

**City of Remerton
City Council
Staff Report
March 22, 2024**

COA request: COA 2024-01

Tax ID: 0082D 229

Applicant: James D. Cone, Architect on behalf of:

Owner: WTE Properties, LLC

Location: 1911 Baytree Place, Remerton, Georgia

Acreage: 0.24 acres +/-

Current Zoning: Community Commercial, Downtown District

Proposed COA Request: New Construction / Professional Office

History, Facts, and Issues:

The property consists of ~ 0.24 acres at 1911 Baytree Place, Remerton, GA.

This case represents a COA request for new construction for the use as a professional building on said vacant lot. This parcel had a previous variance request in 2006 for sign and parking regulations. The original structure caught on fire in 2015.

The main motivation behind the request for the owner is to erect a professional building that will include various types of businesses. New construction will enhance the vacant property.

Staff Recommendation:

Design Guidelines New Construction: New construction shall be compatible with existing building or structures in the District of similar period and style.

Overall, staff is supportive of the request COA 2024-01 at 1911 Baytree Place, Remerton GA to allow for new construction of professional office with the following condition(s): front porch to go across the front of the structure.

OPTIONS:

- | | | | |
|------------|----------------------------|----------|---------|
| 1. Approve | 2. Approve with Conditions | 3. Table | 4. Deny |
|------------|----------------------------|----------|---------|

RECOMMENDED ACTION: Option #2 Approve with Conditions

Action by CC: _____

APPENDIX A

CITY OF REMERTON
Downtown Development Authority
Application for a Certificate of Appropriateness

For staff use only	
COA# <u>2024-01</u>	Date Received: <u>1-18-24</u> Meeting Date: <u>3-1-24</u>
DDA Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved with Conditions: _____	
Downtown Development Authority Chair <u>Mayor</u> Date _____	

Instructions: Your application cannot be evaluated unless it is complete and all required supporting documentation is provided. Type or print clearly. If additional space is needed, attach additional sheets.

Applicant Information

Applicant's Name: JAMES D. CONE, ARCHITECT
 Address: 1804 PLUM ST.
 City: REMERTON State: GA Zip Code: 31601
 Property Owner's Name: WTE Properties LLC
 Address: PO BOX 1403
 City: Valdosta State: GA Zip Code: 31603
 Applicant is the: Owner ☐ Contractor ☐ Architect ☒ Consultant ☐
 Other (describe) ☐

Property Information

Address: 1911 BAYVIEW PLACE
 City: REMERTON State: GA Zip Code: 31601
 Parcel ID # 00820/229

Project Information

Type of Request: <input type="checkbox"/> Exterior Alteration of a Building/Structure <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition <input type="checkbox"/> Other (Sign, fencing, driveway, etc.)	Proposed Use: <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residence <input checked="" type="checkbox"/> Professional Office <input type="checkbox"/> Commercial <input type="checkbox"/> Restaurant
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APPENDIX A

Describe the Proposed Work:

Include with this application color photographs showing the front and sides of the property that will be altered. Also include color photographs of any adjacent properties. Explain what changes will be made and how they will be accomplished in the spaces provided below. Submit scaled drawings, detailed plans, and any specifications to support the written description (plans and drawings may be hand sketched).

Exterior Building Features: <i>MATCH EXIST'G "MILL" HOUSE ARCHITECTURAL STYLE</i>	
Structural Systems: <i>WOOD FRAMING</i>	
Windows and Doors: <i>VINYL WINDOWS WOOD DOOR</i>	Roofs and Roofing: <i>METAL ROOFING</i>
Porches and Steps: <i>CONC & BRICK</i>	Materials (masonry, wood, metal, etc.): <i>CONC LAP SIDING</i>
Site Features (landscaping, parking, signs, etc.): <i>LANDSCAPING WILL BE PROVIDED, PARKING IS EXIST'G</i>	

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Downtown Development Authority. The undersigned hereby certifies that the proposed work described in this application, as detailed by plans and specifications attached, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Downtown Development Authority in no way constitutes approval of a building permit or other required City permit approvals.

Signature (Owner)

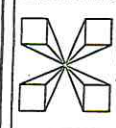
Date:

1-18-24

Signature (Owner's Agent)

Date:

1-18-24



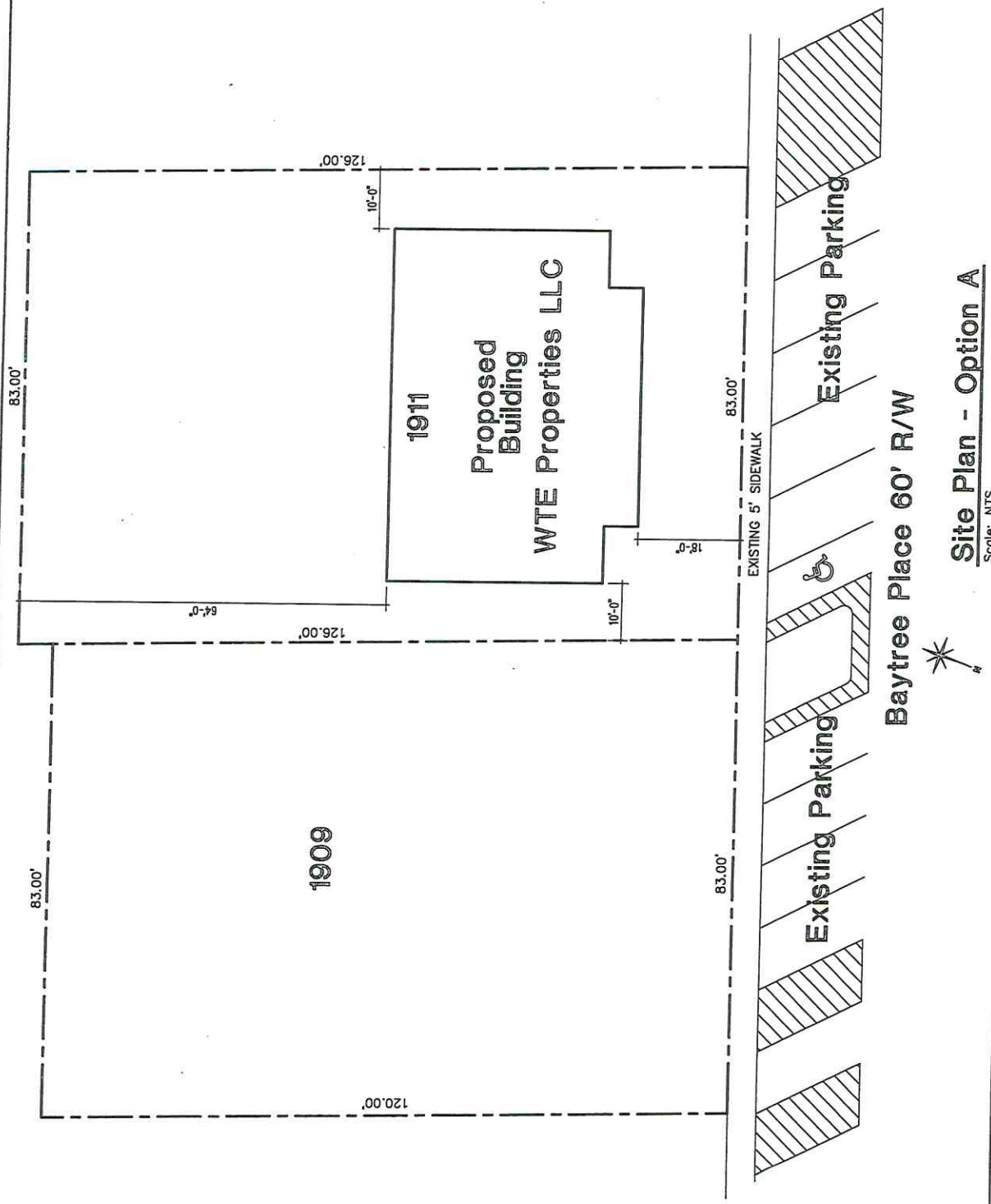
JAMES D. CONE
ARCHITECT

1804 PLUM STREET WALDOSTA, GA. 31601 TELE (229) 247-8378 E-MAIL JIMMY_CONE@BELLSOUTH.NET

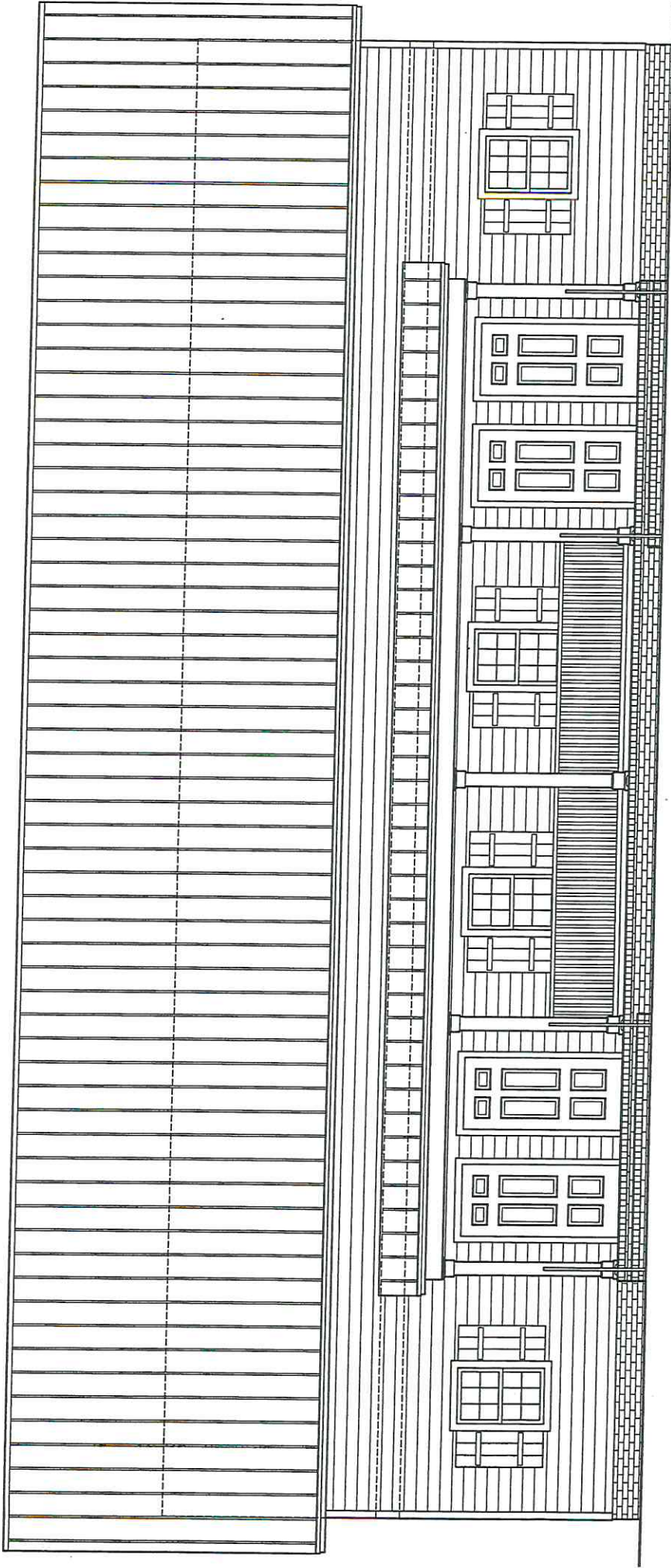
Proposed Building
For
1911 Baytree Place
Remerton, Ga.

DATE: Jan 17, 2024
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
SCALE: 1/8" = 1'-0"
THIS DRAWING IS THE PROPERTY OF JAMES D. CONE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED HEREON. IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF JAMES D. CONE ARCHITECT.

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SHEET 1 OF 1
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Site Plan - Option A
Scale: NTS



Front Elevation - 1911 Baytree Place

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

JAMES D. CONE
ARCHITECT

1804 PLUM STREET VALDOSTA, GA. 31601 TELE (229) 247-8378 E-mail JIMMY_CONE@BELLSOUTH.NET

Remerton, Ga.

1911 Baytree Place

Proposed Building
For
1911 Baytree Place

DATE Jan 17, 2024

DRAWN [Signature]

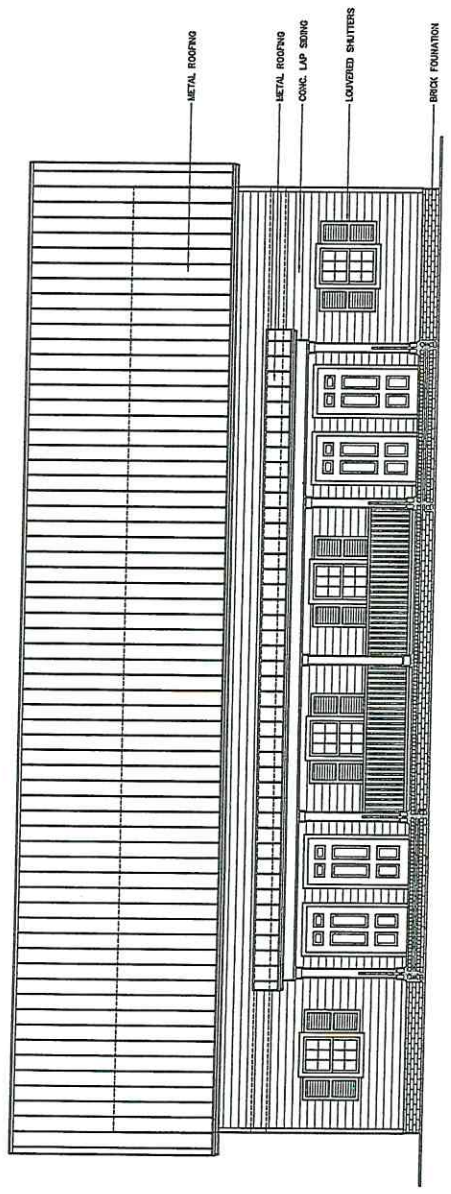
CHECKED [Signature]

JOB NUMBER 23-66

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SHEET 1 OF 1



Front Elevation - 1911 Baytree Place
Scale: 1/8" = 1'-0"

