

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**February 21, 2019/7:00 PM**

**Call to Order**

*Chair Bob Simpson called the meeting to order at 7:03 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. Hattaway seconded. The motion passed unanimously.*

**Approval of Minutes**

**1. Approval of the January 17, 2019 Regular Meeting Minutes**

*Mr. Prater made a motion to approve the January 17, 2019 Regular Meeting Minutes. Mr. Johnson seconded. The motion passed unanimously.*

**Public Hearings**

*There were no public hearings.*

**Old Business**

**2. Discussion of Parkway Commercial**

*Mr. Simpson opened the floor for discussion. Mr. Morton said that at the last City Council Work Session, Council members stated they would like the Planning Commission to develop language to make Parkway Commercial zoning workable by focusing on the size and the buffers. Items Commission members discussed included maximum and minimum sizes, the buffers on all four sides, and buffer screening density.*

*Mr. Prater made a motion to restrict the minimum size of a PC district to 7.5 acres. Mr. Hancock seconded. The motion passed 3-2, Hattaway and Johnson opposed.*

*Mr. Prater made a motion that the required buffers should be 300 feet along South Fulton Parkway and 100 feet on all other sides and no clearing is permitted in the buffer area except to provide access. Mr. Hattaway seconded. The motion passed unanimously.*

*Mr. Hattaway made a motion that the area in the 300-foot buffer along South Fulton Parkway is to be permanently protected by conservation easement and the remainder of the open space requirements may be included either in the district or off site. Mr. Prater seconded. The motion passed unanimously.*

*Mr. Morton proposed revising "Restaurants and eateries, as listed in accommodation and food service uses" to "Accommodation and food service uses" in the list of uses section. Mr. Hattaway made a motion to recommend the proposed change. Mr. Johnson seconded. The motion passed unanimously.*

### **New Business**

*There was no new business.*

### **Staff Reports**

*Mr. Morton gave an update on the three dead subdivisions. Heatherwood Manor is currently building on six lots. The Estates at Cedar Grove still needs the stormwater maintenance agreement finalized and the road inspections need to be completed. Mr. Morton said he was recently contacted about Bear Creek Subdivision. The developer is considering a mixed-used hamlet. He also reported that the owners of the old school on Cedar Grove Road recently contact him about a potential use, and he heard from someone inquiring about doing farmettes that may ask for a variance to reduce the lot sizes in order to permanently conserve some of the land. The city may be applying for planning help from the Atlanta Regional Commission for the Campbellton area along with the City of South Fulton and Douglas County.*

### **Adjourn Meeting**

*Mr. Hancock made a motion to adjourn. Mr. Prater seconded. The motion passed unanimously. The meeting adjourned at 8:16 p.m.*

Approved this 14<sup>th</sup> day of March, 2019.

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Bob Simpson, Chairman

Attest:

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Dana Wicher, City Clerk