



# 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*

TUESDAY, DECEMBER 12, 2017  
PLANNING AND DESIGN REVIEW BOARD

706-878-2733—main

706-878-1655—fax

### AGENDA

#### *Building & Zoning:*

*Larry Krul*

1. CALL MEETING TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES FROM NOVEMBER 28, 2017 MEETING

#### *Chairman:*

*Catherine Cleiman*

#### 4. SIGNS

#### *Board Members:*

*David Greear*

- A. "A Slice of Helen". 8252 S. Main Street, Refurbish the existing Pies And Pints sign.

*Steve Fowler*

#### 5. PLANS

*Ralph Hofer*

- A. Betty's Country Store. Darlene Broadway.- Addition to porch area and add restroom.

*Charlie Knowles*

- B. The Troll Tavern. Joe Ballinger.- Remodel the interior and decking under the pavilion.

*Danna Lee*

- C. North Georgia BBQ, Matt Harper. Add restroom and cover the existing deck and tables on right side of building.

*Bill Miles*

#### 6. PUBLIC HEARING

Call for Public hearing regarding the Ordinance 17-12-01, concerning Brew Pubs, Breweries and Distilleries.

- A. Open for public comment.

Posted 12-8-2017



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MINUTES OF MEETING pg 1

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**Building & Zoning**

**Darrell Westmoreland**

The Planning and Design Review Board met on Tuesday, December 12, 2017 at Helen City Hall with Chairperson Catherine Cleiman calling the meeting to order at 9:00 am. Board members present were Steve Fowler, Ralph Hofer and Linda McAllister, Lee Landress and David Greear. Absent was Charlie Knowles.

Approval of agenda; Motion to approve the agenda made by member Steve Fowler, 2nd by member Lee Landress. Motion approved by unanimous vote of members present.

**Chairman:**

**Catherine Cleiman**

Approval of meeting minutes from the November 28, 2017 meeting; A motion to approve made by member Ralph Hofer, 2nd by member Steve Fowler. Motion approved by unanimous vote of members present. David Greear and Lee Landress abstained from voting due to absence.

**Board Members:**

**David Greear**

### SIGNS

**Steve Fowler**

Approval of the reconditioning and name change on the existing Pies and Pints sign, to "A Slice of Helen". A motion was made by member Lee Landress, 2nd by member Ralph Hofer.

**Ralph Hofer**

A unanimous vote by all members present.

**Charlie Knowles**

**Linda McAllister**

**Lee Landress**

### PLAN SUBMITTALS

A. Betty's Country Store. A motion was made by member Lee Landress to approve the permit Addition of deck, stairway and restroom to existing building. 2nd by member Ralph Hofer. A unanimous vote by all members present.

B. The Troll Tavern. A motion was made by member Lee Landress to approve the Interior remodel and existing outside deck resurfacing. 2nd by member Linda McAllister. A unanimous vote by all members present.



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**Building & Zoning:** PLANS

**Darrell Westmoreland** C. North Ga. BBQ. A motion was made by Member Lee Landress to approve the addition of a restroom and a roof area to cover the existing patio and tables, with the conditions that it maintain the Alpine theme with Fascia boards, shingles and deck railing. 2nd was made by member David Greear. A unanimous vote by all members present.

**Chairman:**  
**Catherine Cleiman**

**Board Members:**  
**David Greear**  
**Steve Fowler**  
**Ralph Hofer**  
**Charlie Knowles**  
**Linda McAllister**  
**Lee Landress**

Public Hearing regarding the Ordinance 17-12-01 amending the Land development code, Article III, concerning Brew Pubs, Breweries and Distilleries. Motion to go into public hearing made by member Steve Fowler, 2nd by member Ralph Hofer. Motion approved by a unanimous vote of members present. There were no comments made by the public. Motion to go out of the public hearing and back into the PDRB meeting was made by member Lee Landress and 2nd by Ralph Hofer. Motion to approve was unanimous by all members present.

A motion to recommend that L-1 be added to C-1 for a conditional use rather than permitted use, was made by member David Greear. The motion died due to no 2nd.

After discussion the a motion was made by member Steve Fowler and 2nd by member Ralph Hofer to suggest that the Commission look at the use change, but because of lack of information they elected that the PDRB not make a recommendation. The motion was approved by all members present.



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Motion to adjourn at 10:12 am made by member David Greear, 2nd by member Steve Fowler. Motion approved by unanimous vote of members present.

### Building & Zoning:

Darrell Westmoreland

APPROVED BY:

Catherine Day Cleiman  
CHAIRPERSON CATHERINE CLEIMAN

1/23/2018  
DATE

Chairman:

Catherine Cleiman

PREPARED BY

### Board Members:

David Greear

Steve Fowler

Ralph Hofer

Charlie Knowles

Linda McAllister

Lee Landress

Darrell Westmoreland  
BUILDING AND ZONING ADMINISTRATOR  
Darrell Westmoreland

1/23/2018  
DATE