

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**October 19, 2016**  
**5:00 p.m.**

**Call to Order**

*Chair Bob Simpson called the meeting to order. Present were Bob Simpson, Rocky Reeves, Mark Prater, and Alan Merrill. Robin Cailloux was absent. Also present were 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 approve the agenda. Mr. Reeves seconded. The motion passed unanimously.*

**Public Hearings**

1. 16V-002 Strong Side Setback Variance – 10750 Cedar Grove Road  
*City Attorney Rick Lindsey read the rules for the Public Hearing. Mr. Simpson opened the Public Hearing.*

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

1. *Dwight Thomas, DK Thomas Custom Homes (on behalf of the applicants) – said the location of the building site was chosen and a variance is being requested in order to preserve greenspace along the tributary and for safety reasons with the turnaround area on the garage side of the house. He said the location of the house does not pose a hardship to the adjacent property owners and was not the result of the property owners' actions or requests.*
2. *Aaron Strong (applicant) – said that he and his wife never meant to cause any inconvenience or harm to anyone and that they have been unable to communicate with the neighboring property owner. His hope is that the variance is granted so they can continue the building process and move into their home.*
3. *Alicia Strong (applicant) – commented on the drop-off near the turnaround and could not see how the house could be situated another 10 feet from the property line.*

*The following person spoke in opposition of the item:*

1. *Ernest Thomas, 10793 Rivertown Road – expressed concerns about erosion issues and other property owners building within setbacks if the variance is granted.*

*City Planner Mike Morton presented the staff recommendation. He read the definition of "hardship" from the Zoning Ordinance and said that staff cannot recommend approval of the Variance application based on the Variance criteria that that application of the Zoning Ordinance to the property would create an unnecessary hardship. He stated that the applicant has not proven that there are no other building sites on the property other than the current construction site.*

*Mr. Simpson closed the Public Hearing.*

*After discussion between the Planning Commission members, staff, and the applicant, Mr. Simpson explained the role of the Planning Commission.*

*Mr. Prater made a motion to recommend the variance application not be approved. Mr. Reeves seconded. The motion passed unanimously.*

### **Old Business** (None)

### **New Business**

#### **2. Cochran Mill Nature Center Concept Plan Approval**

*City Planner Mike Morton presented the item. Southeastern Engineering, Inc., on behalf of Minerva USA, submitted an application for approval of a Concept Plan for the property used by Cochran Mill Nature Center. The property is part of larger tract owned by the Reemtsma family and controlled by Minerva USA. The property owners wish to donate the property to the Cochran Mill Nature Center and the Concept Plan is the first step in the process. There are no changes in the current use of the property. The current zoning is VL.*

*Mr. Reeves expressed concerns that buffers, which are required in the VL district, were not shown on the Concept Plan.*

*Mr. Merrill made a motion to recommend approval of the Concept Plan with the condition that an average 300-foot buffer is shown on the plan for the presentation before City Council. Mr. Reeves seconded. The motion passed unanimously.*

#### **3. Cochran Mill Nature Center Preliminary Plat Contingent Approval**

*City Planner Mike Morton presented the item. Southeastern Engineering, Inc., on behalf of Minerva USA, submitted an application for approval of the Preliminary Plat to subdivide a 45+/- acre parcel to be donated to the Cochran Mill Nature Center. Approval of the Preliminary Plat is contingent on City Council approval of the Cochran Mill Nature Center Concept Plan.*

*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.*

*Mr. Merrill made a motion to approve the Preliminary Plat with the condition that an average 300-foot buffer be shown on the Preliminary Plat. Mr. Prater seconded. The motion passed unanimously.*

**Staff Reports** (None)

**Adjourn Meeting**

*Mr. Merrill made a motion to adjourn. Mr. Prater seconded. The motion passed unanimously. Meeting adjourned at 6:10 p.m.*

Approved this \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Bob Simpson, Chairman

Attest:

\_\_\_\_\_  
Dana Wicher, City Clerk