



# City of Helen

## Planning, Design and Review Board

P. O. Box 280

Helen, GA 30545



*The City of Helen is an equal  
opportunity provider and employer*

DECEMBER 27, 2016  
PLANNING AND DESIGN REVIEW BOARD  
MINUTES OF MEETING pg 1

*706-878-2733—main*

*706-878-1655—fax*

The Planning and Design Review Board met on Tuesday, December 27, 2016 at Helen City Hall with Chairperson Catherine Cleiman calling the meeting to order at 9:00 am. Board members present were Steve Fowler, Danna Lee and David Greear. Absent were Bill Miles, Ralph Hofer and Charlie Knowles.

***Building & Zoning:***

***Larry Krul***

Approval of agenda; Motion to approve the agenda made by member Danna Lee, 2nd by member David Greear. Motion approved by unanimous vote of members present.

***Chairman:***

***Catherine Cleiman***

Approval of meeting minutes from the December 13, 2016 meeting made by member David Greear, 2nd by member Steve Fowler. Motion approved by unanimous vote of members present.

***Board Members:***

***David Greear***

***Steve Fowler***

***Ralph Hofer***

***Charlie Knowles***

***Danna Lee***

***Bill Miles***

### **PUBLIC HEARING**

Motion to enter public hearing to consider rezoning from R-2 (medium density residential) to C-3 (highway commercial) and conditional use permit application (amusement park) from Terry Sims, acting as agent for Arcus Barker for Alpine Coaster proposal located at 8409 S. Main St. at 9:08 made by member Steve Foster, 2nd by member Danna Lee. Motion approved by unanimous vote of members present. Since member Lee is an adjacent property owner she recused herself from the hearing and any recommendations after .

After many questions from board members and the audience, several members of the audience spoke both for and against the proposal.

Motion to exit public hearing at 10:14 made by member Steve Foster, 2nd by member David Greear. Motion approved by unanimous vote of members present.



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RECOMMENDATIONS FOR COMMISSIONERS CONCERNING PROPOSAL  
MADE BY TERRY SIMS.

***Building & Zoning:***

***Larry Krul***

After much discussion among the members, motion to recommend denial of the request made by member David Greear. Motion died due to lack of 2nd. Motion to recommend approval of the request made by member Steve Fowler. Motion died due to lack of 2nd.

***Chairman:***

Chairperson Cleiman would not voice her opinion to recommend denial or approval of the request.

***Catherine Cleiman***

A majority consensus could not be reached concerning recommendation to approve or deny could not be reached. It was decided that if the rezoning and conditional use permit were approved by the City Commission, the recommendation of the PDRB would be to make the following conditions part of the conditional use permit:

***Board Members:***

***David Greear***

***Steve Fowler***

***Ralph Hofer***

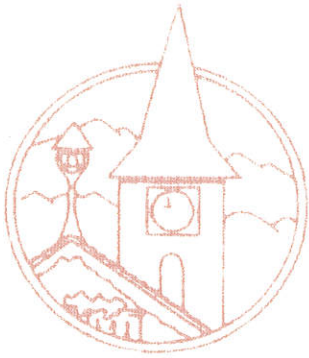
***Charlie Knowles***

***Danna Lee***

***Bill Miles***

1. Address the historic significance of the property.
2. Down cast lighting with minimal impact would be used.
3. Traffic directors would be provided by owner to address congestion at Main and Alpenrossen Streets during peak times.
4. Sound control at areas of residential use.
5. Limiting hours of operation closing at 10:00 pm in summer and 8pm in winter.





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MINUTES OF MEETING PG 3

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**Building & Zoning:**

**Larry Krul**

### PLANS

A. Variance request from Terry Sims. Request to encroach on 50' setback requirements as per Section 34-185 (d) (3).

Due to the request being contingent on the results of the City Commission's approval of the rezoning request, the item was tabled until the prior request was dealt with.

### SPECIAL EVENTS

**Chairman:**

**Catherine Cleiman**

A. Springfest, April 27, 28 and 29, 2017. After discussion of sponsor of the event providing DOT certified traffic directors, motion to approve event made by member Steve Fowler, 2nd by member David Greear. Motion approved by unanimous vote of members present.

**Board Members:**

**David Greear**

**Steve Fowler**

**Ralph Hofer**

**Charlie Knowles**

**Danna Lee**

**Bill Miles**

Motion to adjourn at 10:50 am made by member Danna Lee, 2nd by member Steve Fowler. Motion approved by unanimous vote of members present.

(Days after the meeting member Steve Fowler made the request of adding the following informal conversational notes that were had during the public hearing to the minutes of this meeting):

It had been discussed that prior to today's meeting between Terry Sims and adjacent property owner Don Lee that if Mr. Lee would provide two property appraisals for his property located at 436 Alpenrosen Strasse, and if after 2 years of the proposed business operation Mr. and Ms. Lee were to sell their property below the appraised value, Mr. Sims would pay Mr. Lee the difference. That proposal was confirmed at the PDRB meeting by Mr. Sims.

APPROVED BY:

  
CHAIRPERSON CATHERINE CLEIMAN

1/10/2017  
DATE

PREPARED BY

  
LARRY KRUL BUILDING AND ZONING ADMINISTRATOR

1/10/17  
DATE