

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

**6:00pm | July 11, 2023 | Euharlee City Hall**

**MEMBERS PRESENT:** Judd Mobbs – Chair, Steve Gray, James Evans, Kathy Foulk, and Katie Gobbi – Community Development Director.

Chairman Mobbs called the meeting to order at 6:01pm.

The meeting agenda was amended to add a discussion about Public Comments to the end.

Minutes of the May 9 meeting were approved.

Business License Ordinance Amendment: Ms. Gobbi explained that the staff have requested Section 6.7 of the Zoning Ordinance titled Home Occupations and Home Offices be reviewed and updated to allow beauty and barbershops with one stylist to operate in homes. This became a more frequent request during the Covid pandemic. Ms. Gobbi presented the members with the City of Cartersville ordinance that allows for this. Regulations and requirements from the Georgia Secretary of State were also provided for home-based salons.

Also, staff asked the commission members if they wanted to consider including e-commerce and online retail businesses in this section of the ordinance. The commission declined to make any recommendations to the council dealing with e-commerce and business licenses because it is too hard to regulate.

Ms. Foulk asked to included animal grooming businesses along with the barbershop and beauty salons, all with one stylist to the ordinance.

Mr. Evans motioned to recommend that barbershops, beauty parlors, and animal grooming be removed from prohibited home occupations and adding those occupations with one stylist to the list of permissible occupations. Ms. Foulk seconded. The motion carried.

Ron Hartman, a resident, said he ran two online businesses and disagreed with not allowing e-commerce businesses. Ms. Gobbi clarified that the commission did not address e-commerce at all.

Land Subdivision Ordinance Review: Ms. Gobbi said that the new third-party engineer reviewed plans for the Cherry Glen development and suggested that the city make updates to the Land Subdivision Regulation Ordinance since it was last amended in 2006. This will bring it up to date with current building materials and practices.

Mr. Evans stated that he would like to table the matter to give the commission members time to review the proposed changes.

Mr. Gray asked for more information about the third-party engineer and whether they should be referred to as the City Engineer.

Mr. Evans motioned to table the review until the next meeting. Ms. Foulk seconded. The motion carried.

Public Comments: Mr. Hartman presented members of the commission with typed copies of his comments regarding the city council's decision to not move forward with purchasing a digital sign. Chairman Mobbs explained that after the city council decided to not move forward with the sign, the commission decided to not recommend any changes to the sign ordinance but instead review any digital signs on a case-by-case basis through the variance process. Ms. Foulk said that the Planning & Zoning Commission does not make decisions about spending any city funds.

Jim Thibault, a resident, asked if an attorney or other entity reviews the ordinances. Chairman Mobbs said that the commission is an advisory board and that other parties review and vote on the ordinance before it becomes official.

Ms. Foulk made the statement that she wants to recommend that the city council and commissions adopt a public comment policy to require the public to sign up for public comments prior to a meeting and allow them to speak for three minutes. Mr. Gray said that he would prefer five minutes.

Hartman said that if the public had to sign up, then the agenda should be published a week in advance and that each person should be allowed three minutes per agenda topic.

Mr. Evans motioned to adjourn at 6:54pm. Mr. Gray seconded. Meeting was adjourned.