILL
4	1	SPIRAL DOUGH MIXER ABSFBM-50
5	1	LOWBOY FREEZER
6	1	TALL DRY HOLDING CABINET PFST-1XB
7	1	DUKE PROTEIN HOLDING UNIT
8	1	CRISP N' HOLD CRISPY FOOD STATION CNH18
9	1	WALK-IN COOLER
10	1	WALK-IN FREEZER
11	1	UNDERCOUNTER COOLER, 2-DOOR
12	1	PREP COUNTER
13	1	FREEZER
14	1	EXPEDITE STATION
15	1	THREE COMPARTMENT SINK
16	1	HAND SINK
17	n/a	WIRE SHELVING 48"
17A	1	WIRE SHELVING 72"
18	1	WORK TABLE - 48"
18A	1	WORK TABLE - 60"
18B	3	WORK TABLE - 72"
19	2	WALL MOUNTED WIRE SHELF - 36"
20	1	MOP SINK
21	1	ICE MACHINE
22	6	24" x 60" x 86" METAL RACK w/ 5 SHELVES
23	3	24" x 48" x 86" METAL RACK w/ 5 SHELVES
24	1	24" x 36" x 86" METAL RACK w/ 5 SHELVES
25	2	POS SYSTEMS BY OTHERS
26	1	CAPTIVEAIRE HOOD
27	1	SINGLE SPEEDRILL
28	1	THREE COMPARTMENT BAR SINK
29	2	UNDER COUNTER SHELVING UNIT, SOLID
30	1	BACK BAR COOLER REFRIGERATOR
31	2	WASTE BASKET
32	1	BLENDER
33	1	BLENDER STATION
34	1	DRAIN BOARD
35	1	DRAFT BEER TOWER w/ DRIP TRAY
36	1	FOUNTAIN DRINK MACHINE
37	2	SWEET & UNSWEET ICED TURNS
38	1	JUICE MACHINE
39	1	LOW-TEMP DISH WASHSER

KEYNOTES	
01	ELECTRICAL PANEL LOCATION. MINIMUM 400 AMP REQUIRED. VERIFY WITH ELECTRICAL ENGINEER
02	WATER HEATER LOCATION. VERIFY REQUIREMENT w/ PLUMBING ENGINEER
03	APPROXIMATE LOCATION OF HVAC CONDENSING UNIT. COORDINATE TOTAL TONNAGE REQUIREMENT WITH MECHANICAL ENGINEER
04	APPROXIMATE LOCATION OF GREASE TRAP. COORDINATE WITH PLUMBING ENGINEER ON REQUIREMENTS.



2138 N Cleveland Massillon Rd
Akron, Ohio 44333
330.659.3161
www.lpsandpartners.com

L/P Architecture

USE OF DOCUMENTS: Drawings, specifications and other documents prepared by the Architect are instruments of the profession. The Architect shall retain all common law, statutory and other reserved rights, including copyright.



PROJECT NO.: 12852
DRAWN BY: L+P
CHECKED BY: L+P
ISSUED DATE: 10.27.2023

ISSUED REVISIONS:	

Dahlonega, GA 30533

40 North Grove Street

7PIE Pizzeria

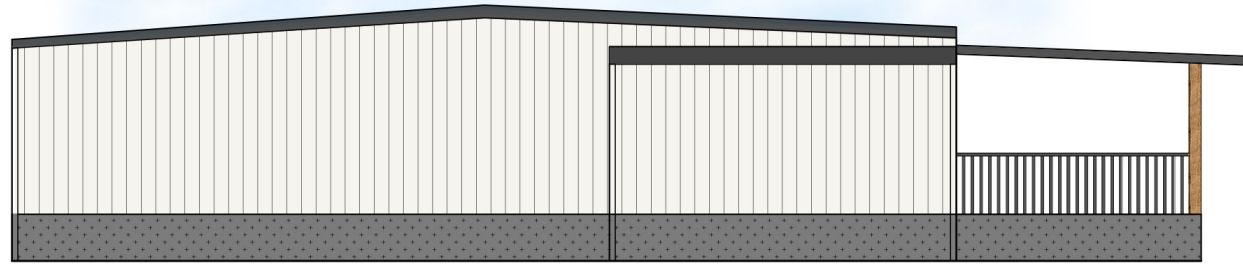
Proposed Kitchen Equipment Plan

K1

EQUIPMENT PLAN

SCALE: 1/4"=1'-0"





BACK
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

4



PATIO
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

3



FRONT
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

2



RIGHT
EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

1

* PRELIMINARY *
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.
DRAWINGS ARE TO CONVEY
DESIGN INTENT ONLY.

PROJECT NO.:	12862
DRAWN BY:	L/P
CHECKED BY:	L/P
ISSUED DATE:	10.27.2023
ISSUED REVISIONS:	

▲	
▲	
▲	
▲	
▲	

Dalhousie, GA 30533

North Grove Street
PIE Pizzeria
Exterior Elevations

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE THAT THE CITY OF DAHLONEGA HISTORIC PRESERVATION COMMISSION WILL HOLD A PUBLIC HEARING ON **MARCH 25TH, 2024, AT 6:00 P.M.** REGARDING A CERTAIN MATTER ITEMIZED IN THIS NOTICE.

(COA-24-1) Josh Parker on behalf of Grove St Property, LLC has applied for a certificate of appropriateness for the structural addition of a walk-in cooler, material changes in appearance, exterior architectural modifications, and painting of the exterior facade at 40 Grove Street North, Dahlonega, GA 30533 (D11-047).

MEETINGS WILL BE HELD IN THE **CITY HALL COUNCIL CHAMBERS LOCATED AT 465 RILEY ROAD**. THE APPLICATION SUBMITTED IS AVAILABLE FOR REVIEW AT CITY HALL.



CITY OF DAHLONEGA
465 Riley Road
Dahlonega, Georgia 30533
Phone: 706-864-6133

March 6, 2024

To Whom it may concern:

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Sincerely,

Community Development
465 Riley Road
Dahlonega, Georgia 30533
Office: 706-864-6133
cpl@dahlonega.gov



Page 1 of 1



CITY OF DAHLONEGA
465 Riley Road
Dahlonega, Georgia 30533
Phone: 706-864-6133

March 6, 2024

To the owner of the property at 40 Grove Street North:

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MEETINGS WILL BE HELD IN THE **CITY HALL COUNCIL CHAMBERS LOCATED AT 465 RILEY ROAD**. THE APPLICATION SUBMITTED IS AVAILABLE FOR REVIEW AT CITY HALL.

Please note that the attendance and participation of the applicant, or their representative, is expected at this meeting to support the application. Contact the City using the information below if any questions or concerns arise.

Sincerely,

Community Development
465 Riley Road
Dahlonega, Georgia 30533
Office: 706-864-6133
cpl@dahlonega.gov

COA-24-1 Public Notice Sign Photographs

Photographs Captured on Thursday, March 14, 2024

