

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
March 10, 2016
6:00 p.m.

Call to Order

Chairman Alan Merrill called the meeting to order at 6:00 p.m. Present were Rocky Reeves, Bob Simpson, Mark Prater, Robin Cailloux, and Alan Merrill. All members were present.

Pledge of Allegiance

Mr. Merrill led the assembly in the Pledge of Allegiance.

Approval of Agenda

Mr. Simpson made a motion to approve the agenda. Ms. Cailloux seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of February 11, 2016 Regular Meeting Minutes.
Mr. Simpson made a motion to approve the February 11, 2016 Regular Meeting Minutes. Ms. Cailloux seconded. The motion passed unanimously.

Public Hearings *(None scheduled)*

Old Business

2. Comp Plan process update
City Planner Mike Morton reported the first Steering Committee Meeting was held on February 23rd. The group looked at city data that will be presented at the first city-wide meeting being held on March 22nd. The first Rico Community Planning Meeting will be held on March 15th. Mr. Morton said he would like the Planning Commission's input on the size of the area to be used in the Rico Community Study. Mr. Reeves suggested that Ken Langley give input since he is so familiar with the Rico community. Mr. Langley suggested using a maximum one-mile radius from the Rico Road and Campbellton-Redwine Road intersection for the commercial district, but that it may need to be reduced or increased in some areas. A larger radius may be called for to identify the stakeholder group and the leaders of the churches and lodge should be included.

Mr. Morton said he and Allison Duncan are still working on the dates in May for the Neighborhood meetings. The Comp Plan page on the city website is now live.

Mr. Merrill said he was concerned the Comp Plan process will be fairly superficial and will not address some of the significant issues that the city is facing. He would like to see these issues identified in the process. Mr. Morton said that the city can do work on the Comp Plan that is in addition to what has to be sent to the Department of Community Affairs. The Atlanta Regional Commission also has other ways that may help out with that process.

3. Open Space discussion continued

Mr. Merrill distributed a list of Open Space issues to discuss and suggested that Commission members choose one item to discuss in detail. Mr. Simpson said the timing of putting the open space into easement is the most important topic. After discussion between the Commission members, consensus was reached on the following items:

- 1. In Towns, Villages, and Hamlets, the peripheral buffer should be protected by conservation easement at the beginning of the process.*
- 2. PC districts must put 100% of their open space into conservation easement up front.*
- 3. The 80% standard currently in the Subdivision Regulations should be refined to say 80% based on the original concept plan or preliminary plat.*
- 4. In PC districts, the conservation easement should be written to facilitate expansion into future contiguous HM, VL, or TN districts.*

Mr. Merrill said that more discussion needs to take place on the open space issues before the Planning Commission makes recommendations to City Council.

New Business

4. Zoning permit requirements for Bed & Breakfast and Country Inn.

City Planner Mike Morton said that he recently received bed and breakfast application for a property on Old Rico Road. Currently, both a Bed and Breakfast and Country Inn are approved through the administrative permit process. He asked Commission members for their opinion on what the approval process should be for a Bed and Breakfast and a Country Inn specifically in the Rural District. Mr. Simpson said that he has received calls about the proposed Bed and Breakfast on Old Rico Road and anytime there is a change in rural areas, there should be City Council approval. Ms. Callioux said that language protecting surrounding agricultural uses should be included. After discussion between Commission members, the consensus was that the requirement that City Council approval is required for a Country Inn and the discussion on Bed and Breakfast would continue at the next regular meeting. Mr. Simpson made a motion to recommend to City Council that on Table 4.2, Permitted Use Table, located in the Zoning Ordinance, the line for Country Inn be changed from A to U under the RL column. Ms. Cailloux seconded. The motion passed unanimously.

These minutes are provided as a convenience and service to the public, media, and staff. It is not the intent to transcribe proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted and heard by the Commission, but not quoted. This is an official record of the City of Chattahoochee Hills Planning Commission Meeting proceedings.

Staff Reports

Mr. Morton said that he had no items to report.

Discussion with Citizens

Laurie Searle said at the Open Space Work Session, someone had made a comment about bringing a banker or developer in from the outside to give a different perspective. She asked what the unintended consequences may be.

Jim Hancock said the peripheral buffer requirement is a no brainer. With that, you are well on your way to your open space conservation.

Ken Langley asked if there were ways to have connectivity between buffers and if there could be a road within the buffer. Mr. Reeves answered yes.

Tera Hattaway said that she lives on Cochran Mill Road near the Minerva property so she likes the idea of the buffers. She also said that she owns La Hacienda, a bed and breakfast located in Chattahoochee Hills, and most people that stay are looking for quiet and secluded places. The movie industry will also sometimes use a bed and breakfast for cast or crew members, and that industry is growing.

Adjourn Meeting

Mr. Simpson made a motion to adjourn. Ms. Cailloux seconded. The motion passed unanimously. Meeting adjourned at 8:03p.m.

Approved this 21st day of April, 2016.

Alan Merrill, Chairman

Attest:

Dana Wicher, City Clerk