

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**October 13, 2016**  
**6:00 p.m.**

**Call to Order**

*Chair Bob Simpson called the meeting to order at 6:05 p.m. Present were Bob Simpson, Rocky Reeves, Mark Prater, Robin Cailloux, and Alan Merrill. All members were present. Also present was City Planner Mike Morton and City Attorney Rick Lindsey.*

**Pledge of Allegiance**

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

**Approval of Agenda**

*Mr. Prater made a motion to move up the Kane Variance agenda item. Mr. Merrill seconded. The motion passed unanimously. Mr. Simpson made a motion to remove the Accessory Dwelling agenda item. Mr. Reeves Seconded. The motion passed unanimously. Mr. Reeves made a motion to approve the agenda as amended. Mr. Merrill seconded. The motion passed unanimously.*

**Approval of Minutes**

1. Approval of September 22, 2016 Regular Meeting Minutes  
*Mr. Reeves requested that the September 22, 2016 minutes be amended to change the sentence "He suggested that the city come up with a better conservation program through things such as deed restrictions or not allowing tax benefits unless conservation is done up front" to read "He suggested that the city come up with a better conservation program" because tax benefit programs are administered by the Internal Revenue Service and not the city. He also requested that the agenda item on Accessory Structures be amended to read Accessory Dwellings. Mr. Merrill made a motion to approve the September 22, 2016 Regular Meeting Minutes with the requested revisions. Ms. Cailloux seconded. The motion passed unanimously.*

**Public Hearings**

2. 16V-001 Kane Accessory Structure Variance – 35 Swann Ridge  
*Mr. Simpson opened the Public Hearing. City Attorney Rick Lindsey read the rules for the Public Hearing.*

*The following people spoke in favor of the item:*

1. John Kane, 35 Swann Ridge (applicant)
2. Karen Fitzgerald, 11 Swann Ridge
3. Tracie Lofgren, 20 Swann Ridge

4. *Mary and Ron Savarese, 31 Swann Ridge (City Attorney Rick Lindsey read an email into the record on their behalf)*

*There was no public comment in opposition to the item.*

*City Planner Mike Morton presented the item. The five variance criteria are satisfied by the application. Staff recommends approval of the variance with the condition that the site plan be modified to locate the structure no fewer than five feet from the property line and ten feet from the existing house.*

*Mr. Simpson closed the Public Hearing.*

*Mr. Merrill made a motion to recommend approval of the variance application. Mr. Prater seconded. The motion passed unanimously.*

*Mr. Simpson called for a five-minute recess at 6:35 p.m.*

### **Old Business**

#### 3. Comprehensive Plan review

*Planning Commission member recommended the following changes be made to the draft of the Comprehensive Plan:*

1. *On page 5, Executive Summary, revise the last sentence in the fourth paragraph by changing "buffer protection policies" to read "300 foot buffers" and by removing "most of" so it reads "...will be protected through transportation planning and 300 foot buffers, including preserving the viewscape on South Fulton Parkway."*
2. *On page 7, revise the key on the map so that the lines on the key are visible.*
3. *On page 17, Community Issues & Opportunities, replace "visual" with "300 foot" in last sentence so it reads "...will be separated from rural areas by 300 foot buffers of undisturbed or restored vegetation."*
4. *On page 26, Agricultural and Rural Residential, revise the last sentence in the first paragraph to read "Uses associated with large scale farming and agribusiness, such as industrial slaughterhouses, should be located in the Town, Village(s) or Hamlet(s) Special District."*
5. *On page 31, Parkway Commercial, replace the pictures depicting Parkway Commercial district.*
6. *On pages 32 and 35, in the fifth bullet point in the "Know Your Town" and "Know Your Village" text boxes, remove "except for a small window to South Fulton Parkway".*
7. *On Page 33, remove "whether internal to the town or from outside the town" so the sentence reads "The transfer of development rights serve not only to provide additional density in the town..."*

8. *On page 42, Hamlet Special District, reword the fourth paragraph so it reads "This district supports the larger economic development goals of the city by enabling sites for viable industries, including agricultural uses, while separating nuisances from the bucolic countryside. It is important that businesses in this development type be consistent with the overall vision of the city, development at an appropriate scale and the establishment of design aesthetics.*
9. *On page 42, in tenth bullet point in the "Know Your Special District" text box, remove "Open space requirements may be increased or reduced" so it reads "Maximum amount of Open Space that may be preserved off site may be increased or reduced."*

*Mr. Merrill made a motion to recommend adoption of the Comprehensive Plan with the recommended changes. Mr. Reeves seconded. The motion passed unanimously.*

4. *Accessory Dwellings (Removed from agenda)*
5. *Conservation Easements and Their Alternatives*  
*Mr. Reeves led a discussion on alternatives to conservation easements for preserving open space. He said that things such as zoning referendums, deed restrictions, and HOA contractual obligations may be better tools. Mr. Simpson requested that the next agenda include an item to develop a work plan for exploring these alternatives.*

#### **New Business** (None)

#### **Staff Reports**

*Mr. Morton announced that there are upcoming public engagement opportunities regarding South Fulton Parkway corridor development planning. Flyers were available for anyone interested. He distributed copies of the 2011 Fulton County Subdivision Regulations to the Planning Commission members. An application for a minor subdivision will be on the October 19<sup>th</sup> Special Called meeting agenda. The application is for property where Cochran Mill Nature Center is located. Minerva wishes to donate the property to Cochran Mill Nature Center.*

#### **Adjourn Meeting**

*Mr. Merrill made a motion to adjourn. Mr. Reeves seconded. The motion passed unanimously. Meeting adjourned at 8:04 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 15<sup>th</sup> day of December, 2016.

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Bob Simpson, Chairman

Attest:

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Dana Wicher, City Clerk