

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
February 16, 2017/6:00 p.m.

Call to Order

Chair Bob Simpson called the meeting to order at 6:00 p.m. Present were Bob Simpson, Rocky Reeves, Mark Prater, and Alan Merrill. Robin Cailloux 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. Reeves made a motion to postpone the Home Occupations proposed revision discussion until next month. Mr. Merrill seconded. The motion passed unanimously. Mr. Merrill made a motion to approve the agenda as amended. Mr. Reeves seconded. The motion passed unanimously.

Ms. Cailloux arrive at 6:02 p.m.

Approval of Minutes

1. Approval of January 17, 2017 Regular Meeting Minutes
Ms. Cailloux made a motion to approve the January 17, 2017 Regular Meeting Minutes. Mr. Reeves seconded. The motion passed 4-0, Mr. Prater abstained.

Public Hearings

2. Accessory Dwellings
Mr. Simpson opened the Public Hearing.

There was no public comment.

Mr. Simpson closed the Public Hearing.

Mr. Reeves asked if stairwells were included in the 960 square feet maximum. Mr. Morton read the definition of "floor area" from the Zoning Ordinance and said that stairwells are included in the definition.

After discussion between Commission members, Mr. Reeves made a motion to exclude stairwells and elevators from the 960 square feet maximum. Mr. Merrill seconded. The motion passed 4-1, Mr. Prater opposed.

Ms. Cailloux made a motion to recommend City Council approve the proposed accessory dwelling revisions to the Zoning Ordinance with the additional revision to exclude stairwells and elevators from the 960 square feet maximum. Mr. Merrill seconded. The motion passed 4-1, Mr. Prater opposed.

Old Business

3. Home Occupations proposed revision (*Removed from Agenda*)

New Business

4. Sign Ordinance revision

Mr. Simpson opened the discussion by saying there were two issues – there are needed “housekeeping” revisions to get the Sign Ordinance in compliance with State law and a better definition for “signs” is needed. Mr. Morton said content cannot be regulated but size and placement, including which zoning districts, can be.

Mr. Prater left the meeting at 6:17 p.m.

Discussion included not allowing signs on primary dwellings, making rural and agricultural areas less restrictive, limiting the size of signs, and restricting signs that can be seen from the road. Mr. Simpson said the Planning Commission is insistent that City Council get public input before finalizing the language.

Mr. Merrill made a motion to recommend City Council approve the revised sign ordinance with the following additional revisions:

1. *The definition of “sign” be revised to “any device, fixture, placard, or additional structure that uses any graphic, illumination, symbol or writing to announce, direct attention to, identify or advertise.” The City Attorney should also add language to include painting on the structure in the definition.*
2. *Wall signs up to 32 square feet are allowed for agricultural uses*
3. *Wall signs up to 9 square feet are allowed on primary residences if the sign is visible from the road.*

Ms. Cailloux seconded. The motion passed unanimously.

Staff Reports

Mr. Morton said he recently has received inquiries about event center permitting and the city may consider adding a zoning category for rural event centers. Concerns were raised by several Commission members and it was determined more discussion is needed on this topic before moving forward.

Adjourn Meeting

Mr. Merrill made a motion to adjourn. Mr. Reeves seconded. The motion passed unanimously. Meeting adjourned at 7:16 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 16th day of March, 2017.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk