



Planning Commission Meeting AGENDA

Thursday, August 18 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order: 6:04 p.m. by Jason Lewallen
2. Approval of August Agenda
 - a. Motion made to approve by John Ballard, seconded by Bill Strickland, all approved
3. Approval of the July minutes
 - a. Motion made to approve by John Ballard, seconded by Bill Strickland, all approved
4. Public Forum
 - a. Carolyn Quist- sent a letter and petition- she is opposed. She requested a traffic study and doesn't know if that was done. Read revised letter- Appendix A
 - b. David Oppenheimer- opposed to rentals, but not ownership. Wants to see plans. Concerned about parking
 - c. Carol Shedd- Said traffic is horrendous. Telephone poles, stop signs, mailboxes knocked down all the time since they closed Wayside St. She is totally against it.
5. Old Business
 - a. Consideration of a request from ZKS Properties to rezone 381 Irvin St. from R-1B to R-2 to allow fifteen townhomes
 - i. James Irvin and Zane Stewart presented renderings of townhomes, a map that showed parcel located at four-way stop, map showing proximity to downtown, spoke about parking solutions, explained that rentals are better because property owner can implement rules and standards for tenants to comply with (no smoking, no pets, yard maintenance, etc.). Presented seven letters of support from downtown business owners, four of them are also DDA board members- Appendix B. Spoke about the need for housing in downtown.
 - ii. John Ballard pointed out that both the sections of Downtown, Revitalization, and Residential development listed in the 2018 Comprehensive Plan support the townhome development. He also said that he can currently put 6 units on the property as it is zoned R1-B. He's just asking to increase the density, which is supported in the comprehensive plan as well.
 - iii. Motion made to approve rezoning from R1-B to R-2 made by John Ballard, seconded by Bill Strickland, all approved
6. New Business
 - a. Zoning ordinance amendment proposal
 - i. Jessie Owensby presented proposal letter and text amendment to Planning Commission to allow for more non-traditional building materials- Appendix C. There were five new materials added to the ordinance. Jessie said it was to help recruit new businesses and to make it easier for chains and other new construction to build in Cornelia.

- ii. Christina Hernandez and Michael Aldredge presented what one of the new materials looks like. Nichiha is a fiber cement panel that is pre-fabricated. They showed samples and explained that it is more durable than traditional materials and they can make it look however they want.
 - iii. Motion was made by Bill Strickland to approve amendment to zoning ordinance, seconded by John Ballard, all approved
- 7. Next Regular Board Meeting: **September 15** at the Municipal Complex Courtroom at 6 p.m.
- 8. Adjourn- 7:01 p.m.

Present: Bill Strickland, Mary Beth Strickland, Jimmy Thompson, Carol Shedd, Bryant Shedd, Johnny Watts, Zane Stewart, James Irvin, Carolyn Quist, John Ballard, Jason Lewallen, David Oppenheimer, Michael Aldredge, Christina Hernandez, Jessie Owensby

Absent: Portia Burns, Robert Gutowski

**Letter to the Planning Committee of Cornelia, Georgia, from Irvin Street
and Hoyt Street residents**

- Regarding:
1. Re-Zoning of the property located at 381 Irvin St., Cornelia
 2. The request by ZKS Properties to replace the existing Single-Family residence with 15 Multi-Family townhomes
 3. Opposition to this request by the community
 4. Safeguarding the HEALTH AND SAFETY of community residents

Dear Planning Committee,

Most all the homes in the Irvin, Hoyt, and Level Grove areas are Single-Family residences. The installation of a group of Multi-Family residences that are the size of 15 townhomes will bring very dense traffic, parking problems, increased pollution, congestion, noise, increased need for city services, and lowered property values. This project degrades the purpose of the neighborhood and would be better suited for a higher intensity zoning that could handle the many negative issues that would happen here. These small streets cannot handle the traffic that this project will generate. This project would endanger the children who ride the bus and walk along these streets.

The people who live in this vicinity already have a problem with noisy and speedy traffic. Stop signs are frequently knocked over and the volume of traffic is worse than ever.

The planning map for this site shows parking would be right along Irvin St. and Hoyt St. which means that cars would be parking right along two busy roads. The ingress and egress of where to enter and exit the property is dangerous to everyone. I am requesting a Traffic Study to be done to see what the impact would be on Irvin St., Hoyt St., and Level Grove Rd. These requests seem to be necessary steps before any decision in this matter.

This project needs to be denied. We as a community oppose the building of these townhomes for the HEALTH AND SAFETY of the residents here.

Thank you.

Sincerely,

Irvin St. and Hoyt St. residents

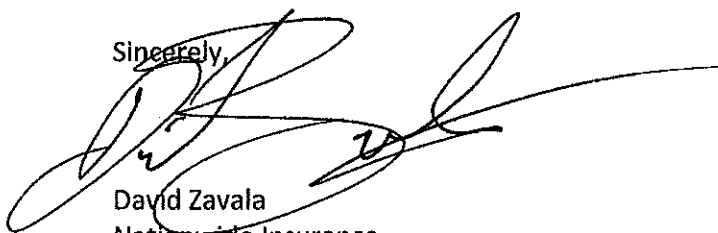
David Zavala
179 N Main Street
Cornelia, GA 30531
August 18, 2022

To whom it may concern,

I'm writing this letter supporting the proposal of the townhomes by Zane Stewart. As a business owner in Cornelia GA, I have seen an increase of clients in our office and in our neighbor businesses. In my opinion part of the reason why my clientele has increased is because more living units have been built in our area, for example Peaks of Cornelia, Huntington Manor and Sugar Creek. The increase of the population has allowed not only my business but also the neighboring business have an increase in clients/costumers. I feel that what Mr. Stewart is proposing will allow for more nearby families to come and help our community grow by keeping the dollar locally.

I hope that you take my opinion in consideration in approving Mr. Stewarts Proposal.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'David Zavala', with a long horizontal flourish extending to the right.

David Zavala
Nationwide Insurance

August 15, 2022

To Whom It May Concern:

My name is Cagney Meads, and I own The Gathering Box in downtown Cornelia. I am writing you this letter to show my support for Zane Stewart and his proposed residential development. As a business owner, as well as a DDA member I see the need for new, local, quality, residential housing. Having these new homes on Irvin Street would benefit Cornelia in a multitude of ways including providing housing for local employees who are currently unable to rent somewhere local due to the lack of rental inventory. Lack of inventory is significant right now, and this plan would most definitely help in providing new homes for our community. One other thing I would like to draw attention to is the fact that these properties would be created, held, and maintained by Zane Stewart. That should show you the quality that these homes will be and that they will be managed to a higher standard. Our community would be lucky to be on the receiving end of the Stewarts time, energy, and investment. Please take the time to consider how this investment would benefit Cornelia as a whole as well as be another step in the right direction in creating the live, work, entertainment district we are moving towards.

Sincerely,

Cagney Meads

August 15th, 20022

To whom it may concern,

I am writing this letter about Zane Stewart and his proposed new residential living accommodations. My name is Lindsey Holt and my husband, and I are the owners of Bigg Daddys Restaurant and Tavern. Currently, we are getting back to a time when we are obtaining more and more consistent full-time staff. We have employees drive from four different counties to work for us. Many of which rent from someone. It is unbelievably hard for most these days to find somewhere to rent. Options are limited. Bringing in Mr. Stewart's proposed plan would be a possible solution for some of our staff.

There are many reasons this development would be wonderful. Mr. Stewart and his wife have spent many dollars investing in our community. They never leave a job unfinished. They most defiantly maintain all their current properties. I currently sit on the DDA for the City of Cornelia. Several years of working on the revitalization of the downtown don't come overnight nor does it come free of charge. Mr. Stewart is ready and willing to invest in a project that will continue to help in the efforts of elevating our area. His renderings are more than impressive and are a commitment from him to the city that he wants to help. Please consider the passing of and agreeing upon this project. It will help so many.

Sincerely,

Lindsey Holt

Matthew Hill
The Axe Armory
121 Hodges Street
Cornelia, GA. 30531
theaxearmorycornelia@gmail.com

August, 4th, 2022

Zane Stewart
ZKS Properties

To whom it make concern,

I am writing you regarding the proposed plans for the townhomes to be built at Irvin and Hoyt Streets in Cornelia by Mr. Stewart. As a business owner in the Entertainment District of Cornelia, we welcome options for housing in our immediate area. This would give our customers and employees options to live, work, and play in the Downtown area of Cornelia. In my opinion, the plans show very tasteful options for consumers and would help the beautification of the general area. If you would like to discuss further, feel free to contact me at 678-283-6856. Thank you for your time.

Sincerely,

Matthew Hill

CATHEY & STRAIN
ATTORNEYS AT LAW
649 IRVIN STREET
P. O. BOX 689
CORNELIA, GEORGIA 30531

TELEPHONE 706-778-2601
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August 15, 2022

To Whom It May Concern:

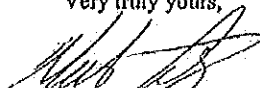
My name is Matthew Cathey, and I am an attorney with the law firm of Cathey & Strain, LLC, located at 649 Irvin Street Cornelia, Georgia. Recently, I was approached by Zane Stewart concerning a proposed residential project he was considering (the "Irvin/Hoyt St Townhome Project"). I was approached by Zane not in any sort of legal capacity, but rather as a courtesy for him to get my thoughts, as a business person in the downtown community, on the project and asked about any concerns that I may have. After meeting with him, I can confidently say that I do not have any concerns, and I would be in full support of the project. The reasons for this are as follows:

First, I am a previous member of the Cornelia Downtown Development Authority, and as a result of my service on that committee we routinely met with consultants from around the State of Georgia and extensively studied how to best increase the vibrancy of our downtown. Without fail, those consultants and studies all agreed on one overarching necessity for downtown revitalization: increasing the availability of downtown residency options. The plan Zane has presented certainly assists that goal, and by only having 15 units, it does so in a way that will not overwhelm the current infrastructure capabilities of the town.

Secondly, Zane has been involved for over a decade in all aspects of real estate development, including not only the building/renovation of properties, but also the management of properties. As a Cornelia resident, he is uniquely qualified in terms of not only his knowledge of the building process, but also in caring about our community (i.e. the businesses here, the residents here, and cognizant of the delicate balance between maintaining our small town feel while ushering in responsible growth/economic opportunity for our citizens).

Simply put, it certainly seems like this project will benefit the town. And I know the project's developer will do it the correct way, and in doing so, Cornelia and its citizens will be the ultimate beneficiaries. I hope you will approve the project.

Very truly yours,



Matthew A. Cathey

Heath Barrett
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Heath Barrett
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August 15th, 2022

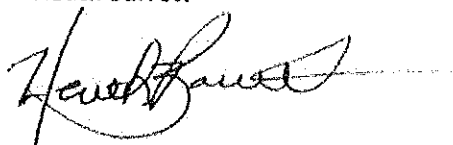
To whom it may concern:

My name is Heath Barrett, board member of the Downtown Development Authority (DDA) for the City of Cornelia. I am writing this letter on behalf of the DDA and its dedicated members who serve on the board. Our DDA members are business owners and/or residents of the downtown district.

I am also the owner of two business in Cornelia. This project has my full support of the of the proposed plans for the townhomes to be built by Zane Stewart and company. I have been a DDA board member since 2017, so I have had a front row seat to watch the transformation of our downtown and surrounding areas in Cornelia come to fruition. It has taken a lot of hard work and dedication by the DDA, the city, and other private community partners, such as Zane for Cornelia to become what it is today. We have already been able to accomplish several small projects identified by our community as barriers to development and moving forward with the current plans and vision is vital to Cornelia's success.

In summary, this proposed project will benefit the City of Cornelia, the Downtown sector, and its residents.

Thank you,
Heath Barrett



DDA board member
Co-Owner – Cornelia Florist & Gifts
Owner – Allstate | The Barrett Agency

Community Brew & Tap - Fenders Diner

Jay & Melissa Reeder
Owners
125 North Main Street
Cornelia, GA 30531
info@communitybrew.com

Mr. Zane Stewart
706-497-1106
zknewatt@gsb.com

8/17/2022

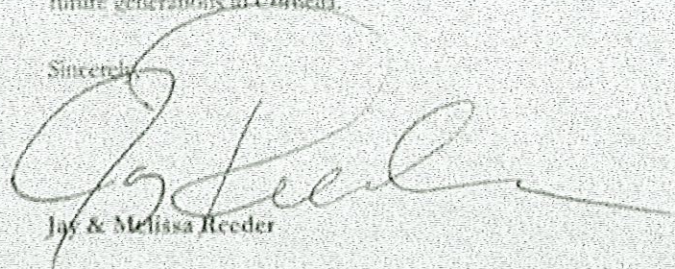
Dear Mr. Zane Stewart,

My wife and I are owner/operators and investors in various businesses in the historic downtown Cornelia Business District. These include Fenders Diner, Fenders Alley, and Community Brew & Tap along with several other businesses and properties.

We are EXCITED to see any investment and development to further revitalize areas adjoining this downtown business district. This is especially the case for development of workforce housing. Many don't understand how badly our area needs additional affordable housing. We recently had a manager who was told that the property they were renting would be sold and they had to quickly find a new home. There was nothing available that would accommodate their small family. This caused them to consider properties that would move their son from Habersham Central High School where he plays football, and potentially could have caused them to leave their job. We employ between 50-100 people in downtown Cornelia at any given time and have helped many try to find suitable housing. These efforts have not always been successful, and we've seen people leave the area because of it.

We all have children and grandchildren that we would like to see stay in the area to work where they have grown up. This won't happen without additional housing. Thank you for your investment in Cornelia. Thank you for your investment in housing that will benefit future generations in Cornelia.

Sincerely,



Jay & Melissa Reeder





City of Cornelia

Planning Department

To: City Commissioners and City Manager

From: Office of Downtown Development

Date: Tuesday, July 19, 2022

Subject: Proposal for ordinance change

Ordinance: **Section 42-172.2 Building Materials of the Zoning Ordinance**

Section 42-172.2 states "Building materials on facades visible from a public street shall be composed of brick masonry or stone, textured masonry block, stucco; or wood siding."

This ordinance currently prohibits structures anywhere in our city from being constructed from any building material that is not brick, stone, block, stucco, or wood. However, new technology, the need for more efficient building processes, and to save on construction time, new materials are being used by many different companies to construct sound and aesthetically pleasing buildings.

To stay up-to-date and in line with current trends, it would be helpful to our economic impact to amend this ordinance and remove these restrictions. We would especially request to add Nichiha, which is a fiber cement material that is prefabricated in panels and installed on the façade of the building. We currently have a site plan proposal from a well-known fast casual restaurant that uses this material. We will begin to see more and more of this as it becomes more popular.

The City of Cornelia's planning department is on a mission to be more business "friendly" by appealing to the needs and wants of the business owner. We are striving to make it easier for good business to thrive in our city. Attracting good businesses and great restaurants will be the catalyst for more revenue and a thriving city.

It is the respectful request of the Planning Department that this material is added to the original ordinance. Because there are new materials being made and used in construction as time evolves, it is also requested that we change the verbiage of the ordinance to include that materials are evaluated on a case-by-case basis and the Planning Department has the right to accept or refuse any site plans using non-traditional building materials.

Please consider our request in order to attract more new retail, business, and restaurants to our city.

Respectfully,

*City of Cornelia
Planning Department*

7/19/2022

AN ORDINANCE OF THE City Of Cornelia, GEORGIA AMENDING CHAPTER 42 OF THE CODE OF ORDINANCES OF THE City Of Cornelia TO ADD ALTERNATE EXTERIOR FAÇADE MATERIALS.

IN THE CITY OF CORNELIA, GEORGIA

Ordinance No. 09-22-01

WHEREAS, the duly elected governing authority of the City of Cornelia, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect the public health, safety, and welfare of the citizens of the City Of Cornelia, Georgia; and

WHEREAS, the duly elected governing authority of the City of Cornelia, Georgia is the Mayor and City Commission therefore; and

WHEREAS, the governing authority desires to adopt certain regulatory provisions in regard to building façade materials in the City Of Cornelia, Georgia.

Sec. 42-172. Commercial building standards.

This section shall apply to all new developments.

42-172.1. *Screening of certain areas and facilities.* Service areas, including loading areas, loading entrances, dumpster pads, sites where trash or recycling containers or similar material are permanently stored, and heating, and ventilating, and air conditioning equipment on the ground shall be screened from view from adjoining properties, public and private streets, parking areas, and other areas open to the public. All rooftop mechanical equipment shall be screened from public view from views below by integrating it into building and roof design, or by screening

with a parapet wall. Such screening is subject to the approval of the zoning administrator.

42-172.2. *Building materials.* Building materials on facades visible from a public street shall be composed of ~~brick masonry or stone, textured masonry block, stucco; or wood siding.~~ the following:

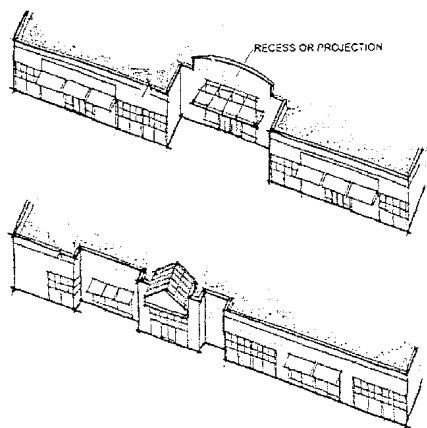
A. Allowed Building Materials:

1. Brick and Brick veneers which are intended to simulate brick exteriors are acceptable;
2. Stone - Natural stone such as, but not limited to, Granite, Limestone, and Marble are allowed building materials. Terra Cotta and/or Cast Stone, which simulate natural stone, are also acceptable;
3. Split-Face Block/Concrete Masonry Unit (CMU);
4. Tilt/Architectural Pre-Cast Concrete;
5. High Grade Stucco;
6. Natural Wood and/or Cement-based Artificial Wood Siding;
7. Glass;
8. Painted Concrete Block;
9. High grade fiber cement siding

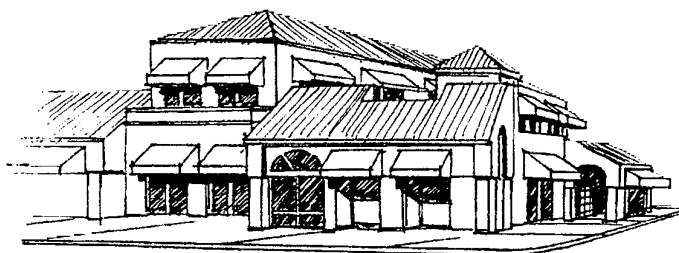
42-172.3. *Building walls.* Except in the CBD zoning district, the walls of offices or commercial buildings visible from a city street or state highway shall not extend more than 100 linear feet parallel (more or less) to a street unless the front façade of the building is designed in a way that breaks up the building face into discrete architectural elements, which can be accomplished through one or more of the following:

- a. Façade modulation: stepping back or extending forward a portion of the façade. Providing bay windows or repeating window patterns at regular intervals.

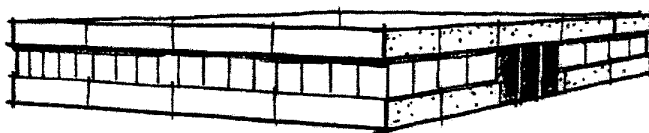
**Façade Modulation:
Recesses and Projections**



- b. Providing a porch, patio, deck, covered entry to portions of the façade at the ground level, or in the case of buildings containing two or more story, balconies.
 - c. Changing the roofline by alternating dormers, or using stepped roofs, gables, or other roof elements.
 - d. Changing materials with the change in building plane.
- 42-172.4. *Rooflines.* Roof planes shall be varied to increase visual interest, and awnings above windows and entrances are strongly encouraged (but not required) to help provide visual interest.



Flat roofs are not permitted.



- 42-172.5. *Colors.* The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.

42-172.6. *Façade remodel.* When the façade of an existing commercial structure is remodeled, building materials on facades, visible from a public street, shall be composed of brick masonry or stone, textured masonry block, stucco; or wood siding. Standing-seam or corrugated metal walls shall not be permitted.

Conflicting Laws and Regulations. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. Nothing in this ordinance shall be deemed to conflict with the International Property Maintenance Code at the time of its passage.

Severability. If any of the provisions of this resolution or the application thereof to any person or circumstances are held invalid, such invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end, the provisions of this resolution are declared to be severable.

Effectivity. This ordinance will become effective upon its adoption.

NOW, THEREFORE, THE COMMISSION OF THE CITY OF CORNELIA, GEORGIA HEREBY ORDAINS:

This Ordinance Shall Become Effective Upon its Adoption.

Posted: _____

Adopted: _____

John Borrow, Mayor

Attest: _____
Debbie Turner, City Clerk

(SEAL)