

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
July 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, Mark Prater, Robin Cailloux, and Alan Merrill. All members were present.

Pledge of Allegiance

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

Approval of Agenda

Mr. Prater requested that City Planner Mike Morton give an update on what was discussed about the Country Inn and Bed and Breakfast ordinance at the City Council meeting. He also requested that there be a Q& A Session with the City Planner. Mr. Morton said he had received a request that the Accessory Dwelling regulations discussion be postponed until he could talk to the City Attorney about whether or not any Commission members needed to recuse themselves. Mr. Prater made a motion to defer the Accessory Dwelling discussion until a later meeting. Mr. Simpson seconded. The motion passed unanimously. Mr. Reeves requested that Mr. Morton give an update on the South Fulton Parkway Corridor plan.

Mr. Simpson made a motion to approve the agenda as amended:

- 1. Add an item under Old Business to get a recap of Mr. Morton's comments to the City Council regarding the Country Inn and Bed and Breakfast ordinance*
- 2. Table the discussion of Accessory Dwelling regulation until an August meeting*
- 3. Under staff reports, Mr. Morton to give report on South Fulton Parkway Corridor plan*
- 4. Add a Q & A Session with citizens after adjournment*

Ms. Cailloux seconded. The motion passed unanimously.

Approval of Minutes

- 1. Approval of June 16, 2016 Regular Meeting Minutes*

Mr. Prater made a motion to approve the June 16, 2016 Regular Meeting Minutes.

Mr. Simpson seconded. The motion passed unanimously.

Public Hearings (None)

Old Business

2. Accessory Dwelling regulations (*Tabled*)
3. Recap of Country Inn and Bed and Breakfast ordinance
City Planner Mike Morton gave a recap of the Planning Commission's recommendations. After the Planning Commission meeting in June, he met with someone inquiring about building a bed and breakfast and became concerned that someone could get around the requirement of Council approval for large Bed and Breakfasts. At the July Council meeting, he presented an option that would prohibit additional bedroom or floor area being constructed in the 24 months preceding the application. The Council approved the Planning Commission's recommendations with the additional 24-month restriction.

New Business

4. Comprehensive Plan Update Progress review
City Planner Mike Morton presented a draft of updates to the Comprehensive Plan. Items discussed regarding the proposed Future Land Use Map include the suggestion that the map not be parcel specific and concerns that the Preferred Industrial/Agribusiness area had been removed. Planning Commission members also expressed concerns with some of the wording in the Issues and Policies sections. Mr. Morton asked the Planning Commission members to send their comments to Allison Duncan. Commission Members agreed to have a Work Session to discuss the draft of the Comp Plan on August 4th at 6:00 p.m.

Staff Reports

City Planner Mike Morton gave a report on the South Fulton Parkway Corridor Plan. The Atlanta Regional Commission has hired a consultant to conduct a study on future development along South Fulton Parkway. Currently, the scope of this study ends at Highway 154/Cascade-Palmetto Highway. The plan includes participation from elected officials, county and city staff, and other government officials. There was an initial meeting that included the Mayors and City Planners from area cities. A two-week charrette is planned for late September.

Mr. Morton also reported that a music festival is planned to take place in the City in early October. The city has not received a special event application yet, so the City Manager has reached out to the event promoters.

Adjourn Meeting

Mr. Simpson made a motion to adjourn. Mr. Prater seconded. The motion passed unanimously. Meeting adjourned at 7:59 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 11th day of August, 2016.

Alan Merrill, Chairman

Attest:

Dana Wicher, City Clerk