

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
January 17, 2019/6:30 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. Simpson requested that the agenda be amended to add a discussion on Parkway Commercial. Mr. Hancock made a motion to approve the amendment. Mr. Prater seconded. The motion passed unanimously. Mr. Prater made a motion to approve the agenda as amended. Mr. Johnson seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of the November 15, 2018 Regular Meeting Minutes

Mr. Hattaway made a motion to approve the November 15, 2018 Regular Meeting Minutes. Mr. Prater seconded. The motion passed unanimously.

Public Hearings

Mr. Simpson read the rules for the public hearings.

2. Proposed Special Use Permit to allow a Country Inn in the RL district.

Mr. Simpson opened the public hearing.

The following person spoke in support of the item:

- 1. John "Pepper" Bullock, 9155 Selborne Lane (applicant) – said the property will be used as an experienced-based learning center for executive and leadership development. The concept is an "agri-country" inn built around education. This property is Phase 2 and may not be developed for several years.*

Sean Christy, 9 Swann Ridge – said he is not against the use permit but asks the Commission to consider requiring some sort of sound buffer.

There was no other public comment. Mr. Simpson closed the public hearing.

Mr. Morton presented the staff recommendation. Staff recommends approval of the Special Use Permit for a County Inn with the following conditions:

- 1. To the site plan submitted to the Department of Community Development, with the understanding that the plan is conceptual in nature*
- 2. A maximum of 18 guest flats will be constructed.*

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

Mr Morton asked Commission members if they wanted to recommend adding the requirement of a vegetative buffer. Mr. Hancock made a motion to recommend a vegetative buffer be added as a condition. Mr. Hattaway seconded. The motion passed unanimously.

3. Proposed Variance to allow an accessory structure in the first layer.

Mr. Simpson opened the public hearing.

The following people spoke in support of the item:

- 1. James Curran, 11825 Hutcheson Ferry Road (applicant) – said the request for the variance to allow an accessory structure in front of the residence is due to the topography of the land. The property slopes steeply from the road. He said there are other similar structures in Serenbe and the design aesthetic fits in well.*
- 2. Steve Nygern, 9070 Selborne Lane – said the Serenbe Design Review Board has approved the plans and having the accessory structure pushed forward on the lot allows a rear facing garage door which is consistent with the design standards.*

There was no other public comment. Mr. Simpson closed the public hearing.

Mr. Morton presented the staff recommendation. He said the variance request meets the standards due to the topography and staff recommends approval.

Mr. Prater made a motion to recommend approval. Mr. Johnson seconded. The motion passed unanimously.

4. Proposed Text amendment to create a new use in the zoning for Small Craft Breweries, Wineries, and Distilleries

Mr. Hattaway recused himself from the meeting due to a conflict of interest.

Mr. Simpson opened the public hearing.

The following person spoke in support of the item:

1. *Christopher Smith, 9700 Hutcheson Ferry Road – said he represents Mr. Hattaway and is a resident of the city. The small brewery that Mr. Hattaway is planning will create a tax base as well as fit in with the rural character of the city. The proposed amendment would allow Mr. Hattaway to proceed with his plans.*

There was no other public comment. Mr. Simpson closed the public hearing.

Mr. Morton presented the item. The proposed ordinance adds language to the zoning ordinance in three sections. A new definition is added, a new line is added to the Permitted Use Table, and a new entry is added to the Supplement Use provisions. It includes limits on annual sales, equipment size, and production and service area size. It also provides for a possible additional requirements of vegetative buffers and/or privacy fencing to be determined by City Council. Mr. Morton also presented additional thoughts outlined in an email from Councilmember James Stephens. He suggested further limiting production amounts, square footage, and other allowed activities.

Mr. Prater said he had concerns about allowing these uses in the RL (Rural) Districts.

Mr. Johnson made a motion to recommend approval of the ordinance as presented by staff. Mr. Hancock seconded. The motion passed 3-1, Mr. Prater opposed.

Mr Hattaway returned to the meeting.

Old Business

5. Parkway Commercial

Mr. Simpson said he had been approached by several Councilmembers requesting that the Planning Commission begin working on the Parkway Commercial language. He said no action would be taken at tonight's meeting, but Commission members need to be prepared to discuss in greater detail at the next meeting. Mr. Morton presented comparison charts which detailed acreage requirements needed to develop 1, 2, 3, and 4 acres of property under the current Parkway Commercial buffer requirements and two other possible scenarios for buffer requirements. Mr. Simpson said his concerns were for the property owners whose land was along the parkway but not on a corner, the need for access roads, and that the scenarios Mr. Morton presented were all based on squares. Mr. Hancock agreed with the need for access roads behind the buffers in order to give the landowners with property on the parkway between the corners the ability to develop. Mr. Simpson said the first thing Commission members need to address are the goals for the Parkway Commercial District.

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.

New Business

There was no new business.

Staff Reports

There were no staff reports.

Adjourn Meeting

Mr. Hattaway made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 8:07 p.m.

Approved this 21st day of February, 2019.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk