

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**February 11, 2016**  
**6:00 p.m.**

**Call to Order**

*Chairman Alan Merrill called the meeting to order at 6:00 p.m. Present were Rocky Reeves, Bob Simpson, Mark Prater, Robin Cailloux, and Alan Merrill. All members were present.*

**Pledge of Allegiance**

*Mr. Merrill led the assembly in the Pledge of Allegiance.*

*Mr. Merrill asked everyone in attendance to state their name and name one of their favorite things about Chattahoochee Hills.*

**Approval of Agenda**

*Mr. Reeves made a motion to remove Agenda Item Number 3, Open Space Discussion, so the Planning Commission could discuss the topic at a future work session. Mr. Simpson seconded. The motion passed unanimously. Mr. Simpson made a motion to approve the agenda as amended. Ms. Cailloux seconded. The motion passed unanimously.*

**Approval of Minutes**

1. Approval of January 14, 2016 Regular Meeting Minutes.  
*Ms. Cailloux made a motion to approve the January 14, 2016 Regular Meeting Minutes. Mr. Simpson seconded. The motion passed unanimously.*

**Public Hearings**

1. Special Use Permit (Petition No. 15U-001) request from Emily Ewing for Pet Care Services in an HM-MU District located at 9057 Selborne Lane.  
*Mr. Merrill read the rules for the public hearing and opened the public hearing.*

*Emily Ewing, applicant, presented her request to operate a Pet Care services business at 9057 Selborne Lane. She said that her proposed pet grooming and doggy daycare business would fill void in the community. She currently is operating a retail pet supplies shop on the street level portion and the lower floor would house the grooming and daycare. The business will accommodate no more than ten dogs at a time, dogs would be temperament tested, and noise reducing curtains would be used.*

*Katherine Maxwell, 9047 Selborne Lane – said that she was excited about the business but was also concerned about noise and traffic.*

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

- 1. Michael Taylor, 9073 Selborne Lane*
- 2. Kelsey Edwards, 9069 Selborne Lane – written statement read by City Clerk Dana Wicher*

*Mr. Merrill closed the public hearing.*

*City Planner Mike Morton presented the staff report for the item. The main concern is noise. He recommended approval with the following as possible conditions:*

- 1. Addition of noise reducing curtains*
- 2. Probationary period or time limit on the permit*
- 3. Temperament testing of the dogs*

*Mr. Simpson made a motion to recommend to the City Council to approve the Special Use Permit with the following conditions:*

- 1. Addition of noise reducing curtains*
- 2. One-year expiration with a reapplication of a Special Use Permit at expiration*
- 3. Temperament testing of the dogs*

*Mr. Reeves seconded. The motion passed unanimously.*

- 2. Ordinance to Amend and Revise Chapter 22, Subdivision and Land Development Ordinance, Section 9.2.B. – to correct a transposed number in the percent of preservation areas allowed to be less than 50 feet wide in hamlets, villages, and towns.*

*Mr. Merrill opened the public hearing.*

*There was no public comment.*

*Mr. Merrill closed the public hearing.*

*City Planner Mike Morton presented the item. The intent of Section 9.2.B was to limit the preservation area to no more than 5% for areas fewer than 50 feet in width. This proposed amendment would correct the section to read 5% instead of 95%.*

*Mr. Reeves made a motion to recommend that City Council approve the change. Mr. Prater seconded. The motion passed unanimously.*

### **Old Business**

- 3. Open Space discussion. Prioritize list of Open Space discussion topics developed at the last meeting. Add to list as necessary (Removed from agenda)*

4. **Comp Plan process/schedule update**

*City Planner Mike Morton said there have been minor changes to the schedule since the last Planning Commission meeting and it is still tentative except for the first two meetings. The first Steering Committee meeting will be held on Tuesday, February 23<sup>rd</sup> and the first Rico Community meeting will be held on Tuesday, March 15<sup>th</sup>. The list of stakeholders and steering committee members has not yet been finalized.*

*Mr. Merrill summarized the initial Comp Plan process and explained that this is an update to the plan. He said the key is to get as much input from as many people as possible.*

**New Business**

5. **Planning Commission Calendar for 2016/17.** The current calendar ends with the March meeting.

*City Planner Mike Morton presented the proposed Planning Commission schedule for 2016/17. The proposed schedule would set meeting dates through March 2017.*

*Mr. Simpson made a motion to approve the 2016/17 meeting schedule. Ms. Cailloux seconded. The motion passed unanimously.*

**Staff Reports**

*Planning Commission members and staff discussed possible dates to schedule a work session for the Open Space Discussion. The work session will be held on March 3<sup>rd</sup> at 6:00 p.m.*

**Public Comment**

*Susan Tillander stated that she liked having the public comment cards out.*

*Laurie Searle asked how the Beaver House property is zoned and if it was on the historical register. City Planner Mike Morton answered that it is zoned RL but will probably be used as park land if the city acquires the property. He is unsure if it is on the historical register.*

*Gordon Rolle said he is a District 65 State Representative Candidate and wants to become more acquainted with the zoning in Chattahoochee Hills.*

**Adjourn Meeting**

*Mr. Prater made a motion to adjourn. Mr. Simpson seconded. The motion passed unanimously. Meeting adjourned at 7:33 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 March, 2016.

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Alan Merrill, Chairman

Attest:

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Dana Wicher, City Clerk