

MUNICIPAL PLAN REVIEW COMMITTEE
October 16, 2024

In Attendance: Heidi Valenta, Sarah Hadd, Megan Sherlund

Staff: Greta Brunswick, Luke Slomba

The Municipal Plan Review Committee held a remote meeting via Zoom on October 16 2024. The meeting was opened by S. Hadd at 6:03pm

1. Adjustments to agenda

M. Sherlund made a motion to adjust the agenda to include a public hearing for regional approval of the Sheldon Town Plan. The motion was seconded by H. Valenta and passed.

2. Public Hearing for Sheldon Town Plan Regional Approval and Enhanced Energy Certification

S. Hadd made a motion to open the public hearing, which was seconded by M. Sherlund and passed. The hearing was opened at 6:04pm. The Committee expressed their concern that while the meeting agenda was posted on the NRPC website in advance of tonight's meeting, the hearing notice for the Sheldon Town Plan Regional Approval Public Hearing was not posted in advance. The Committee decided to leave the hearing open until the next meeting to ensure that it was adequately warned. M. Valenta made a motion to continue the Public Hearing discussion to the next meeting on October 30, which was seconded and passed.

3. Final Approval Discussion for Sheldon Town Plan

The committee had a brief discussion of the adopted Sheldon Town Plan. H. Valenta noted that the maps were not updated to show the location of the Sheldon Creek Village referenced in the plan, which was an item of feedback from the preliminary review. S. Hadd expressed a wish that the plan was more aggressive regarding housing and expressed that infrastructural restrictions to growth such as water and wastewater capacity were not addressed. G. Brunswick noted that the future land use districts were updated in the plan, which could help remove barriers to housing.

4. Preliminary Review Discussion for Georgia town Plan

The committee had a discussion of the current draft of the Georgia Town Plan.

S. Hadd expressed concern about the policy on pg. 95 to consider the development of design guidelines for multifamily development as a potential inhibitor to housing and a possible contradiction of the plan's housing goals.

S. Hadd anoted that the plan mentions applying for a Village Center or New Town Center designation on pg. 81, which will no longer be an option after the end of 2024 and will be replaced by the new regional land use tier system under Act 181. M. Sherlund suggested that the plan language be changed to collaborate with NRPC on the new regional future land use map.

G. Brunswick commended the Georgia Planning Commission on the future land use portion of the plan as one of the more transformative pieces.

S. Hadd noted that the plan mentions maintaining the existing Building Permit cap at 35 new residences per year, another potential restriction on housing that potentially contradicts the plan's housing goals. G. Brunswick suggested that the plan needs to explain in further detail the town's justification and legal basis for keeping the growth cap in place.

H. Valenta commended the plan and expressed that it was very well written but almost too detailed and could be more concise. M. Sherlund noted the high quality of the maps and photos throughout the plan.

NRPC Staff stated that they will prepare a memo for the Georgia Planning Commission to relay the Plan Review Committee's feedback in advance of the Planning Commission public hearing for the town plan on October 22nd.

5. Other business

G. Brunswick updated the committee on the status of NRPC's plan to combine the Plan Review Committee with the Regional Plan committee, which will likely take effect in January 2025. The committee discussed next steps regarding upcoming reviews and approvals. The date for the next meeting was set to October 30 at 6pm and will include the continued Sheldon Public Hearing and a preliminary review of the Grand Isle Town Plan.

6. Adjourn – 6:51 pm