

**Minutes  
Special Called Meeting of the Planning Commission  
City of Chattahoochee Hills, Georgia  
April 30, 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, Jim Hancock, Jett Hattaway, and Patrick Johnson. 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. Hattaway seconded. The motion passed unanimously.*

**Public Hearings**

*Mr. Simpson read the rules for the Public Hearings.*

**1. Special Use Permit for a Gasoline and Fueling Station**

*Mr. Simpson opened the Public Hearing.*

**The following people spoke in support of the item:**

- 1. Mike Lober, 301 Creek Stone Ridge, Woodstock, GA (on behalf of the applicant) – said the application meets the criteria for approval because it is consistent with the proposed HC Historic Crossroads district, compatible with the similar usage across the street, is on a major thoroughfare and has adequate ingress and egress, is on a septic lot so there is no applicable wastewater treatment plan, will not impact school services and has adequate area to control stormwater on site, the proposed use does not create adverse effects to the neighboring properties, and will not have a negative environmental impact because it is regulated by the Metropolitan River Protection Act.*
- 2. Laurie Searle, 12600 Whiteside Road – said she supports the proposed use but has concerns about traffic, the location of the detention pond area in relation to Church Street, the zoning ordinance requirements regarding developments next to cemeteries not being met for Friendship Baptist Cemetery, and the gas pump in the front.*

*The following people spoke in opposition to the item:*

- 1. Jerry Henry, 7480 Rivertown Road – said he is a member of Campbellton Lodge. When the city approached the lodge about annexation, members were assured that area would maintain its rural and historical appeal. Lodge members are strongly opposed to the proposed development. He said the 2016 Comprehensive Plan designates the Campbellton Community as a historical crossroads community and he referenced page 20 of the Comprehensive Plan regarding preserving the rural character and the city’s historic resources. He read a list of historical buildings that are still in or were once in the Campbellton area. He said he also has concerns with increased traffic flow and vandalism resulting from commercial development of the area.*
- 2. Joseph Schoofs, 8130 Cochran Mill Road – said that he has no problem with the property being developed for commercial use but does not think another gas station is appropriate for the property, which is a gateway to the city and has been designated as a historical crossroads.*

*Mr. Lober spoke in rebuttal of the opposition. He said it will not be just another gas station. His client came in with an idea to make it look historical and wants to build something the community will be proud of. He said the only impact on traffic would be vehicles slowing down to enter the property and a deceleration lane would handle that traffic flow. Georgia Department of Transportation will also review the plan and may require a traffic study.*

*There was no other Public Comment.*

*Mr. Simpson closed the Public Hearing.*

*City Planner Mike Morton presented the staff recommendation. The application is for a special use permit for a gasoline and fueling station on the property at the north corner of the intersection of Highway 154 and Highway 92. He said the application meets the approval criteria set forth in the Zoning Ordinance in Section 35-113 and staff recommends approval of the Special Use Permit.*

*Mr. Simpson said he had the same concerns that he expressed at the March meeting. Several Commission members were concerned that no community input meetings had been held and that the applicant had not submitted more complete building design plans.*

*Mr. Prater made a motion to recommend denial of the special use permit. Mr. Hancock seconded. The motion passed unanimously.*

2. Variance to allow fuel pumps in front of a gas station  
*Mr. Simpson opened the Public Hearing.*

*The following people spoke in support of the item:*

1. *Mike Lober, 301 Creek Stone Ridge, Woodstock, GA (on behalf of the applicant) – said the application met the variance criteria. The extraordinary and exceptional conditions pertaining to the property are that the pumps cannot be placed in the back of the property because of the river corridor and the station would fail because most customers do not feel comfortable using gas pumps that are located in the rear. If the property cannot be developed, it would create an unnecessary hardship for the applicant. The two roads create the front of the property, and the back of the property where the pumps must be located is adjacent to wilderness. He said the conditions are not the result of any actions of the applicant, and there would be no detriment to the public good if the variance is granted.*

*There was no other Public Comment.*

*Mr. Simpson closed the Public Hearing.*

*City Planner Mike Morton presented the staff recommendation. The variance request is to allow fuel pumps in front of a gasoline station structure at property located at the north corner of the intersection of Highway 154 and Highway 92. He said the application does not meet the criteria for approval of a variance and staff recommends denial.*

*Mr. Prater made a motion to recommend denial of the variance request. Mr. Hattaway seconded. The motion passed unanimously.*

*Mr. Simpson said he agreed with Laurie Searle's earlier comment regarding the cemetery located on the neighboring property and urged the City Council to task the staff with investigating the additional requirements set forth in the zoning ordinance.*

**Old Business** (None)

**New Business**

3. Concept Plan for Campbellton Historic Crossroads retail development proposal.  
*Mr. Lober said the plan was a preliminary concept plan. It is not a final development plan and nothing will be built until approved by City Council.*

*Mr. Hancock made a motion to defer the item until the May 10, 2018 Planning Commission meeting. Mr. Prater seconded. The motion passed unanimously.*

*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.*

**Staff Reports**

*Mr. Morton said there will a preliminary plat for lots in the next phase of Mado in Serenbe on the next agenda.*

**Adjourn Meeting**

*Mr. Prater made a motion to adjourn. Mr. Johnson seconded. The motion passed unanimously. The meeting adjourned at 7:42 p.m.*

Approved this 10<sup>th</sup> day of May, 2018.

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Bob Simpson, Chairman

Attest:

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Dana Wicher, City Clerk