

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
May 12, 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, and Alan Merrill. Robin Cailloux and Mark Prater was absent.

Pledge of Allegiance

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

Approval of Agenda

City Planner Mike Morton requested that a discussion of accessory dwellings be added as item number 6 under New Business. Mr. Reeves made a motion to approve the agenda as amended. Mr. Simpson seconded. The motion passed unanimously.

Robin Cailloux arrived at 6:03 p.m.

Approval of Minutes

1. Approval of April 21, 2016 Regular Meeting Minutes.
Mr. Simpson made a motion to approve the April 21, 2016 Regular Meeting Minutes. Ms. Cailloux seconded. The motion passed unanimously.

Public Hearings *(None scheduled)*

Old Business *(None)*

New Business

2. Upcoming hearings (Special Called Planning Commission meeting 5/26)
 - a. Annexation of 135 acres
City Planner Mike Morton presented the item. The petition has met the requirements. It represents approximately 100 acres of the 127 privately-owned acres in the proposed annexation area (78.5%) and 14 of the 20 electors in the area (70%).
 - b. Deannexation of 128 acres
Mike Morton presented the item. He said the acreage is actually 226 acres. The property is open land with two separate owners. It lies to the east of Cascade Palmetto Highway and north of Ridge Road. The parcels should not have been included in the large annexation that was finalized in 2015.

c. Text amendment (B&B and Country Inn)

City Planner Mike Morton presented the item. The three areas of the proposed changes are:

- 1. Replace the definition of “Bed and Breakfast” with definitions for “Bed and Breakfast, Small” and “Bed and Breakfast, Large”.*
- 2. In Table 4.2 Permitted Use Table, replace “Bed and Breakfast” with “Bed and Breakfast, Small” and “Bed and Breakfast, Large”. For “Bed and Breakfast, Large”, require a Special Use Permit in the RL district.*
- 3. In Section 4.4 Supplemental Use Provisions, replace “Bed and Breakfast” with “Bed and Breakfast, Small” and “Bed and Breakfast, Large”.*

3. Serenbe zoning: Old and New

City Planner Mike Morton gave a summary of the three zoning cases that entitled the Serenbe Hamlet. He also discussed the open space requirements, buffers, the subdivision and development process, and lot layout matters. Commission members also discussed when permanent conservation needs to take place.

4. Comp Plan Steering Meeting 6/16 – Joint meeting with Planning Commission proposed

City Planner Mike Morton said he is proposing a joint Planning Commission and Comp Plan Steering Committee meeting. The only concern was if there are items requiring a public hearing that may come up. Otherwise, there were no objections to a joint meeting.

5. Gasoline price signs in the Sign Ordinance

City Planner Mike Morton said Charlie’s Store has requested to put up an LED light sign. The Sign Ordinance does not allow internally illuminated. Mr. Morton said he wants to put off discussion until he can discuss with the City Attorney.

6. Accessory Dwellings

City Planner Mike Morton said that the city recently received an inquiry about the construction of two garage apartments in Serenbe. The building permits for the houses were obtained in 2014 and the intent was always to build the garage apartments. The Zoning Ordinance limits an accessory dwelling footprint for the first story to 480 square feet and limits total square footage in TN, VL, HM districts to 440 square feet. After discussion between Planning Commission members and staff, it was decided that more discussion is needed before making any recommendations.

Staff Reports

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.

There were no Staff Reports.

Adjourn Meeting

Mr. Simpson made a motion to adjourn. Ms. Cailloux seconded. The motion passed unanimously. Meeting adjourned at 7:52 p.m.

Approved this 16th day of June, 2016.

Alan Merrill, Chairman

Attest:

Dana Wicher, City Clerk