



Planning Commission Meeting AGENDA

Thursday, March 21, 2024 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order: 6:09 p.m.
2. Approval of March agenda
 - a. Motion made to approve by John Ballard, seconded by Jimmy Thompson, all approved
3. Old Business
 - a. Training- Report back from training
 - i. Jimmy went to the mural presentation. He was intrigued about all the legal work and agreements that have to be made between the artist and the property owner and the artist and the city. He said it was very interesting and he learned a lot. He had some questions about Cornelia's mural. Ms. Audrey Davenport, who was in attendance and organized the mural presentation, was able to stand up and answer his questions.
 - ii. Portia also went to the mural presentation. She said she loved how much community involvement there was. She said having the community involved magnified who the community and what it's about and showed uniqueness in artistry. Both Portia and Jimmy got a lot of the presentation and are excited to see some new art installations in Cornelia.
 - iii. John attended the GAZA (Georgia Association for Zoning Administrators) Conference at UGA. He said the first part was a refresher about the order of a meeting, what the planning commission is supposed to review and how the commission is supposed to base a zoning decision. He also said it was good to learn best practices from other cities, and to learn how to overcome challenges that he realized all cities have using the example of not enough housing.
 - iv. Jason attended the Community Planning Institute from DCA in Carrollton. He learned how to best use a SWOT analysis to help in the visioning of a community, and then how to design the community to complement the vision. He also learned about how important it is to balance housing with commercial and industry to diversify the tax base. He learned best practices from other communities as well with the example of the City of Carrollton.
4. New Business
 - a. Annexation for Elrod Street
 - i. Jessie presented the annexation application to the Planning Commission. She also gave an overview of her staff report, citing issues with the current application and the amendments that Landbridge Development are working to make to the application. She explained that since the application is going to be amended, the county took it off its monthly Commission agenda. Therefore, Cornelia's public hearing could continue, but the Planning Commission could not vote without approval of annexation from Habersham County.
 - ii. Public Hearing
 1. Rose Shirley- 681 Elrod Street- Rose lives in one of the three parcels of land that will remain unincorporated. She asked how this annexation would affect her and her property. She is worried that she will be forced into the city and she does not want to be bullied into that. John said it will not impact her property at all. He explained that this annexation



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only applies to parcel 112C019 behind her house. Her house will continue to be unincorporated, and she will not be forced to do anything because of this annexation. He did say that, in fact, the city would be taking over the portion of Elrod Street just in front of her house and maintenance of the road and services on that road will be improved because the city takes care of it. She was pleased with that answer.

2. Audrey Davenport- 165 MLK Jr Drive- Audrey had questions about how the annexation process works and the roles and differences between the Planning Commission and the Planning and Zoning department. John and Jessie explained what goes through the Planning Commission and some things that do not. John explained that she could continue to ask questions about that after the meeting, as her time was up.
3. Janice Kinney- 697 Elrod Street- Janice asked about the Right-of-way between her and Rose's house that Don Higgins owns, and wanted to know if that would be accessed by the housing development. John explained that only the parcel in question would be accessed and the development would need to secure a driveway permit for the unincorporated portion of Elrod Street, but that Mr. Higgins' right-of-way between the two houses was not part of the purchase agreement and would not be used for this purpose. Public hearing was then closed.
4. John made a motion to table the annexation application until the commission was presented with the amended information and the county approved it. Motion seconded by Jimmy Thompson, all approved.
5. Next Regular Board Meeting: **April 18, 2024** at the Municipal Complex Courtroom at 6 p.m.
6. Adjourn- Jason made the motion to adjourn at 6:50 p.m. Motion was seconded by John Ballard, all approved.

Present: Jimmy Thompson, John Ballard, Portia Burns, Jason Lewallen, Rose Shirley, Jessie Owensby, Janice Kinney, Audrey Davenport

Absent: Bill Strickland