

## **EUHARLEE PLANNING & ZONING MEETING MINUTES**

**7:00pm | September 13, 2022 | Euharlee City Hall**

**MEMBERS PRESENT:** Judd Mobbs - Chair, Steve Gray, James Evans, Kathy Foulk, Lovako Patterson, James Stephens – City Manager, Katie Gobbi – Community Development Director.

Chair Judd Mobbs called the meeting to order at 7:00pm. Mr. James Stephens called roll. Minutes of the July meeting were approved and the current agenda was approved.

Re-zoning application for 93 Cliff Nelson Road to re-zone from R-1 to PUD.

Adam Baker of SA Land Group and Evergreen Developers presented a preliminary site plan for a 110 plus single-family homes on approximately 35 acres of land. Mr. Baker reserved his time to answer questions from P & Z Commission and adjacent property owners.

Members of the P & Z asked Mr. Baker questions before adjacent property owners were called upon. Chairman Mobbs asked the number of building lots and about fire retardant materials and about setbacks. Mr. Gray asked about how sewer would serve the development and what type of privacy buffer would protect the adjacent property owners. Ms. Patterson asked about the square footage of the lots. Mr. Baker answered the questions from the commission.

A number of adjacent property owners were present and questions from them included concerns about light pollution, storm water runoff, traffic, buffers and pressure on the schools. Mr. Baker calmly addressed the questions from the adjacent property owners.

After ample discussion, Ms. Patterson presented a motion to approve recommending that the city council approve the re-zoning for 93 Cliff Nelson Road and Ms. Foulk seconded. The motion passed 3-1. Foulk, Patterson, Evans voting yes. Mr. Gray voted no. Chairman Mobbs was not required to vote. He did communicate to the city manager that he has concern over the 5-foot setbacks because of fire safety. The city manager assured him that information would be shared with the city council.

Minimum Lot size for lots served by public sewer- The city manager communicated that the city council would like the P & Z to discuss new minimum lot size for lots served by sewer because the ordinance was written long before we had any land with access to public sewer. The commission advised staff to prepare information for lot sizes of surrounding governments. Mr. Evans motioned to table the discussion until the next meeting for further research. Ms. Patterson seconded.

Environmental overlay- The city manager explained that the city council would like the P & Z to debate the possibility of removing the environmental overlay from our zoning ordinance. We have several residential developments along Etowah River in the city and this overlay may be unequitable to the property on Milam Bridge Road. Mr. Evans professionally stated that we need to determine that there was not an endangered species or Native American relics in proximity to the property before the matter can be taken up. Mr. Evans motioned to table the discussion until the next meeting for further research. Ms. Patterson seconded. Chairman Mobbs indicated that this is the start of the Commission's new year and that officer elections needed to be held. Ms. Foulk motioned that the officers remain the same with Judd Mobbs remaining Chair and Steve Gray Chair Pro-Tem. Ms. Patterson seconded it.

Mr. Evans motioned to adjourn at 8:30 pm. Mr. Gray seconded.