

EUHARLEE PLANNING & ZONING MEETING MINUTES

6:00pm | April 11, 2023 | Euharlee City Hall

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

Chairman Mobbs called the meeting to order at 6:00pm.

Minutes of the March 14 meeting were approved.

The meeting agenda was approved.

Sign Ordinance – Digital Sign: Chairman Mobbs asked if the commission wants to consider changing the sign ordinance to allow for digital signage. Mr. Evans said digital signs can be good if they are done very cautiously. Examples from surrounding municipalities were reviewed by staff for consideration by the commission. Chairman Mobbs listed the few locations that could take advantage of a digital sign as the historic district would not be included. He asked if this was something that should be put in the ordinance or something that should be handled on a case-by-case basis with a variance. Ms. Foulk and Mr. Evans agreed that a case-by-case basis with general ground rules would be appropriate. Mr. Stephens suggested assigning a subcommittee that could allow for a faster response to the applicant. Staff will prepare a list of criteria for consideration and research Hilton Head, Madison, Georgia for their ordinance and criteria for the next meeting. Mr. Evans motioned to table the discussion. Ms. Foulk seconded.

Zoning Ordinance Amendments – Ms. Gobbi presented the commission members with proposed amendments to Section 14 of the Zoning Ordinance. The changes were needed for the city to be in compliance with HB 1405 from the 2022 session of the General Assembly. The changes pertain to and increased published notice period for quasi-judicial bodies and amount of time required for parties to speak at public hearings. Ms. Foulk motioned to recommend the amendments. Ms. Patterson seconded.

Vape Shops – There is now a permitted Vape Shop in Euharlee and there are no ordinances to specifically address them. Ms. Gobbi provided an example from Woodstock that provided distance requirements for vape shops from religious institutions, daycares, schools, and other vape shops. The Woodstock ordinance defines the businesses as CBD/Tobacco Specialty Stores. Ms. Foulk asked if the stores are regulated by the state or city. Mr. Stephens said that they are heavily regulated at the state level and the city does a background check prior to permitting. The state will not approve without a local license. The members asked if these types of stores will allow marijuana sales if it becomes legal in the state. Staff will find where this should be placed in our current ordinance prior to the next meeting. Chairman Mobbs liked the wording of the example ordinance because it allows the city more control without being so narrow that it eliminates all places in the city from having these types of businesses. Ms. Patterson motioned to table the matter for the next meeting. Mr. Gray seconded.

Ms. Foulk asked for an update about the mobile home parks on Euharlee Road and the RV campground in Frankie Harris Park. Mr. Stephens said that there have been no further plans from the owners. The General Assembly passed the bill that allowed continued legal non-conforming use with new mobile homes which could potentially keep the city from enforcing the rezoning. Ms. Foulk asked for an update on the alcohol ordinance amendments. Mr. Stephens said that no joint meeting has been held but there are ongoing discussions. An update about development and boat ramp on the 17-acre and the Euharlee Road bridge across the Etowah River.

Mr. Evans discussed solar panels.

Ms. Patterson motioned to adjourn at 6:48pm. Mr. Evans seconded. Meeting was adjourned.