

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
November 16, 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, Alan Merrill, and Jim Hancock. 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. Prater made a motion to approve the agenda. Mr. Merrill seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of September 21, 2017 Regular Meeting Minutes
Mr. Merrill made a motion to approve the September 21, 2017 Regular Meeting Minutes. Mr. Prater seconded. The motion passed unanimously.

Public Hearings (None)

Welcome and Introduction

1. New Member: Jim Hancock
Mr. Simpson introduced new Planning Commission Member Jim Hancock. Mr. Hancock said he was glad for the opportunity to serve.

Old Business

2. Zoning Fence Standards
Mr. Simpson opened the discussion by stating that he believes there should be some regulation but it should not be too tight. Planning Commission members discussed issues including properties where the house sits back off the road, the time restriction to repair or remove damaged fence, and the lack of vinyl fencing being addressed in the proposed revised ordinance.

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

1. *In Section 35-400 (A)(7), change the time restriction to remove, replace or repair damaged materials from 90 days to 120 days.*

2. *Add wording to include fence materials with “the appearance of wood” as acceptable material.*

Mr. Prater made a motion to recommend approval of the proposed Fences and Walls Ordinance with the recommended changes. Mr. Merrill seconded. The motion passed unanimously.

Mr. Morton said the proposed ordinance will be presented at the December 7th City Council Work Session and then come back to the Planning Commission for an advertised Public Hearing.

New Business

3. Discussion of Development- or Neighborhood-level regulations, such as entryways, fences, monuments, mailboxes, etc.

Mr. Morton led the discussion. Commission members expressed concerns with the entrance to the new farmettes on Watkins Road. There are no regulations in RL for clear cutting and no buffer requirements. Mr. Prater said there needs to be development guidelines in place, but staff needs the flexibility to work within the guidelines because of variances in lot shape, topography, etc. Mr. Morton said the other option is to have strict guidelines and anything outside of the guidelines must get reviewed by the Planning Commission. Mr. Merrill said when he begins his term a City Council member, he will work with the Council to get a clear direction of priorities for the Planning Commission. He also said that all buffer requirements should be revisited. Mr. Simpson requested that Mr. Morton work on language to address the issues with development entrances.

Mr. Morton also introduced additional development or neighborhood issues to discuss at a later date, including signage, monuments, fences, and mailbox kiosks.

Staff Reports

Mr. Prater asked for an update on the warehouses planned in areas outside the city. Mr. Morton said he did not have a lot of information. He has heard about a second Wal-Mart warehouse, another large warehouse near the corner of South Fulton Parkway and Highway 92, and several warehouses in Palmetto.

Mr. Morton reported two land disturbance permits have been issued in Serenbe. One is for the medical office building and the other is for partial expansion of the wastewater treatment plant. There is a question of water service availability for Cedar Grove Estates. Discussions have taken place about a possible commercial development in the Campbellton area. He is expecting to receive an annexation application for additional Serenbe property that is located in Coweta County.

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.

Adjourn Meeting

Mr. Merrill made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 7:52 p.m.

Approved this 14th day of December, 2017.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk

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