

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
August 16, 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. Hancock seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of the July 19, 2018 Regular Meeting Minutes
Mr. Prater made a motion to approve the July 19, 2018 Regular Meeting Minutes. Mr. Hancock seconded. The motion passed unanimously.

Public Hearings (None)

Old Business (None)

New Business

2. Entitling Non-residential uses in TN Town, VL Village, and HM Hamlet districts
City Planner Mike Morton said this discussion is the beginning of more in depth conversation about how commercial density units should be counted for determining when a conservation easement requirement must be completed. Discussion included a comparison of the current language versus the old overlay language. No action was taken.
3. Evaluating the PC Parkway Commercial district zoning.
Mr. Simpson gave a brief history of the original discussions regarding the PC Parkway Commercial district. He said the issue was very polarizing, the end result was zoning that is too restrictive, and it needs to be readdressed. City Planner Mike Morton said the reason for the PC Parkway Commercial zoning needs to be determined before decisions on how to approach it are made. Discussion included making sure the zoning was

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reflective of “Chatt Hills”, the need for design guidelines, and protecting the 300-foot buffers along the parkway. No action was taken.

Staff Reports

Mr. Morton reported that he received the variance application from the builder in Heatherwood. The applicant is requesting a variance to the side yard setbacks to allow for side-loaded garages.

Adjourn Meeting

Mr. Hattaway made a motion to adjourn. Mr. Johnson seconded. The motion passed unanimously. The meeting adjourned at 7:40 p.m.

Approved this 20th day of September, 2018.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk