

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
September 22, 2016
6:00 p.m.

Call to Order

Chair Bob Simpson called the meeting to order at 6:00 p.m. Present were Bob Simpson, Rocky Reeves, Mark Prater, Robin Cailloux, 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

Mr. Simpson requested that the agenda be amended as follows:

- 1. Move New Business items before Old Business items*
- 2. Add a discussion on Accessory Structures under Old Business after Comprehensive Plan review.*

Mr. Prater made a motion to approve the agenda as amended. Ms. Cailloux seconded. The motion passed unanimously.

Approval of Minutes

- 1. Approval of August 11, 2016 Regular Meeting Minutes*

Mr. Prater made a motion to approve the August 11, 2016 Regular Meeting Minutes. Ms. Cailloux seconded. The motion passed unanimously.

Public Hearings *(None)*

New Business

- 2. Mado Live Works Preliminary Plat application*

Mr. Morton presented the item. Wayne Matthews, Southeastern Engineering Inc., was present on behalf of the applicant. Sixteen (16) additional lots are on the proposed preliminary plats. The density units would be applied with the new zoning rules. Since they are live work units, commercial space is included. There is also a proposed office building. The Fire Marshall will review the land disturbance permit and construction permit prior to work starting. Mr. Prater made a motion to approve the preliminary plat application. Mr. Reeves seconded. The motion passed unanimously.

- 3. Conservation Easement Workshop presentation*

Mr. Reeves said that he and Mr. Prater had recently attended a conservation easement workshop hosted by the Morgan-Madison County Conservancy. Much of the discussion involved conservation easement programs that included tax credits

verses those that did not. Mr. Reeves said that programs that allow tax credits can be subjective, have obstacles, and may only benefit large developers. He suggested that the city come up with a better conservation program. He also feels that changes to the local conservation laws should be made more difficult by requiring four City Councilmembers plus the Mayor to approve a referendum, and 66% voter approval. This would require a Charter change. Mr. Simpson asked Mr. Morton to get together a short list of hurdles and impacts to city code.

Old Business

4. Comprehensive Plan review

Mr. Morton presented the item. The City Council approved to submit a draft of the Comp Plan to the Department of Community Affairs for review. It will be on the next Planning Commission agenda to make a recommendation to City Council. The target date for adoption by the City Council is November 1st.

5. Accessory Dwelling

Mr. Merrill led a discussion on proposed changes to the Zoning Ordinance regarding accessory dwellings. He proposed changes to Sections 4.3.B.4 and 5. Commission members discussed size restrictions and parking requirements. After discussion, Mr. Merrill said he will work on a proposed draft of the changes based on the items discussed.

Staff Reports

Mr. Morton said that there will be a variance application on the next agenda, along with a possible second variance application.

Adjourn Meeting

Ms. Cailloux made a motion to adjourn. Mr. Prater seconded. The motion passed unanimously. Meeting adjourned at 7:27p.m.

Approved this 12th day of October, 2016.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk