

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
November 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, 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. Johnson made a motion to approve the agenda. Mr. Hancock seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of the September 20, 2018 Regular Meeting Minutes

Mr. Prater requested that the minutes be amended to clarify in the heading of the public hearing item that the variance applies only to 39 lots in Heatherwood Manor. Mr. Hattaway made a motion to approve the September 20, 2018 Regular Meeting Minutes as amended. Mr. Prater seconded. The motion passed unanimously.

Public Hearings

2. Special Use Permit to allow “Colleges, Universities, and Professional Schools” in the RL district. (Cancelled. Withdrawn by the applicant.)

Mr. Simpson said the public hearing had been advertised and would be held if anyone wished to speak on the matter. There was no public comment, so Mr. Simpson did not open the public hearing.

Old Business

3. Fences

After discussion regarding the previously proposed changes to the fence ordinance not moving forward, Mr. Johnson suggested that the review of the fence ordinance be part of the design guidelines discussions. The general consensus among Commission members was to postpone discussions on the fence ordinance and include them in the zoning update process.

New Business

4. Goal Setting for Design Guidelines.

Mr. Morton said the city had applied for three Atlanta Regional Commission planning assistance projects earlier in the year and was awarded a stormwater project. Although the city did not receive the design guidelines project, Southface, an organization that promotes sustainable development, would like to work with the city on developing design guidelines. After discussion among Commission members, the following goals/focused priorities for the process were determined:

- 1. Conduct a historical architectural survey for the city*
- 2. Consider using an overlay district for applying design guidelines*
- 3. A visual preference survey is not needed at the start of the process*
- 4. Determine what the city wants to promote*

Staff Reports

Mr. Morton reported there are conversations with Allison Duncan at the Atlanta Regional Commission, the City of South Fulton, and Douglas County about doing a joint application for a study similar to the Livable Centers Initiative study. He also gave an update on the 100 acres that Serenbe is placing into conservation per a condition of the rezoning. It is anticipated to be completed by January. Inspections are still needed in Cedar Grove Estates before the final plat can be approved. Six building permit applications have been received for Heatherwood Manor. They still need to complete the specimen tree survey.

Adjourn Meeting

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

Approved this 17th day of January, 2019.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk