

**Minutes**  
**Special Called Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**May 26, 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, Robin Cailloux, Mark Prater, and Alan Merrill.*

**Pledge of Allegiance**

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

**Approval of Agenda**

*Mr. Prater made a motion to approve an amended agenda tabling Item Number 3, Public Hearing on a Text Amendment (B&B and Country Inn,) and tabling Item Number 4, Accessory Dwelling regulations. Mr. Reeves seconded. The motion passed 3-2, Ms. Cailloux and Mr. Merrill opposed.*

**Public Hearings**

1. Annexation of 135 acres

*Mr. Merrill opened the public hearing. City Planner Mike Morton presented the item. The property consists of 12 parcels of approximately 135 acres. The current zoning is AG-1 with one 25 acre parcel zoned MIX Mixed Use. The property will be zoned RL upon annexation.*

*There was no public comment.*

*Mr. Merrill closed the public hearing.*

*Mr. Simpson made a motion to recommend the annexation of the 135 acres. Ms. Cailloux seconded. After discussion between Planning Commission members, Ms. Cailloux made a motion to amend the motion to clarify that the property comes in under the city's current zoning. Mr. Prater seconded. The amended motion passed unanimously.*

2. De-annexation of 126 acres

*Mr. Merrill opened the public hearing. City Planner presented the item. The number of acres is 226 instead of 126, which was a typo on the agenda. The property has two separate owners, one owns approximately 218.5 acres and the other owns approximately 7 acres.*

*There was no public comment.*

*Mr. Merrill closed the public hearing.*

*Planning Commission members noted the absence of the applicant. Ms. Cailloux said she was disappointed that the applicant does not share the development pattern and preservation vision of the city for this property. Mr. Prater said the city should include more land along Cascade Palmetto Highway (Highway 154) rather than less.*

*Mr. Simpson made a motion to recommend the deannexation of the 226 acres. Mr. Reeves seconded. The motion passed 4-1, Mr. Prater opposed.*

3. Text Amendment (B&B and Country Inn) - *Tabled*

**Old Business**

4. Accessory Dwelling regulations - *Tabled*

**Staff Reports**

*City Planner Mike Morton said he had spoken with the City Attorney about the garage apartment/carriage houses in Serenbe, and the City Attorney's opinion is that they are vested. The city has not received permit applications for the two particular structures.*

*Mr. Merrill reported that the first Neighborhood Comp Plan meeting was held in Serenbe this past Tuesday. The discussion at the meeting turned to more of an explanation of the Comp Plan process. Mr. Merrill said he thought it opened up a good discussions and provided an opportunity to rekindle some of the "keep it rural" conversation. Mr. Morton said there will be a Q & A session at the upcoming neighborhood meetings, and he announced the schedule for those meetings.*

**Adjourn Meeting**

*Mr. Prater made a motion to adjourn. Mr. Simpson seconded. The motion passed unanimously. Meeting adjourned at 6:47 p.m.*

*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.*

Approved this 16<sup>th</sup> day of June, 2016.

---

Alan Merrill, Chairman

Attest:

---

Dana Wicher, City Clerk