

EUHARLEE PLANNING AND ZONING COMMISSION MEETING MINUTES

7:00 PM | August 11, 2026 | Euharlee City Hall

MEMBERS PRESENT: Chairman Jud Mobbs, Ms. Kathy Foulk, Mr. Steve Gray, Mr. Jim Evans, Mr. Jim Thibault, and Ms. Lovako Patterson. Staff present: Katie Gobbi, Community & Economic Development Director.

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

Agenda was approved unanimously.

Minutes of the July 14, 2026 meeting were approved unanimously with the correction that Mr. Steve Gray was not present at that meeting.

UNFINISHED AND NEW BUSINESS

State Minimum Fire Safety Standards: Ms. Gobbi explained that, at the previous meeting, the Commission had recommended adoption of the Georgia State Minimum Standard Construction Codes. Staff subsequently confirmed with the State Fire Marshal's Office that the State Minimum Fire Safety Standards are adopted separately. Staff planned to present both recommendations to the City Council together and recommended adoption of Georgia Rules and Regulations Chapter 120-3-3.

Following discussion, Mr. Gray made a motion to recommend adoption of the State Minimum Fire Safety Standards to the City Council. The motion was seconded and passed unanimously.

Sign Ordinance - Temporary Signs: Ms. Gobbi presented a draft amendment to Section 11.4.6 of the zoning ordinance to create a Class 3 category for temporary banners. She explained that the amendment would apply in specified nonresidential zoning districts, establish size and display-period limits, and allow qualifying banners without a permit. The proposed maximum display period was 14 consecutive days, with a required interval between displays.

The Commission discussed whether homeowners' associations could place signs at subdivision entrances, the treatment of City-sponsored banners, and the distinction between Class 3 banners and Class 2 election signs. Staff noted that the draft primarily addressed commercial and institutional properties and that election signs are regulated separately.

The Commission also reviewed the existing rules for yard and estate sale signs. Members discussed allowing signs for sales held on days other than the weekend, provided that the sale dates are shown and the signs are removed promptly after the sale.

Ms. Foulk made a motion to recommend approval of the draft ordinance with the amendment proposed by Mr. Gray to allow yard and estate sale signs to be placed one day before the sale and require their removal by 8:00 PM on the last day of the sale. The motion was seconded and passed unanimously.

Meeting adjourned at approximately 7:19 PM.