

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
August 10, 2017/6:30 PM

Call to Order

Chair Bob Simpson called the meeting to order at 6:30 p.m. Present were Bob Simpson, Robin Callioux, Mark Prater, and Alan Merrill. All members were present. Also present was City Planner Mike Morton.

Pledge of Allegiance

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

Approval of Agenda

Ms. Cailloux made a motion to approve the agenda. Mr. Merrill seconded. The motion passed unanimously.

Remembrance of Rocky Reeves

Mr. Simpson said Planning Commission recently lost one of its long-time members, Rocky Reeves. He said Rocky will be missed, and that he was a giving man with a servant's heart.

Mr. Merrill said Rocky will be greatly missed. He said Rocky was a firm believer in keeping Chatt Hills intentionally rural and fought for that belief.

Mr. Simpson asked everyone to observe a moment of silence to remember Rocky Reeves.

Approval of Minutes

1. Approval of July 13, 2017 Regular Meeting Minutes
Mr. Merrill made a motion to approve the July 13, 2017 Regular Meeting Minutes. Mr. Prater seconded. The motion passed 3-0, Ms. Cailloux abstained.

Public Hearings

2. 17Z-001 Serenbe Art Farm Rezoning – 10455 Atlanta Newnan Road
3. 17V-003 Serenbe Art Farm Variance – 10455 Atlanta Newnan Road

Mr. Simpson opened the public hearing for 17Z-001 and 17V-003.

Wayne Matthews, Southeastern Engineering, Inc., 417 Selborne Way (on behalf of the applicant) – the applications are to rezone 63.57 acres in order to bring it into the

Serenbe hamlet and a variance request to decrease the buffer width from a 150-foot minimum to 30 feet. The applicant now is requesting to withdraw the applications.

Cleve Johnson, 10475 Atlanta Newnan Road – said he lives next door to the property and that the survey was not done properly and the surveyor took about 20 feet from his property. Expansion of Rock Hill Drive will take up their yard.

Carlton and Hazel Solle, property owners of 8460 Atlanta Newnan Road and 10485 Atlanta Newnan Road – (written comments read by City Clerk Dana Wicher) the proposed facilities will create substantially more vehicle and foot traffic. If approved, Rock Hill Drive would need to be improved significantly and a stoplight should be installed where it intersects with Atlanta Newnan Road. The proposed zoning change could negatively impact the value of their properties, and they request any approved variances or zoning use changes be available in the future for their properties.

Leslie and Sylvia Wynn, property owners of 0 Atlanta Newnan Road – (written comments read by City Clerk Dana Wicher) they have no problems with rezoning of the Art Farm property but they do not want the rezoning to effect what they can or cannot do on their property.

Mr. Simpson closed the public hearing and explained the role of the Planning Commission. City Clerk Dana Wicher said she missed a comment card for these agenda items. Mr. Simpson reopened the public hearing.

Steve Knapp, 10548 Serenbe Lane – said he his major concerns with the proposed plan were the ability to maintain the expanded Serenbe property and parking issues.

Tammy Wheaton, 8726 Atlanta Newnan Road – said she lived in the house where the Art Farm currently is and is in favor of the proposal. She said that the Art Farm has been great for the community.

Mr. Simpson closed the public hearing.

Mr. Simpson said the Planning Commission is a recommending body and has no authority to grant the applicant's request to withdraw. Once the legal advertisement for a rezoning public hearing has been published, only the City Council can grant approval of the withdrawal of the applicant's request.

Mr. Morton presented the items for 17Z-001 and 17V-003. Serenbe CH Properties, LLC has requested a rezoning of 63.57 acres from the RL (Rural) to HM-MU (Mixed-Used

Hamlet) to expand the Serenbe Hamlet. The applicant has also requested a variance to the district buffer requirements. He gave highlights of the proposed conditions.

Mr. Prater made a motion to recommend denial of Rezoning Application 17Z-001. Ms. Cailloux seconded.

Mr. Prater said the proposed facilities would cause more than normal traffic on a public road and there is the issue of Rock Hill Drive. He also said Atlanta Newnan Road would need to be widened all the way to Hutcheson Ferry Road by the applicant.

Ms. Cailloux said she is concerned about the proximity to residential use. She likes the vision but feels the property constrained.

Mr. Merrill said there are Indian ruins at the back of the property so it would be good to have that area of the property to be in a conservation easement but the comment regarding a possible boundary line dispute is a concern.

Mr. Simpson said he likes the concept but it needs more work to ensure a vision of cohesiveness since the hamlet would be expanded across a public road. He also said that staff needs to work with the applicant to get a plan that is more palatable to the Planning Commission and City Council.

Mr. Merrill asked if the item should be tabled. Mr. Simpson said it should move forward and called for the vote. The motion passed 3-0, Mr. Merrill abstained.

Ms. Cailloux made a motion to recommend approval of Variance Application 17V-003. Mr. Merrill seconded.

Ms. Cailloux said if the rezoning moves forward, this request is the perfect example for a variance.

Mr. Prater said the developer is trying to fit a square peg into a round hole and the overall plan does not fit the property. He also said everything in the zoning and Comp Plan hinges on buffers.

Mr. Merrill asked if the request fits the five criteria of a variance, and Mr. Morton answered that it is staff's opinion that it does.

Mr. Simpson said that he and Mr. Merrill had met with the developer and that the city needs to work with the developer for a cohesive plan. The developer should not have to

keep guessing at what the city wants until he gets it right. Staff and City Council need to give him some guidance.

Mr. Simpson called for the vote. The motion tied 2-2, Mr. Simpson and Mr. Prater opposed.

4. 17V-002 Swantston Rico Lake Variance – 7650 Rico Road #2
Mr. Simpson opened the public hearing.

Tom Swanston, 7650 Rico Road #2 (applicant) – said the request is for a variance to expand the residence which was built before stream buffer requirements were in place. They propose to build a 550 square foot addition which will make the house handicap accessible. The addition will not be any closer to the lake, and there are no other options for expanding because of the septic system and future expansion of the septic system if needed. The application includes plans for mitigation potential negative effects of construction.

Tom Hejhal, 7650 Rico Road #16 – spoke in support of the variance. He also said the Rico Lake Board has approved the plans.

Gordon Ramsey, 9138 Selborne Lane – spoke in support of the variance.

Gardener Powell, 7650 Rico Road #25 – (written comments read by City Clerk Dana Wicher) comments were in support of the variance. She believes this is the type of situation variances were created for and the plans will have minimal environmental impact.

Mr. Simpson closed the public hearing.

Mr. Merrill made a motion to recommend approval of Variance Application 17V-002. Ms. Cailloux seconded. The motion passed unanimously.

Old Business (None)

New Business (None)

Staff Reports

Mr. Morton said he had no staff reports.

Mr. Prater asked if there was an update on the Cochran Mill Park bridge. City Manager Mr. Rokovitz responded. He said he had contacted Croy Engineering for a second

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.

opinion. They involved a structural engineer who recommended the city do a design and build request for bids. They gave a couple of options, including either refurbishing the existing steel or fabricating new steel. The city is currently waiting on the RTP Grant to determine what funding will be available.

Adjourn Meeting

Mr. Prater made a motion to adjourn. Ms. Cailloux seconded. The motion passed unanimously. The meeting adjourned at 7:54 p.m.

Approved this 21st day of September, 2017.

Bob Simpson, Chairman

Attest:

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.