

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
December 15, 2016
6:00 p.m.

Call to Order

Chair Bob Simpson called the meeting to order at 6:00 p.m. Present were Bob Simpson, Rocky Reeves, Robin Cailloux, and Alan Merrill. Mark Prater was absent. Also present was City Planner Mike Morton.

Pledge of Allegiance

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

Approval of Agenda

Mr. Merrill requested that a discussion regarding the Estates at Cedar Grove settlement agreement be added under new business. Ms. Callioux made a motion to approve the agenda as amended. Mr. Merrill seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of October 13, 2016 Regular Meeting Minutes
2. Approval of October 19, 2016 Special Called Meeting Minutes
Mr. Reeves made a motion to approve the October 13, 2016 Regular Meeting Minutes and the October 19, 2016 Special Called Meeting Minutes. Mr. Merrill seconded. The motion passed unanimously.

Old Business

3. Accessory Dwellings
Mr. Reeves said the regulations for accessory dwellings should be consistent throughout the city. He proposed that accessory dwellings in all zoning districts be allowed up to a maximum size of 960 square feet and that they can be a single story up to the maximum size. City Planner Mike Morton asked if they should be restricted to be no taller than the main residence, and the consensus of the commission members was that they should not be. After discussion between commission members and staff, the recommendation is that a site plan which identifies one onsite parking space be required and that no more than one accessory unit per lot be allowed. City Planner Mike Morton will write up proposed language and distribute to the Planning Commission members to be considered at a future meeting.

New Business

4. Tiny Houses
Mr. Simpson said he was aware of a complaint of a tiny house built in the city and felt the topic should be discussed. He said the two problems he sees are tiny houses

do not generate tax revenue and they usually are not built on foundations. Mr. Reeves said tiny houses are also often built by individuals and you have no way of knowing if they have been built to code. Commission members discussed requiring certifications similar to those seen with modular homes.

Mr. Prater arrived at 6:25 p.m.

City Planner Mike Morton said there is no minimum house size in the current zoning; however, houses must be stick built. Staff and Planning Commission members also discussed the difficulty of having a [stick built] small or tiny home under the current zoning in any district other than a Special Hamlet District. The consensus of the commission members was no changes addressing tiny homes are currently needed in the zoning.

5. Estates at Cedar Grove settlement agreement

City Planner Mike Morton and City Manager Robert Rokovitz answered questions from the Planning Commission members regarding the settlement agreement for Estates at Cedar Grove subdivision. The property owners had purchased the property, which had preliminary plat approval, infrastructure in place, and inspections under Fulton County. They came to the city for permits and staff informed them that they could not be approved because the plans did not meet current zoning. The property owners filed a lawsuit, and later dismissed it in an effort to work out the settlement agreement with the city. Planning Commission members expressed concerns that they had not been made aware of the lawsuit until City Council took action on approval of the settlement agreement. Several members also expressed concerns that this settlement would set a precedent.

Staff Reports

There were no staff reports.

Adjourn Meeting

Mr. Prater made a motion to adjourn. Mr. Merrill seconded. The motion passed unanimously. Meeting adjourned at 7:01 p.m.

Approved this 12th day of January, 2017.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk