

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
April 21, 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, Robin Cailloux, and Alan Merrill. Mark Prater was absent.

Pledge of Allegiance

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

Approval of Agenda

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

Mark Prater arrived at 6:04 p.m.

Approval of Minutes

1. Approval of March 10, 2016 Regular Meeting Minutes.
Mr. Simpson made a motion to approve the March 10, 2016 Regular Meeting Minutes. Mr. Reeves seconded. The motion passed unanimously.

Public Hearings *(None scheduled)*

Old Business

2. Zoning permit requirements for Bed & Breakfast and Country Inn
City Planner Mike Morton presented the item. Bed and Breakfast is currently defined as lodging establishments with no more than 10 bedrooms. According to Table 4.2 in the Zoning Ordinance, they are permitted by right in HM, VL, TN districts and are permitted by Administrative Permit in the RL District. Possible changes could be to add lot size minimum, vegetative buffering from the road and/or neighboring properties, or reducing the number of rooms.

After discussion between Commission members, the consensus among members was to recommend different permits based on size and plans for expansion of the existing structure. A small Bed and Breakfast would allow up to 5 bedrooms, would not allow no additional bedrooms or increase in floor area to what already exists, and would require an Administrative Permit. A large Bed and Breakfast would allow 6-10 bedrooms or an increase in floor area, and would require a Special Use Permit. Mr.

Morton will write up proposed language for the City Council to review at the next City Council Work Session.

3. **Comp Plan Process update**

Mr. Morton said there have been two Steering Committee meetings, one city-wide public meeting, and a Rico Community planning meeting. Allison Duncan will be working on language for the first draft of the Comp Plan update. The dates for the May neighborhood meetings have not been finalized yet.

4. **Open Space Protection**

Mr. Merrill opened the agenda item discussion by saying Serenbe Phase III is a hybrid because there are units entitled under Fulton County zoning and there will be units entitled under the new zoning. Mr. Morton said that the two biggest differences are the buffers and calculation of open space. There was additional discussion between Commission members and staff on the idea of the zoning staying with the land versus zoning following the units.

New Business (None)

Staff Reports

Mr. Morton said the city had received an annexation application for 134 acres at the intersection of Cochran Mill Road and Cascade-Palmetto (154) Highway.

Adjourn Meeting

Mr. Simpson made a motion to adjourn. Mr. Reeves seconded. The motion passed unanimously. Meeting adjourned at 7:06 p.m.

Approved this 12th day of May, 2016.

Alan Merrill, Chairman

Attest:

Dana Wicher, City Clerk