

EUHARLEE PLANNING & ZONING MEETING MINUTES

7:00pm | March 14, 2023 | Euharlee City Hall

MEMBERS PRESENT: Judd Mobbs – Chair, Steve Gray, James Evans, James Stephens – City Manager.

Chairman Mobbs called the meeting to order at 7:00pm.

The meeting agenda was approved.

Minutes of the February 14 meeting were approved.

Update on Current Legislative Session: Mr. Stephens provided the members with an update about the 2023 Georgia General Assembly legislative session in which there are several bills pertaining to state and local zoning operations. The Georgia Municipal Association alerted members to HB 517, which did not make it through crossover day but would have prohibited local municipalities from creating a larger minimum lot size than what the state department of health determined was safe for lots served with sewer. This would have taken away local control.

Mr. Stephens continued to explain that another bill that did crossover involves trailers. This would affect the trailer park on Euharlee Road now rezoned R-3 multi-family. As it currently stands, the owners cannot bring any new tenants or trailers in after the rezoning. The bill would allow for trailers to be replaced with brand new units even if it is a lawful nonconforming use of property. If it passes, this could hinder our enforcement of the zoning and development that was approved last year.

Minimum Lot Size: Chairman Mobbs reminded the members that this was discussed last October, but he was not present for the discussion. The commission recommended dropping the minimum lot size for R-1 on sewer from 15,000 sq ft to 14,000 sq ft. Mr. Stephens said that we did not talk about RE-1 at the time and asked if the members wanted to also have a discussion about that. Chairman Mobbs asked if anyone is asking to change RE-1. Mr. Stephens said no, but there is one application that was withdrawn asking to rezone from RE-1 to R-1 so it may be worth considering while the discussion is had. There is a comparative table of surrounding jurisdictions for members in the package. Mr. Stephens said that the 14,000 allows three houses per acre. Chairman Mobbs asked if any members had thoughts about it since October. He also asked Mr. Stephens if three houses per acre was what the council was looking for. Mr. Stephens said that he believes that they are looking for something denser than the 14,000 sq ft. He does not think any of the council members are interested in going below 8,000 sq ft. Mr. Evans said that he was not interested in going below 10,000 or four houses per acre. Chairman Mobbs said that a quarter acre lot is just a postage stamp. Mr. Stephens asked if any of the members had thoughts on annexing the development going up just outside of Anna's. He asked because those lots may be 8000 sq ft. Mr. Evans asked if they would just annex that as is. Mr. Stephens said yes that any recommendation tonight would not impact that annexation from happening. Mr. Evans said his recommendation would be four houses per acre. Chairman Mobbs said three. Mr. Stephens asked about specify low- or high-density minimums similar to some of the jurisdictions on the chart. Mr. Evans said we did not need progressive densities. There is single family and multi-family. Mr. Gray said we already have diversity with the new PUD with five houses per acre, the R-1 and RE-1. Mr. Stephens said that Cherry Glen computes out to 2.99 houses per acre. It is 102 lots. Mr. Gray motioned to recommend the minimum lot size for R-1 with access to sewer be 14,000 square feet. Mr. Evans seconded. The motion passed.

Overnight Parking Ordinance: Mr. Stephens explained that there is a short example ordinance in the package as a starting point. This has been discussed previously and the police chief is present and may want to speak on it.

Chief Jody Matthews said that multiple cars parking overnight in front of a residence can be a hazard, especially for emergency vehicles. He would like some sort of restriction for overnight parking when space is available in a driveway except when it may be full. Something that the police can articulate and enforce.

Chairman Mobbs asked to what width did the council reduce the minimum street size. Mr. Stephens stated that it went from 26 feet to 24 feet and the change would be consistent with Bartow County. Mr. Gray asked how many people do you have a problem with this. Chief Matthews said that there are a number of neighborhoods that have this problem with cars parked on opposite sides of the road. Chairman Mobbs asked if restricting parking to one side of the road would be effective. Chief Matthews said that limiting cars from parking across from each other to obstruct the roadway but picking one side of the road may be hard to enforce.

Council Member Joseph Turner asked to make a comment regarding the neighborhood on Cliff Nelson Road. He said that the houses are close together and the driveways may be taken up with just two cars. If the husband has a work truck, where would they put it if they cannot park on the street. Chairman Mobbs said that he has been in several neighborhoods throughout the state where they had trouble getting their regular vehicles through with the on-street parking.

Chairman Mobbs suggested adding a sentence to the proposed ordinance with the phrase parked vehicles shall not hinder the flow of traffic. Mr. Evans motioned to recommend the ordinance with the added phrase. Mr. Gray seconded. The motion passed.

Sign Ordinance – Digital Sign: The current ordinance does not allow for signs to be lighted interiorly which does not allow for digital sign. Mr. Evans said that the signs could be helpful but we need to be very careful with the lumens and restrictions for light pollution. Chairman Mobbs asked for staff to research surrounding area ordinances for the commission to consider. Mr. Evans made a motion to table the item to the next meeting to allow staff time to research the matter. Mr. Gray seconded. The motion passed.

Public Comments:

- Joseph Turner said that the city needs to be careful about annexation because of increased police response time. Chairman Mobbs said people have to be asked to annex and that annexations would go through city council. Mr. Stephens said that the city council is looking at Glenmore for annexation.

Mr. Evans motioned to adjourn at 7:29pm. Mr. Gray seconded. Meeting was adjourned.