

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**July 13, 2017/6:30 PM**

**Call to Order**

*Chair Bob Simpson called the meeting to order at 6:30 p.m. Present were Bob Simpson, Rocky Reeves, Mark Prater, and Alan Merrill. Robin Callioux 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 to add an item for discussion of his research on Impact Fees. Mr. Simpson requested to add an item for Mr. Reeves to report on his meeting with an attorney regarding HOA's (Homeowners Associations). Mr. Merrill made a motion to approve the agenda as amended. Mr. Reeves seconded. The motion passed unanimously.*

**Approval of Minutes**

1. Approval of June 15, 2017 Regular Meeting Minutes  
*Mr. Prater made a motion to approve the June 15, 2017 Regular Meeting Minutes. Mr. Merrill seconded. The motion passed unanimously.*

**Public Hearings** (None)

**Old Business**

1. Zoning Fence Standards  
*City Planner Mike Morton presented a revision of the changes discussed at the Planning Commission Meeting on June 15<sup>th</sup>.*

*Mr. Merrill requested a change to include vinyl fencing on the table 3.4.1 Fences & Walls. General consensus among Commission members was to allow electric fences or stringed wire while maintaining the 90-day provision to repair damaged fences with like materials. Mr. Morton added temporary chain link fences to the table 3.4.1 Fences & Walls to include temporary construction or security fencing for active permits. Mr. Merrill suggested the temporary fencing be added as point 12, under section C to clarify the exemption.*

## **New Business**

### **2. Hamlet size limits and adjacent hamlet districts**

*Mr. Reeves discussed the issue of future congestion on smaller feeder roads from larger hamlets. Major infrastructure improvements will be required to handle the sheer volume on those roads. Mr. Merrill said regulation of 1,000 acres maximum for hamlets should remain as the city discusses establishing a minimum distance between hamlets. Mr. Reeves proposed further discussion on open space and when the preservation is required. Mr. Merrill suggested the following two conditions be met prior to approving plans for the Art Farm:*

- 1. Submittal of a conservation easement on the open space in phase one*
- 2. Submittal of a landscape masterplan for Atlanta Newnan Road.*

### **3. Impact Fees**

*Mr. Merrill shared his research on impact fees. Per the Georgia Development Impact Fee Act, impact fees can be used to pay for civic improvements that are listed in the city's Comp Plan. However, if the city has impact fees and the surrounding cities do not, loss of development to those cities without fees is highly likely. No surrounding cities have impact fees. For impact fees to work, the city would need to make sure the right civic improvements were included in the Comp Plan and the city would need to work with surrounding cities to make sure the fees were comparable. This would keep one city from undercutting another.*

### **4. HOA**

*Mr. Reeves reported on his meeting with an attorney regarding HOA's. They discussed possible disputes between HOA's and developers. As well as the need for the city to protect itself by requiring developers to provide a bond. The city should identify several AAA rated bonding companies that can ensure the infrastructure is being managed properly. Mr. Reeves also discussed private roads and the benefits of switching to public roads for public services, liability, and improved road quality.*

## **Staff Reports**

*Mr. Morton has received a rezoning and variance application for Serenbe Art Farm and a variance application on Rico Lake. Public hearings on the rezoning and variance applications will be held at next month's Planning Commission meeting. Two commercial building permit applications have been received. One for a day care on Prom Field Road and one for a medical building in Mado. Mr. Simpson asked if the Art Farm would require rezoning, which Mr. Morton confirmed.*

## **Adjourn Meeting**

*Mr. Prater made a motion to adjourn Mr. Merrill seconded. The motion passed unanimously. The meeting adjourned at 8:14 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 10<sup>th</sup> day of August, 2017.

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Bob Simpson, Chairman

Attest:

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Dana Wicher, City Clerk

*The City of Chattahoochee Hills Mayor and City Council encourage citizen participation in the government process. Should you by reason of a disability need a special accommodation or need accessibility information, please contact the City Clerk's office at 770-463-8881.*