

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
September 21, 2017/6:30 PM

Call to Order

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

Pledge of Allegiance

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

Approval of Agenda

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

Approval of Minutes

1. Approval of August 10, 2017 Regular Meeting Minutes
Mr. Prater made a motion to approve the August 10, 2017 Regular Meeting Minutes. Mr. Merrill seconded. The motion passed unanimously.

Public Hearings (None)

Old Business

1. Zoning Fence Standards
Mr. Morton presented the item. He distributed three separate versions of the proposed language – (1) the base document, which was taken from Mr. Merrill’s language proposed at the June 15, 2017 meeting; (2) a reorder of the base document that is consistent with the numbering of the current code; and (3) a comparison of the proposed language and the current ordinance.

The following changes to the proposed language were recommended by Planning Commission members:

1. *Add language elsewhere in the code that states Homeowners Associations have the right to make their regulations more restrictive. Mr. Morton will look for an appropriate place in the code to add that language.*
2. *On Table 35-400; correct typo in the word “Horizontal”, add language to allow wrought iron with metal posts or masonry pillars and change “vertical slat wood privacy fence on wooden posts” to “vertical slat wood privacy fence (wall) on wooden posts.”*

3. *In Section 35-71, reverse "Wall, Freestanding" to "Freestanding Wall".*
4. *Add language limiting the size of masonry pillars used in wrought iron fencing to no wider than three feet by three feet and no taller than the fence by an amount greater than the width of the column.*
5. *Add language to allow that damaged fence or wall materials to be removed or replaced instead of only repaired.*
6. *Add language prohibiting walls greater than three feet in preservation space (Mr. Morton suggested putting this language into the Open Space regulations.)*
7. *Limit height of fence in the first layer of a property to no more than six feet.*
8. *Add language to define the first layer on properties without a principal structure.*

Mr. Morton will make the changes and the revised proposed language will be on the October meeting agenda.

New Business (None)

Staff Reports

Mr. Morton reported he had recently received a voice mail from the owner of Cedar Grove Estates. It is unclear if the owner would like to make some changes to the approved plans. Any changes would have to go to City Council for approval. The City Council voted to allow the Serenbe Art Farm Rezoning application to be withdrawn and voted to grant the Rico Lake stream buffer variance. He also reported he heard from the engineers working on the possible commercial project across from Charlie's. Mr. Morton is trying to schedule a preapplication meeting with the buyers.

Adjourn Meeting

Mr. Merrill made a motion to adjourn. Ms. Prater seconded. The motion passed unanimously. The meeting adjourned at 7:32 p.m.

Approved this 16th day of November, 2017.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk