

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
July 19, 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, and Jett Hattaway. Patrick Johnson arrived at 6:34 p.m. 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 the May 10, 2018 Regular Meeting Minutes
2. Approval of the May 31, 2018 Special Called Meeting Minutes

Mr. Hancock made a motion to approve the May 10, 2018 Regular Meeting Minutes. Mr. Hattaway seconded. The motion passed unanimously. Mr. Prater made a motion to approve the May 31, 2018 Special Called Meeting Minutes. Mr. Hancock seconded. The motion passed unanimously.

Mr. Johnson arrived at 6:34 p.m.

Public Hearings

Mr. Simpson read the rules for public hearings.

3. Variance to the rear setback in the RL district to allow a swimming pool less than 50 feet from the rear property line.

Mr. Simpson opened the public hearing.

The following person spoke in favor the item:

1. *Bruce Winter, 9105 Hutcheson Ferry Road (applicant) – said he is applying for the variance because the house was built close to the rear property line by a previous owner and there is not room to place a pool without encroaching into the setback requirement.*

There was no other public comment.

Mr. Simpson closed the public hearing.

City Planner Mike Morton presented the staff recommendation. He said the application meets the variance requirements and recommends approval.

Mr. Prater made a motion to recommend approval as recommended by staff. Mr. Hattaway seconded. The motion passed unanimously.

4. Proposal to rezone 261+ acres from RL to HM-MU to expand the Serenbe hamlet
Mr. Simpson opened the public hearing.

The following person spoke in favor of the item:

1. *Steve Nygren, 9110 Selborne Lane (applicant) – said entitling the additional acreage into the hamlet will allow for needed development rights.*

There was no other public comment.

Mr. Simpson closed the public hearing.

Mr. Morton presented the staff recommendation. Staff recommends approval with conditions regarding density units, site plan, recreational and common areas, development standards, dedications and improvements, traffic and entrances, and storm water management and Light Imprint design.

Commission members discussed concerns about the lack of open space being put into permanent conservation. Mr. Nygren explained that he is in the process of placing conservation easements on an additional 100 acres, which should be complete by the end of October.

Mr. Hancock made a motion to recommend approval with the conditions presented by staff and the condition that 100 acres be placed into permanent conservation prior to any permits being issued. Mr. Prater seconded. The motion passed 4-0, Mr. Johnson abstained.

Old Business (None)

New Business

5. Consideration of Concept Plan approval to accompany the proposed rezoning of 261+ acres from RL to HM-MU to expand the Serenbe hamlet.

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.

Mr. Morton presented the item. The plan proposes 290 residential lots and a small amount of commercial space. Staff recommends approval.

Mr. Prater made a motion to recommend approval. Mr. Hancock seconded. The motion passed 4-0, Mr. Johnson abstained.

Staff Reports

Mr. Morton reported the city may receive a variance request application from a builder in Heatherwood. The builder is considering side-loaded garages but it will create an issue with side yard setbacks. He also reported that a City Councilmember has requested that the Planning Commission readdress the Parkway Commercial zoning.

Adjourn Meeting

Mr. Hancock made a motion to adjourn. Mr. Johnson seconded. The motion passed unanimously. The meeting adjourned at 7:14 p.m.

Approved this 16th day of August, 2018.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk