

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, January 23, 2024, 6:00pm

Euharlee City Hall

The meeting called to order at 6:05pm.

Steve Zuber - Chair, Melissa Moore – Vice Chair, Betty Jane Tilley, Lewis Wilkie, Code Enforcement Officer, and Katie Gobbi, Community Development Director, in attendance. Lovako Patterson, Luke Young, not present.

APPROVAL OF MINUTES October 24, 2023

Ms. Tilley motioned to approve the minutes. Ms. Moore seconded. Minutes approved.

Business:

1. Property Conditions in Historic District – Commission members wanted to discuss a game plan for bringing the privately owned properties in the historic district up to code. Primarily the buildings from Burge's Mill Road to the restaurant building. Code Enforcement Officer Wilkie advised that sending a letter and reminding the owners of the standards of the historic district and developing a plan with them would be the best course of action as long as improvement is seen. Ms. Tilley said that they need to put their plan in writing. She also said that the city needs to address the maintenance of their own historic properties. Ms. Gobbi said that staff is actively working toward making the list and setting aside funds for repairing our buildings. Ms. Gobbi will report back next meeting.
2. HPD Designation Ordinance – Ms. Gobbi explained that the original historic district designation ordinance was not filed with the state historic preservation division in 2000, and the process needs to be repeated. Ms. Gobbi will file a report with the state for comment. The city council will hold a public hearing on February 20th. The commission will meet back on February 27th to officially recommend the district. After that, there will be two readings in front of the mayor and city council. The council will vote on it on April 2. Ms. Moore asked what the commission can do to help. Ms. Gobbi asked for the members to attend the public hearing on the 20th.
3. Historic Resource Survey Update – Ms. Gobbi provided an example of the historic resource survey consultant has submitted to the state. The consultant anticipates having the report drafted prior to the March deadline.
4. Future Strategic Planning – Ms. Gobbi shared that the Mayor would like to get input from the HPC for what they envision the uses of the historic properties. What do they want it to look like in the next 50 years? The best way to preserve a historic building is to use it. This discussion can occur at future meetings after the survey report is available. Ms. Gobbi also informed the committee that the city council will be starting a Downtown Development Authority.

The next meeting will be February 27, 2024 at 6pm.

Meeting Adjourned:

Ms. Tilley motioned to adjourn. Ms. Moore seconded. Meeting adjourned at 7:02pm.

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, February 27, 2024, 6:00pm

Euharlee City Hall

The meeting called to order at 6:08pm.

Steve Zuber - Chair, Melissa Moore – Vice Chair, Lovako Patterson, and Katie Gobbi, Community & Economic Development Director, in attendance. Betty Jane Tilley, Luke Young, not present.

APPROVAL OF MINUTES January 23, 2024

Ms. Moore motioned to approve the minutes. Ms. Patterson seconded. Minutes approved.

Business:

1. **Historic District Designation-** A public hearing was held at the February 20th City Council Work Session and there were no speakers. Property owners from the district were in attendance. There were questions prior to the meeting about how this would change things for them. The status quo will remain as to what the ordinance contains. The city council members asked a few questions. The information sent the state was review and included in the package. The state historic preservation office agreed with the designation report for the historic district. The next step will be to official recommend the designation to the city council. Ms. Patterson motioned to recommend the historic district designation ordinance to amend the historic preservation ordinance to the city council for approval. Ms. Moore seconded. Motion passed. The first and second readings will be on March 19 and April 2 at the city council.
2. **Property Conditions in Historic District Update –** Following the last meeting, Code Enforcement Officer Wilkie and Ms. Gobbi began working on the letter to send to the property owners, Mr. Wilkie recommended that we wait until after the official redesignation is completed to address the conditions to keep confusion down. Once the designation is completed, Ms. Gobbi is required to send out letters notifying them of the designation.
3. **Historic Resource Survey Update –** Ms. Gobbi reported that her activity report was due on March 1 and the consultant will turn in her draft on March 1. The state and Ms. Gobbi has been happy with the consultant's work thus far. The HPC can use this draft to start the strategic planning. Chair Zuber asked where the document will be housed. Ms. Gobbi said that multiple copies will be available, both digital and hard copies, that will be at City Hall, Welcome Center, and the library. We hope to have the final product available on the website.

Public Comment – Ron Hartman, 123 Amberwood Lane – Asked if there will be a priority list for repairs for the historic buildings. Ms. Gobbi said that staff is working on that list internally. He also asked about the intersection of the DDA and the HPC roles and where the business and historic districts will overlap. He also asked if a map could be posted on the website of the historic district. Ms. Gobbi said that it is available currently on the zoning map and the GIS layers on the tax assessor for Bartow County. She said that updates need to made to the website including the map.

Meeting Adjourned:

Ms. Patterson motioned to adjourn. Ms. Moore seconded. Meeting adjourned at 6:22pm.

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, April 23, 2024, 6:00pm

Euharlee City Hall

The meeting called to order at 6:06pm.

Steve Zuber - Chair, Melissa Moore – Vice Chair, Lovako Patterson, Luke Young, and Katie Gobbi, Community & Economic Development Director, in attendance. Betty Jane Tilley, not present.

APPROVAL OF MINUTES February 27, 2024

Ms. Patterson motioned to approve the minutes. Ms. Moore seconded. Minutes approved.

Unfinished Business:

1. Historic District Designation- The historic district redesignation ordinance was passed unanimously at the April 2 meeting. Letters were sent to property owners on April 10 informing them that their properties are now in the redesignated historic district. The ordinances were filed with the Department of Community Affairs Historic Preservation Division office. The historic preservation commission website will be updated with the new district map.
2. Property Conditions in Historic District Update – Code enforcement will visit historic district properties that need updates to comply with historic preservation ordinances, beginning around May 13. The visits will be coordinated in a collaborative way with property owners.

New Business:

1. Historic Resource Survey Draft – Ms. Gobbi reported that the draft survey documents architectural styles of historic properties and provides guidance for future preservation planning. It includes 1984 as the cutoff date for potentially historic properties. Photographs were obtained with cooperation from property owners. The survey information has been updated in the GIS database. Once finalized, the survey will be shared with the public on the city website.
2. Strategic Planning Session - A tentative date of June 25 was set for a strategic planning session with the Downtown Development Authority, after their initial training meetings. Date may change depending on commissioner availability.

Public Comment – Ron Hartman, 123 Amberwood Lane – Asked about the overlap of the HPC and DDA; a link to the survey on the city website; and a suggestion the city purchase 96 & 100 Covered Bridge Road.

Meeting Adjourned:

Ms. Patterson motioned to adjourn. Mr. Young seconded. Meeting adjourned at 6:27pm.

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, June 25, 2024, 6:00pm

Euharlee City Hall

The meeting called to order at 6:07pm.

Steve Zuber - Chair, Betty Jane Tilley, Lovako Patterson, Luke Young, and Katie Gobbi, Community & Economic Development Director, in attendance. Melissa Moore, not present.

APPROVAL OF MINUTES April 23, 2024

Mr. Zuber motioned to approve the minutes. Ms. Patterson seconded. Minutes approved.

Staff Report

Ms. Gobbi provide an update to the commission members:

- Historic resource survey second draft accepted by state with no comments. Final draft submitted.
- Additional historic district letters resent after many were returned undelivered originally. Code enforcement officer compiling list of properties to tackle maintenance issues first. Possible student volunteer work day discussed.

Public Comments

A member of the public expressed concern about selling city-owned historic buildings and asked the members review a 2018 Tourism Product Development Report, comprehensive plan, and the 2010 master plan.

Meeting Adjourned:

The members adjourn to take a trip to the historic buildings and invited the public to join them.
Meeting adjourned at 6:31pm.

Euharlee Historic Preservation Commission Meeting Minutes

Tuesday, September 10, 2024, 6:00pm

Euharlee City Hall

The meeting called to order at 6:03pm.

Steve Zuber - Chair, Betty Jane Tilley, Melissa Moore, and Katie Gobbi, Community & Economic Development Director, in attendance. Lovako Patterson, Luke Young, not present.

APPROVAL OF MINUTES June 25, 2024

Minutes approved unanimously.

NEW BUSINESS

Feedback on Rezoning Application in Historic District: Ms. Gobbi presented information on a rezoning application for a property in the historic district and new downtown business district. The application is for the 2.82 acres between City Hall and Covered Bridge Road. The application would like to rezoning from C-1 Commercial to R-3 Multifamily Housing to construct townhomes.

Discussion of the application included:

- Concerns about density and crowding
- Traffic impact on Burgess Mill Road
- Lack of green space and amenities for families
- Questions about property management and upkeep
- Suggestions for alternative uses (mixed-use, over-55 community)

No formal vote was taken. The commission provided feedback to the Planning & Zoning Commission prior to their public hearing.

Feedback on the Cowshed Rehabilitation Proposal: English Pruitt, owner of Beruna Books, presented her proposal to rehabilitate the cowshed building, owned by the city, for her to lease as a children's bookstore. The rehabilitation would be budgeted at over \$100,000 to preserve the historic elements, add ADA accessibility, and improvements to safely operate a business. There would be opportunities for partnerships and community events.

Commission members expressed strong support for the proposal, noting:

- Alignment with historic preservation goals
- Potential positive impact on downtown revitalization
- Appreciation for the presenter's background in historic preservation

No formal vote was taken. The commission provided positive feedback to be considered in future planning discussions for the city council.

Public Comments

Resident Fred Werner expressed support for the cow shed rehabilitation proposal; stated opposition to the townhome rezoning application; noted the need for downtown development.

Meeting Adjourned:

Meeting adjourned at 6:45pm.