

EUHARLEE PLANNING AND ZONING MEETING MINUTES

7:00pm | July 8, 2025 | Euharlee City Hall

MEMBERS PRESENT: Judd Mobbs – Chairman (entered the meeting at a later time), Kathy Foulk - Vice Chair, James Thibault, Steve Gray, Lovako Patterson, Jim Evans, and Katie Gobbi – Community and Economic Development Director.

Vice Chairman Foulk called the meeting to order at 7:00 p.m.

Agenda was approved unanimously.

Minutes of the May 13th meeting were approved unanimously.

UNFINISHED AND NEW BUSINESS

1505 Mission Road - Cole Law: Mr. Cole Law presented a proposal to annex 1505 Mission Road, Southwest Cartersville, GA 30120 into the City of Euharlee. The property is 56 acres with waterfront access. Key points in his presentation include:

- Proposed development of an eco-resort with glamping, primitive camping spots, yurts, and tree houses.
- Mr. Law currently has facilities for private events for up to 100 people and special events that can be hosted 4 times per year.
- Mr. Law expressed interest in partnering with local businesses and environmental groups
- Mr. Law requested information on potential zoning designation

Commission members discussed the proposal and provided the information on potential agricultural zoning options that could accommodate many of the proposed uses through conditional use permits.

No formal action was taken, as this was an informational presentation.

Conditional Zoning Approval: Councilman Greg Free presented on behalf of the City Council regarding the recently proposed conditional use ordinance. Key points of the discussion include:

- Clarification sought on the intent of Section B, Item 3 regarding minimum standards.
- Council concerns about potential broad interpretation and impact on future councils.
- Commission members explained the intent was to ensure a baseline for conditional uses.
- Discussion regarding whether the language is necessary, given existing protections in the ordinance.

No formal action was taken. The item will be further reviewed by staff and legal counsel before returning to the City Council.

Solicitation Ordinance: Ms. Gobbi presented a draft solicitation ordinance based on a model from Powder Springs, GA. Key points of the discussion include:

- The ordinance would require permits for door-to-door sales and peddlers.
- Exemptions for religious, political, and non-profit organizations.

- Concerns raised about overly restrictive language and potential unintended consequences.
- The commission requested simplification of the ordinance and clarification on several points.

Mr. Thibault volunteered to review the draft ordinance and provide suggestions to the commission. The commission will work with Police Chief Jody Matthews to revise the ordinance based on feedback.

Public Comments: Ron Hartman suggested adding language to the solicitation ordinance to prevent utility workers from interfering with services without notifying property owners. The commission noted this would likely be unenforceable. Mr. Hartman also requested clarification on the 1505 Mission Road proposal, which was granted by the commission.

Meeting adjourned at 8:00 p.m.