

Minutes
Special Called Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
May 31, 2018/5:00 PM

Call to Order

Chair Bob Simpson called the meeting to order at 5:00 p.m. Present were Bob Simpson, Mark Prater, Jim Hancock, and Jett Hattaway. Patrick Johnson 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. Hattaway seconded. The motion passed unanimously.

Public Hearings (None)

New Business (None)

Old Business

1. Concept Plan for Campbellton Historic Crossroads retail development proposal.
Mr. Simpson thanked Laurie Searle and Mike Morton for their quick work organizing the Campbellton Community Planning Meeting which was held on May 29th. He also read the governing code regarding concept plans.

Mayor Reed gave opening comments. He reminded the group that the Comprehensive Plan should be the driver of the discussion and that the city's zoning ordinances and codes are meant to support the Comprehensive Plan. The City Council can make necessary changes to the code so that it supports the Comprehensive Plan. Any changes that would be needed to support this, or any application, need to be looked at through the lens of whether they support the goals of the Comprehensive Plan. The city needs to continue to work on the Historical Crossroads zoning; however, this application is here and requires review and action now. That action obviously cannot be driven by code that does not exist, but it should not conflict with what would be the likely outcomes of that pending process.

Mr. Hancock made a motion recommend denial of the Concept Plan application with recommendations. Mr. Hattaway seconded.

After discussion, Planning Commission members made the following recommendations:

- 1. The components of the proposed Historic Crossroads District text amendment should remain intact, and the concept plan needs to be changed to reflect a town center per the vision in the Comprehensive Plan.*
- 2. The city should work with the City of South Fulton to develop a master plan for the area and should look into the Livable Centers Initiative grant program for assistance with the planning process.*

The motion to recommend denial with the two recommendations passed unanimously.

Staff Reports

Mr. Morton said he would be presenting the following modifications to the proposed Historic Crossroads text amendment ordinance to the City Council:

- 1. Add language restricting locations of HC districts to the locations of crossroads Communities listed in the comprehensive plan and the Future Development Map.*
- 2. Amend the list of uses to allow RL rules for uses not included in the list. [35-541(a)].*
- 3. Since the zoning may not be applied to the whole crossroads community at once, increase the Nonresidential Density Maximum to 100%. [35-541(c)]*
- 4. Consider requiring TDRs for all commercial development in the district. This would affect the open space requirements covered in 35-541(b) and (c) and possibly 35-546.*
- 5. Clarify that 35-549 (Highway Oriented Retail Alternative Standards) apply as a whole. In other words, projects that take advantages of the exceptions in (b) must also comply with the requirements in the remainder of the section.*

Adjourn Meeting

Mr. Hancock made a motion to adjourn. Mr. Hattaway seconded. The motion passed unanimously. The meeting adjourned at 5:39 p.m.

Approved this 19th day of July, 2018.

Bob Simpson, Chairman

Attest:

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.