



CITY OF LOOKOUT MOUNTAIN GEORGIA
Notice of Public Hearing on Comprehensive Plan
Tuesday, January 18, 2022
5:30 PM

Notice is hereby given that the Comprehensive Plan Committee for the City of Lookout Mountain, Georgia, will conduct a Public Hearing on the current draft of the City of Lookout Mountain's comprehensive plan at 5:30 PM, on Tuesday, January 18, 2022, at the City's Temporary City Hall, Lookout Mountain United Methodist Church, 1300 Lula Lake Road, Lookout Mountain, Georgia, 30750.

The purpose of this hearing is to brief the community on the contents of the comprehensive plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Northwest Georgia Regional Commission for review. The current draft of the comprehensive plan is available for review on the City website and at the City's Temporary City Hall. Copies of the draft plan will also be available during the Public Hearing.

Until further notice, meetings of City agencies will be conducted in person at the City's Temporary City Hall, 1300 Lula Lake Road, but residents who prefer to attend the meetings by teleconference may do so. Meeting access information is provided below.

AGENDA

CALL TO ORDER

PUBLIC HEARING

1. Comprehensive Plan – review of draft document and receive comments and suggestions from the public.

ADJOURN

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-820-1586.

MEETING ACCESS:

Join by computer, tablet or smartphone: <https://www.gotomeet.me/LookoutMtnCityCouncil>

Dial in by phone:

United States (Toll Free): 1 866 899 4679

United States: +1 (646) 749-3117

Access Code: 312-897-717



LOOKOUT MOUNTAIN

Vision Statement and Policies

The City of Lookout Mountain Georgia's vision is to preserve and enhance the peaceful and beautiful residential nature of our community.

POLICIES

A. Development Patterns

1. Our decisions on development and redevelopment will contribute to, not take away from, our community's character and sense of place. All development must be sensitive to the historic context, sense of place, natural environment, and the overall setting of the community while protecting the environment and preserving meaningful open space.
2. All development and construction design, landscaping, lighting, signage, and scale will add value to our community.
3. We are committed to creating walking, biking, and expanded recreational facilities.
4. We will eliminate inadequately maintained structures in our community.
5. Our new and reconstructed roadways will be appropriately designed using context-sensitive design considerations to accommodate multiple functions including pedestrian facilities, parking, and bicycle routes, as well as local vehicular circulation. We will enhance community aesthetics and preserve the peaceful nature of our residential neighborhoods and minimize environmental impacts.
6. To achieve the peaceful and beautiful residential nature referenced in the vision statement, and to best promote the well-being and safety of residents, development will be subject to review by the Municipal Planning Commission.

7. All zoning request reviews will be consistent with the character identified in the Lookout Mountain portion of the 2022-2032 Joint Walker County Comprehensive Plan.

B. Resource Conservation

1. New development and infrastructure will be in a suitable location to protect natural resources, environmentally sensitive areas, as well as valuable historic, archeological, and cultural resources from encroachment.
2. Development will minimize the negative impact of land-disturbing activities while maintaining natural topography, existing vegetation, trees, and green open space.
3. We will ensure conformance to the City's *"Soil Erosion, Sedimentation and Pollution Control Ordinance (Ordinance NO. 301)"* and the *"Georgia Erosion and Sedimentation Act of 1975 (O.C.G.A § 12-7-1)"*.

C. Community Facilities, Services, and Infrastructure

1. Future development will be respectful of current residents by being fiscally responsible and phased to minimize disruption to current residents' activities and life in our community.
2. We will continue to invest in parks, trails, and recreational spaces as able.
3. Our community will continue to support Fairyland Elementary School.

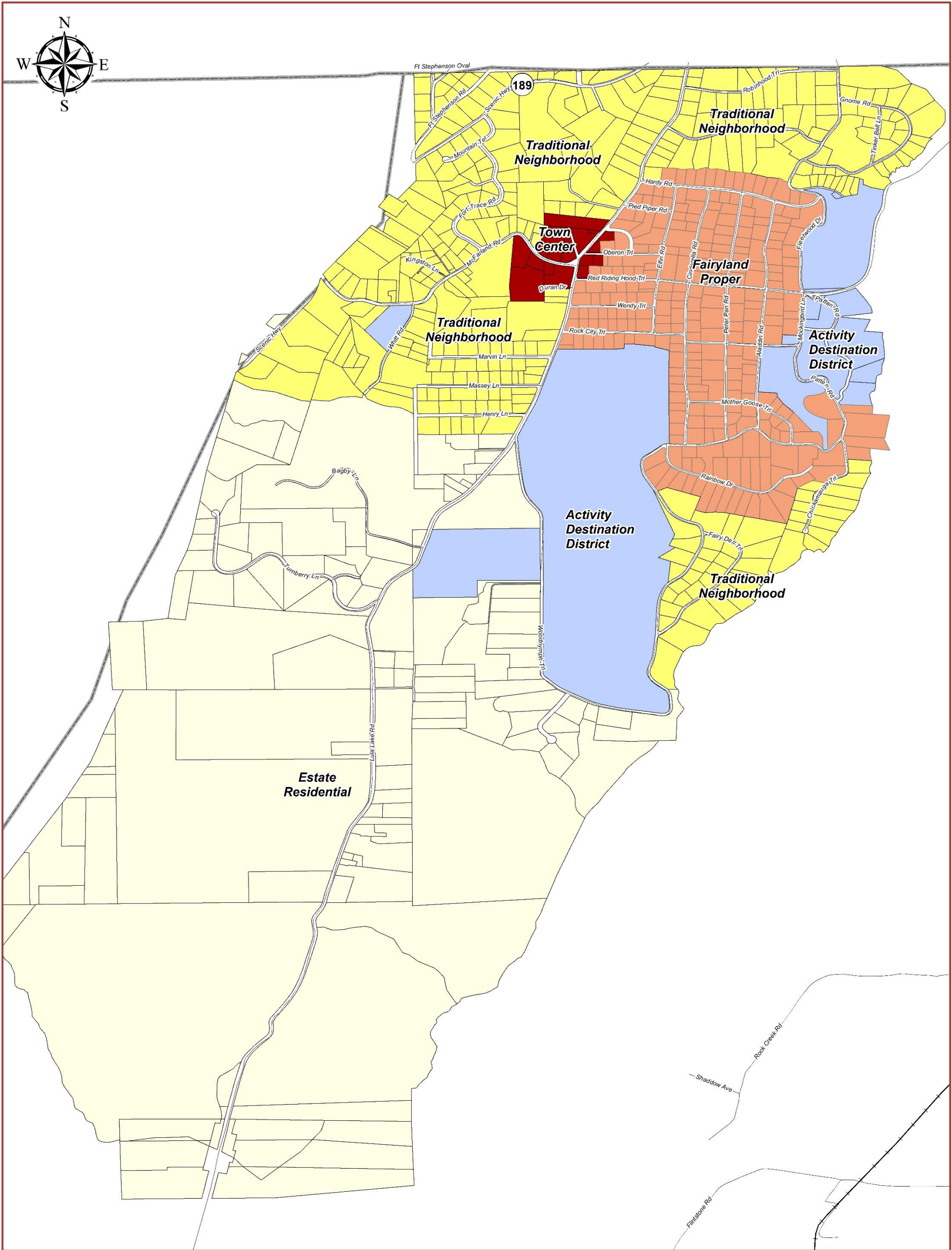
D. Social and Economic Development

1. We will support businesses that are a good fit for our community's economy.
2. We will eliminate inadequately maintained housing in our community.
3. The Town Center will become a vibrant center of the community to improve overall attractiveness and quality of life.

LOOKOUT MOUNTAIN






Future Development Map and Character Area Districts

DRAFT



Future Development Map Lookout Mountain, GA

1 in = 1,138 feet

- | | | |
|--|--|---|
|  Town Center |  Traditional Neighborhood |  Activity Destination District |
|  Fairyland Proper |  Estate Residential | |



This is a product of the Northwest Georgia Regional Commission Geographic Information System Services, 503 West Waugh Street, Dalton, Georgia 30720, (706) 272-2300, www.nwgrc.org. This map is a representation of features displayed and does not constitute a legal representation of any one feature. This product may not be used or reproduced without the NWGRC logo, name, and disclaimer being displayed.

Town Center: Lookout Mountain

Description: A concentrated focal point with institutional, general retail, service commercial, professional office, and public space uses easily accessible by pedestrians. All new development is to be constructed at an appropriate scale that does not detract from the historic or cultural context that gives the Town Center its identifiable character.

Suggested Development Strategy:

1. Residential development should reinforce the Town Center by locating housing options near the center.
2. All new development should be constructed at an appropriate scale that does not detract from the historic or cultural context of the community.
3. Parking areas should be landscaped along lot lines to minimize visual impact to the residents.
4. Enhance the pedestrian-friendly environment by including sidewalks and creating other pedestrian trails/bike routes linking to neighboring communities and major destinations such as health facilities, commercial clusters, parks, schools, etc.
5. Encourage compatible architecture styles that maintain the character of the Town Center.
6. Maintain the character of the Town Center by encouraging maintenance and enhancement of architectural elements and curb appeal.

Land uses:

- Commercial
- Public facilities
- Mixed-use
- Residential
- Park/Recreation
- Institutional

Key Word Objectives: Public facilities, Institutional, Respectful of historic development patterns, Sense of place, Alternative multimodal transportation, Heritage Preservation, Open space preservation, Parks, Trails, Conservation Environmental protection

Fairyland Proper: Lookout Mountain

Description: Located east of Lula Lake Road, Fairyland Proper consists of the original Fairyland Estates Subdivision as identified in the original Lookout Mountain Subdivision plat of 1928 by C.W. Chadwick of Ann Arbor Michigan (see attached plat, figure 2 and 3 on the following page). It is bounded by Hardy Road to the north, Lula Lake Road to the west, the Lookout Mountain Golf Course to the south, the Fairyland Club and the city boundary to the east, while running adjacent to Rainbow Drive to the South.

Designed and constructed around numerous natural features and built of architectural styles familiar to the period from the late-1920s through the 1950s, Fairyland Proper neighborhood consists of gridded streets of generally rectangular lots of a third of an acre to a full acre. Fairyland Proper's design, layout, and construction style of the period provides a consistent, resilient, and distinguishable residential character. All new development is to be constructed at an appropriate scale that does not detract from the historic or cultural context that gives the Fairyland Proper its identifiable character.

Suggested Development Strategy:

1. Our ordinances encourage single-family detached owner-occupied residential housing.
2. All new development is to be constructed at an appropriate scale that does not detract from the historic or cultural context that gives the Fairyland Proper its identifiable character.
3. Pursue strong pedestrian and bicycle connections for residents.
4. Preserve traditional and historic features while adapting for current uses.
5. Emphasis is placed on the preservation and rehabilitation of residential housing.
6. Expand and maintain sidewalks and beautification projects.
7. Maintain the character of the neighborhood by encouraging maintenance and enhancement of architectural elements and curb appeal.

Land uses:

- Single family detached residential
- *Key Word Objectives: Traditional neighborhood, Sense of place, Single family detached residential, Alternative multimodal transportation options, Regional identity, Heritage Preservation, Open space preservation, Environmental protection, Regional Cooperation.*

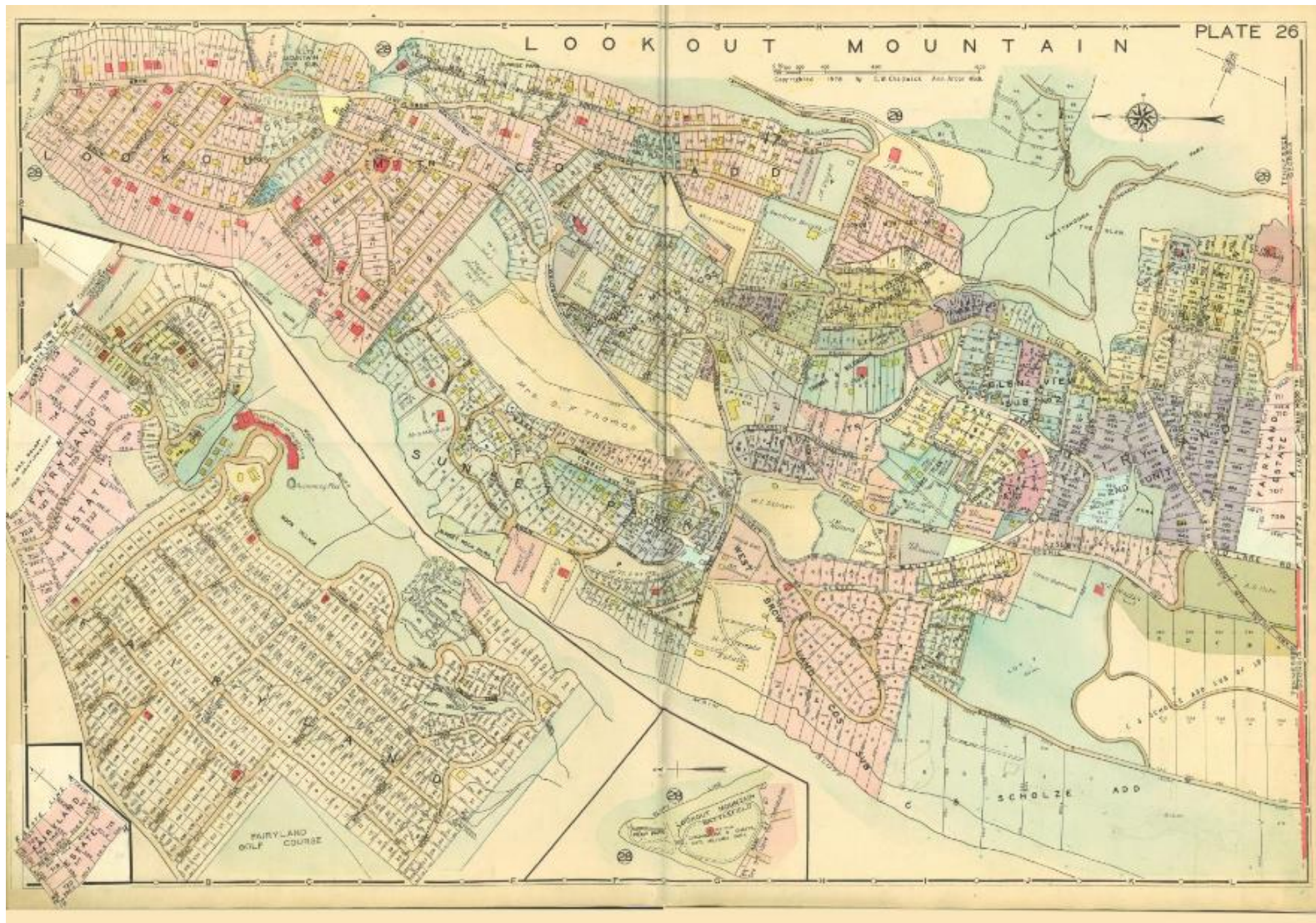


Figure 2: Copyrighted 1928 C.W. Chadwick Plat of Lookout Mountain, including Fairyland Estates

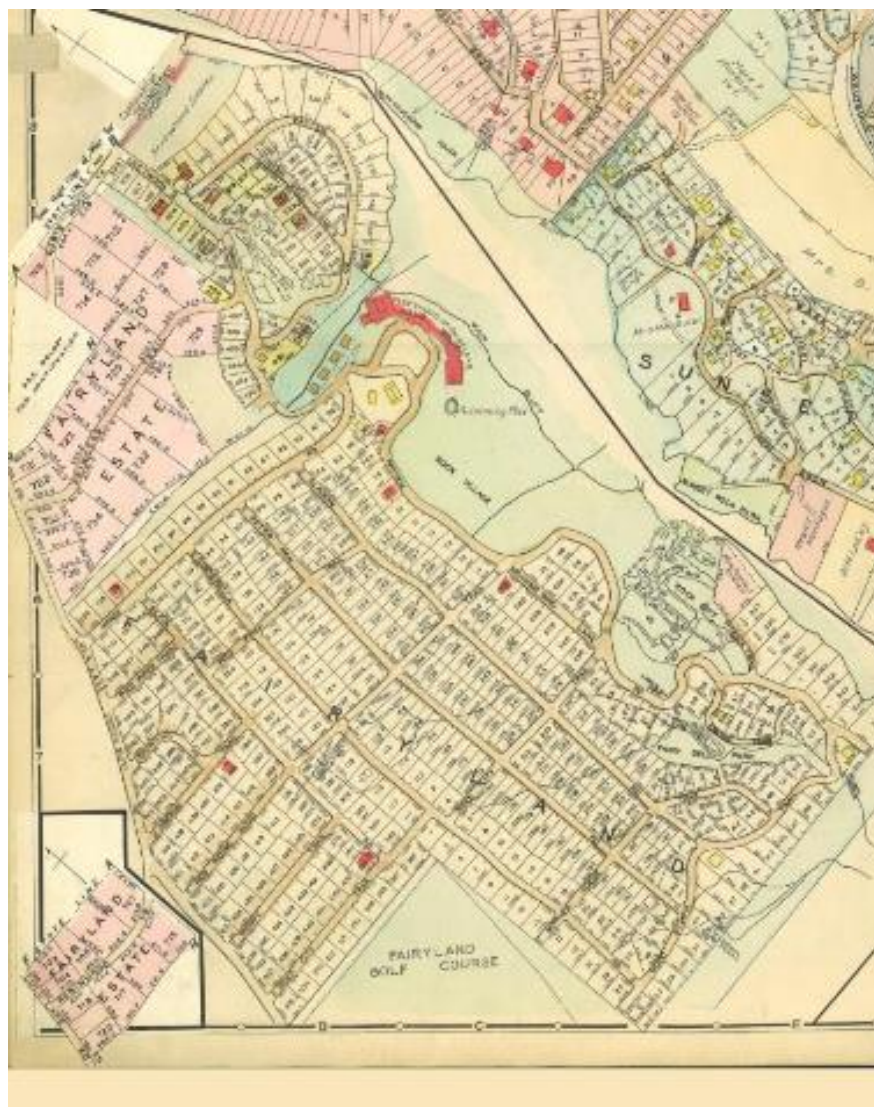


Figure 3. Copyrighted 1928 C.W. Chadwick Plat of Lookout Mountain, including Fairlyland Estates zoomed in

Lookout Mountain Traditional Neighborhood: Lookout Mountain

Description: A neighborhood of parcels of irregular shape and size, whether existing or new development, the lot size, home design, and house size are to be harmonious with other properties in the neighborhood and/or on the street.

Suggested Development Strategy:

1. Maintain the character of the neighborhood by encouraging maintenance and enhancement of architectural elements and curb appeal.
2. Connect neighborhoods with pedestrian walkways and bicycle paths.

Land uses:

- Single family detached residential

Key Word Objectives: Irregular shape and size parcel, Harmonious with surroundings, Single family detached residential, Sense of place, Alternative multimodal transportation, Heritage Preservation, I

Estate Residential: Lookout Mountain

Description: Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically, this district will have larger lots, open space, scenic views, and a high degree of building separation. Alternatively, conservation subdivisions constructed in this district should preserve rural, scenic views and natural resources.

Suggested Development Strategy:

1. Permit clustered conservation subdivisions with minimal environmental impact and the preservation of existing natural resources. Where needed, certain landscaping features, such as planted trees, will be included to reduce the impact of stormwater flow.
2. Site plans, building design, and landscaping are to be sensitive to the surrounding environment and the natural features of the site including the topography, vegetation, and views.
3. The preservation of open space and native vegetation is highly encouraged.
4. Expand local trails to connect with a regional network, providing pedestrians and bicyclists recreational opportunities while providing natural resource protections.
5. Consider design variances for conservation subdivision.

Land uses:

- Single family residential

Key Word Objectives: Traditional neighborhood, Rural cluster development, Conservation subdivision, Open space preservation, Conservation, Environmental protection, Natural resources

Activity Destination District

Description: These areas are characterized by recreational fields, tourist attractions, private clubs, parks, and greenspace; they may also include a mix of onsite or adjacent uses of homes, shops, and small businesses. These locations are pedestrian-friendly and are considered community gathering spaces.

Suggested Development Strategy:

1. Newly constructed buildings need to be architecturally integrated with the site and respectful of the established character of the surrounding area.
2. The street layout matches those in older parts of the community and connects to the existing street network.
3. Provide facilities for bicycles, including bikeways/bike lanes and bike storage racks.
4. Site plans, building, and landscaping are to be sensitive to the natural features of the site, including topography.
5. Maintain the character of the activity destination by encouraging maintenance and enhancement of architectural elements and curb appeal.

Land uses:

- Parks
- Recreational
- Conservation
- Commercial
- Residential

Key Word Objectives: Recreational activities, Mixed uses, Architectural context, Redevelopment of under or unused location, Pedestrian-friendly, bicycle-friendly.

LOOKOUT MOUNTAIN

Report of Accomplishments

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CITY OF LOOKOUT MOUNTAIN REPORT OF ACCOMPLISHMENTS

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Lookout Mountain

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Identify types of small businesses (restaurants, coffee shops, tailor, spa) that fit with Lookout Mountain’s vision and contribute to the city’s tax base.	2017-2021	X				
Identify incentives for these types of businesses to locate in Lookout Mountain.	2017-2021		Ongoing			Policy Statement
Redevelop vacant town center properties.	2017-2021	X	2022, Underway			
HOUSING						
Promote the residential image of Lookout Mountain via the city’s website.	2017-2021		Ongoing			Policy Statement
NATURAL AND CULTURAL RESOURCES						
Update ordinances to increase stream buffers and protect steep slopes.	2017-2021		2022, Underway			
Develop forward thinking stormwater management plan.	2017-2021		Ongoing			Regularly occurring administrative and public work responsibility

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Lookout Mountain

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Landscape the new Memorial Park.	2017-2021		2022, Underway			
Create a bouldering park and picnic area.	2017-2021				X	Lack of interest and change in priorities. Diverting attention and resources to an interior garden park
COMMUNITY FACILITIES AND SERVICES						
Update the sanitary sewer system pump station.	2017-2021		2022, Underway			
Construct phase one of a new town center including a new City Hall, police and fire departments, commercial space, and a new city park.	2017-2021		2023, Underway			City Hall and police and fire department construction has been completed
Construct phase two of the town center complex.	2017-2021		2023, Underway			Which is to include commercial space and a new city park
Create design guidelines for new commercial and residential development to protect the City’s character.	2017-2021		2022, Underway			Town Center guidelines have been completed but residential guidelines are still in progress

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Lookout Mountain

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Create a city master plan with Carl Vinson Institute.	2017-2021	X				
Create a new, updated City website.	2017-2021		2022, Underway			
Build joint city hall/ fire/ police facility.	2017-2021	X				
Purchase a new garbage truck.	2017-2021	X				
LAND USE						
Review and adopt the updated zoning ordinance prepared by the Northwest Georgia Regional Commission.	2017-2021		2022, Underway			
Create and adopt a detailed land use plan to guide future development based on density restrictions created by stormwater and other factors.	2017-2021		Ongoing			Regularly occurring administrative responsibility
INTERGOVERNMENTAL COORDINATION						
Create a draft map for the Lookout Mountain Trails Committee’s bike and pedestrian trail system.	2017-2021	X				Carl Vinson Institute of Government and University of Georgia College of Environment and Design created a Chattanooga Urban Trail System (CUTS) plan, which included design guidelines and route suggestions for bike and pedestrian trail system

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Lookout Mountain

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
INTERGOVERNMENTAL COORDINATION						
Apply for a Recreational Trails grant to further the Lookout Mountain Trails Committee’s bike and pedestrian trail system.	2017-2021		2022			Applying for a grant through ARC for a recreational trail/pathway/sidewalk master plan
Maintain and revise Service Delivery Strategy as needed.	2017-2021		2023			
Implement regular meetings of municipalities, County, Board of Education, and other entities as needed to discuss land use, transportation, workforce, and educational opportunities.	2017-2021	X				

LOOKOUT MOUNTAIN

Work Program Items

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CITY OF LOOKOUT MOUNTAIN COMMUNITY WORK PROGRAM

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF LOOKOUT MOUNTAIN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
	Oversee Town Center retail development contract.	X	X				\$10,000	General fund.	Private Developer, Lookout Mountain City Staff and Officials
TRANSPORTATION									
	Apply for a grant through ARC for a recreational trail/pathway/sidewalk master plan	X	X				\$20,000	Appalachian Regional Commission	City of Lookout Mountain
	Seek funding opportunities for the creation of additional trail/pathway/sidewalk	X	X				\$5,000	State, Federal and private foundation supports	City of Lookout Mountain
	Construction of trail system connecting community college and parks			X	X		\$100,000	State, Federal and Private foundation supports	City of Lookout Mountain
	Attend Complete Street training to seek appropriate transportation policies.			X			\$2,000	Northwest Georgia Regional Commission (NWGRC) Bike and Pedestrian Program	City of Lookout Mountain, Northwest Georgia Regional Commission

CITY OF LOOKOUT MOUNTAIN COMMUNITY WORK PROGRAM

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF LOOKOUT MOUNTAIN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
	TRANSPORTATION								
	Identify and develop transportation policies and practices			X			\$7,000	Northwest Georgia Regional Commission (NWGRC) Bike and Pedestrian Program	City of Lookout Mountain, Northwest Georgia Regional Commission
	NATURAL AND CULTURAL RESOURCES								
	Develop/adopt a Hazard Mitigation Plan for slope stabilization and stormwater drainage.			X			\$75,000	Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP)	City of Lookout Mountain

CITY OF LOOKOUT MOUNTAIN COMMUNITY WORK PROGRAM

COMMUNITY WORK PROGRAM, 2022-2026

CITY OF LOOKOUT MOUNTAIN

Need/ Opportunity Code:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
NATURAL AND CULTURAL RESOURCES									
	Develop a steep slope stabilization plan		X				\$15,000	Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP)	City of Lookout Mountain
	Landscape the new Memorial Park.	X					\$10,000	General Fund	City of Lookout Mountain
COMMUNITY FACILITIES AND SERVICES									
	Update the sanitary sewer system pump station.	X	X				\$1,350,000	General Funds and ARC Grant/Loan	City of Lookout Mountain
	Create design guidelines for residential development to protect the City's character.	X					\$20,000	General Fund	City of Lookout Mountain