

**Minutes  
Regular Meeting of the Planning Commission  
City of Chattahoochee Hills, Georgia  
February 15, 2018/6:30 PM**

**Call to Order**

*Chair Bob Simpson called the meeting to order at 6:30 p.m. Present were Bob Simpson, Mark Prater, and Jim Hancock. 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. Prater made a motion to approve the agenda. Mr. Hancock seconded. The motion passed unanimously.*

**Approval of Minutes**

1. Approval of December 14, 2017 Regular Meeting Minutes  
*Mr. Prater made a motion to approve the December 14, 2017 Regular Meeting Minutes. Mr. Hancock seconded. The motion passed 2-0, Mr. Prater abstained.*

**Public Hearings**

1. Annexation of 88.76 acres of unincorporated Coweta County into the City of Chattahoochee Hills.

*Mr. Simpson read the rules for the Public Hearing and opened the Public Hearing.*

**The following person spoke in support of the application:**

1. *Wayne Matthews, Southeastern Engineering, Inc.; 417 Selborne Way (on behalf of the applicant) – said the property would be annexed into the city under equivalent zoning. The property is landlocked and has no road frontage. There are no development plans proposed as this time.*

**The following person spoke neither in support or opposed to the application:**

1. *Craig Bradshaw, 335 White Oak Drive – said he is not necessarily opposed to the annexation, but has concerns about future building on the property. He said that 150-foot minimum buffers are not enough and said that there is a burial ground on the property that should be surveyed.*

**The following person spoke in rebuttal:**

1. *Steve Nygren, 9010 Selborne Lane (applicant) – said current Coweta County zoning would allow more development on the property than the zoning that it will be annexed under. By annexation into Chattahoochee Hills, buffers and 70% preservation are required. Under Coweta County zoning, houses could be built up to the property line.*

*Mr. Simpson closed the Public Hearing.*

*City Planner Mike Morton presented the staff recommendation. Under current Coweta County zoning (RC Rural Conservation), 55 units could be built on the 88.76 acres. Under the proposed Chattahoochee Hills zoning (RL Rural), a maximum of six building lots would be allowed. Coweta County is not opposing the annexation but did provide a list of recommendations. Mr. Morton said the city has the same requirements as several of the recommendations and some of them do not apply with the current zoning. He recommends approval of the annexation, with the property zoned RL Rural, designated “Preferred Agricultural and Rural Residential Area” on the Future Development Map, and included in voting District 4.*

*Mr. Hancock made a motion to recommend approval of the annexation application. Mr. Prater seconded.*

*Mr. Prater said he has no problem with the annexation.*

*Mr. Hancock said he would like to see the greenspace in the existing hamlet locked down before a rezoning application is submitted.*

*Mr. Simpson called for the vote, and the motion passed unanimously.*

**Old Business** (None)

**New Business** (None)

**Staff Reports**

*Mr. Morton distributed a report of building permit activity for the month of January 2018. There were nine permits issued, with only one of them being for a single-family dwelling. Agenda items for the next Planning Commission meeting will include a variance application for a pool at the Inn at Serenbe and proposed language for a Historic Crossroads District. He gave an update on Heatherwood Manor and the Estates at Cedar Grove. The potential buyer of Heatherwood Manor may close on the property*

*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.*

*soon and building may be able to begin right away. Estates at Cedar Grove has not been final platted. The developer expected that the city would accept the street as public streets. The city's position is that it never intended to accept the streets.*

*Mr. Simpson thanked everyone for attending and explained the next steps in the process for the annexation.*

**Adjourn Meeting**

*Mr. Prater made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 7:16 p.m.*

Approved this 15<sup>th</sup> day of March, 2018.

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Bob Simpson, Chairman

Attest:

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Dana Wicher, City Clerk

*The City of Chattahoochee Hills Mayor and City Council encourage citizen participation in the government process. Should you by reason of a disability need a special accommodation or need accessibility information, please contact the City Clerk's office at 770-463-8881.*