



# LOOKOUT MOUNTAIN GEORGIA

## Municipal Planning Commission Meeting

Tuesday, February 08, 2022  
**5:30 PM**

---

Notice is hereby given that a regular meeting of the Municipal Planning Commission for the City of Lookout Mountain, Georgia, will be held at 5:30 PM, on Tuesday, February 08, 2022 at City Hall, 1214 Lula Lake Road, Lookout Mountain, Georgia, 30750.

---

### AGENDA

**CALL TO ORDER/QUORUM**

**PRAYER AND PLEDGE**

**MINUTES**

**AGENDA ITEMS**

- [1.](#) Comprehensive Plan Approval
2. Larry Reed - Building Official - Report

**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.

**\*Under circumstances necessitated by emergency conditions involving public safety, Georgia law permits municipalities to meet by means of teleconference so long as the required notice is provided and means are afforded for the public to have simultaneous access to the teleconference meeting. A public health emergency has been declared in the State of Georgia, and in the City of Lookout Mountain. Accordingly, this meeting of the City Council of Lookout Mountain will be held via teleconference. Meeting access information for the public is below.**

#### **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](tel:18668994679)

United States: [+1 \(646\) 749-3117](tel:+16467493117)

**Access Code:** [312-897-717](tel:312897717)



# 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.

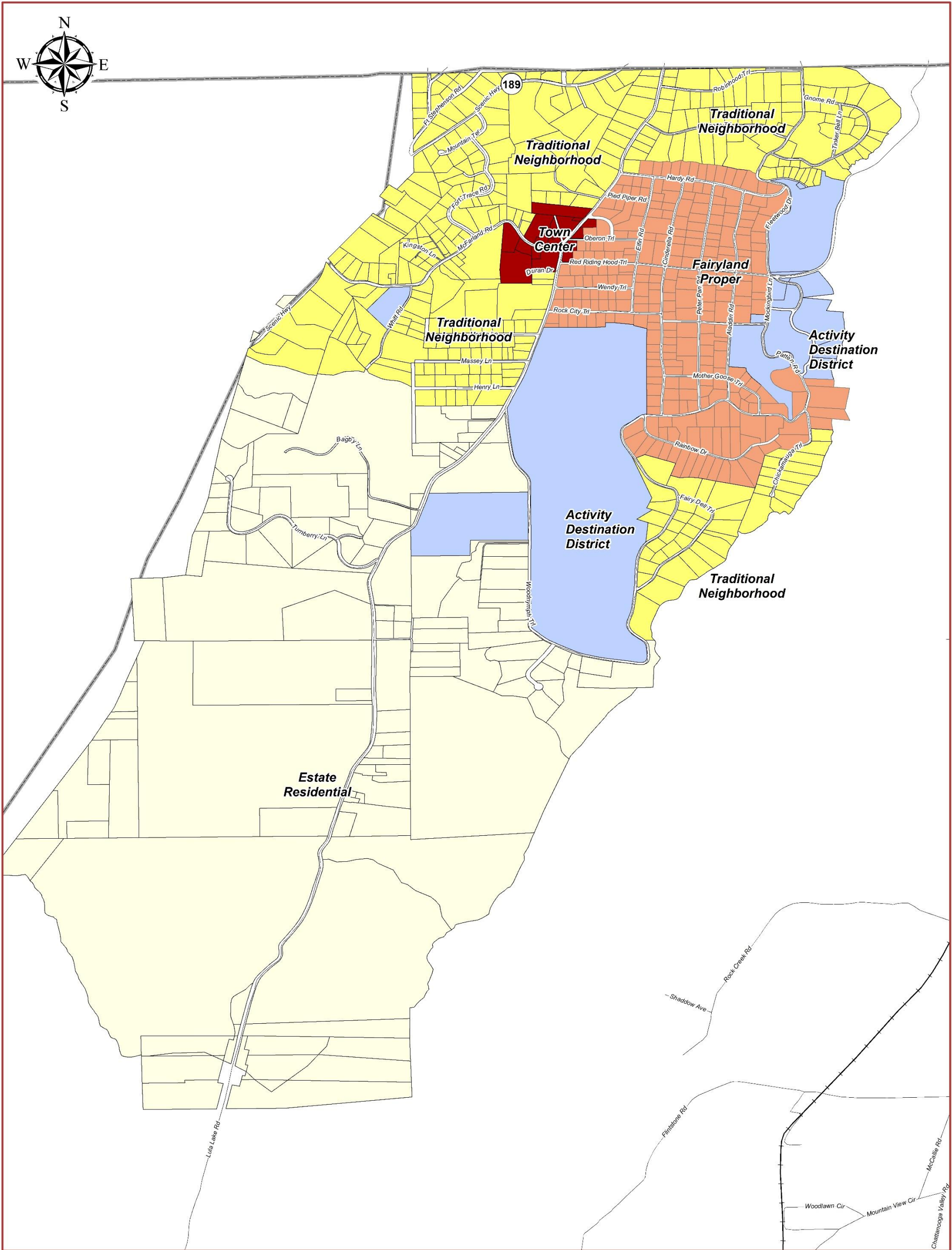
#### **D. Social and Economic Development**

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 = 1,236 feet

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



**NWGRC**  
NORTHWEST GEORGIA REGIONAL COMMISSION  
*A Region With A Bright Future*

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](http://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.*

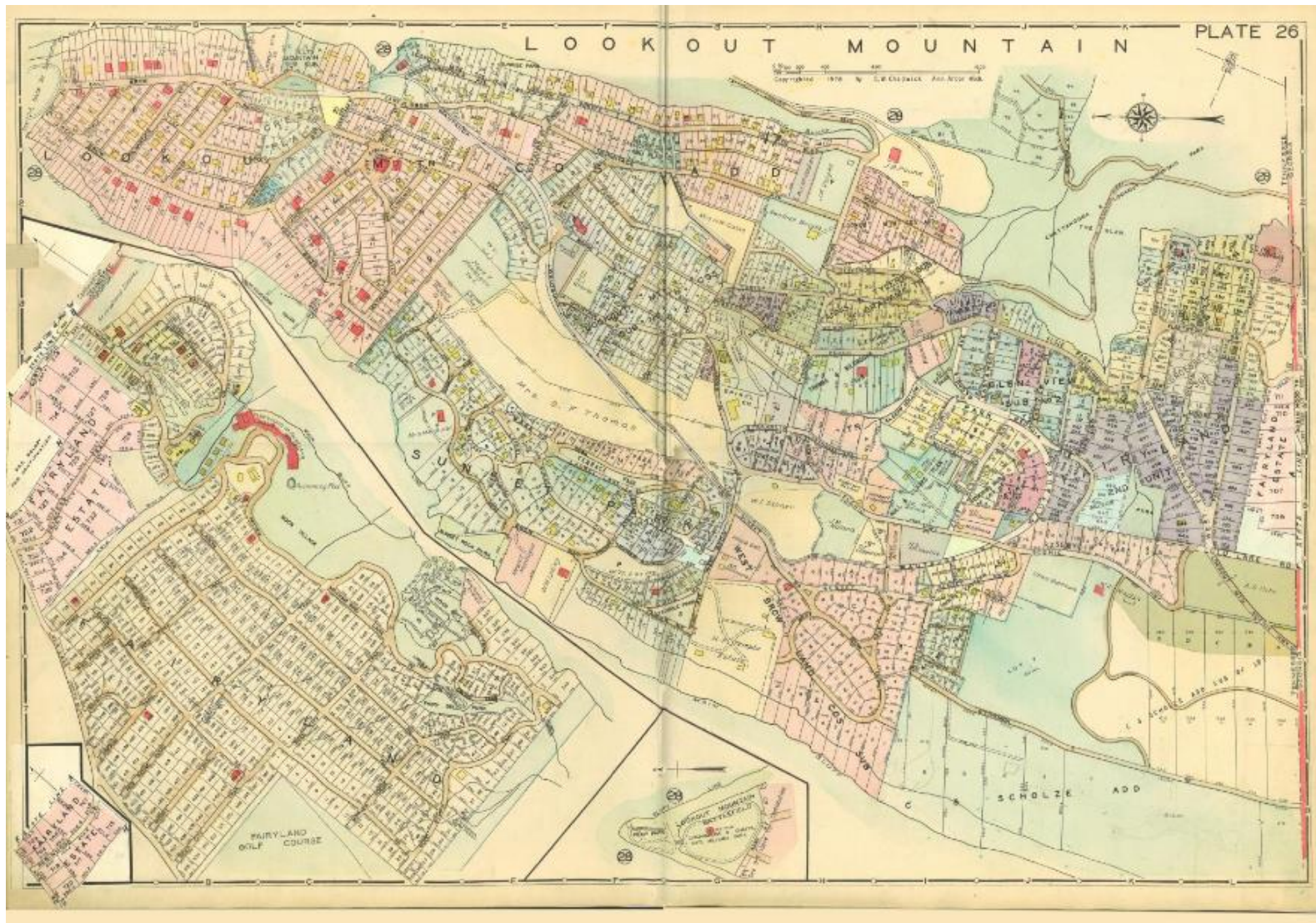


Figure 2: Copyrighted 1928 C.W. Chadwick Plat of Lookout Mountain, including Fairyland Estates



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*

DRAFT

## 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;<br>Projected<br>Completion<br>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;<br>Projected<br>Completion<br>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;<br>Projected<br>Completion<br>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;<br>Projected<br>Completion<br>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*

DRAFT

# CITY OF LOOKOUT MOUNTAIN COMMUNITY WORK PROGRAM

## COMMUNITY WORK PROGRAM, 2022-2026

### CITY OF LOOKOUT MOUNTAIN

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