

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**September 20, 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 was absent. Also present was City Planner Mike Morton.*

**Pledge of Allegiance**

*Mr. Simpson led the assembly in the Pledge of Allegiance.*

**Approval of Agenda**

*Mr. Hattaway made a motion to approve the agenda. Mr. Hancock seconded. The motion passed unanimously.*

**Approval of Minutes**

1. Approval of the August 16, 2018 Regular Meeting Minutes  
*Mr. Hancock made a motion to approve the August 16, 2018 Regular Meeting Minutes. Mr. Prater seconded. The motion passed unanimously.*

**Public Hearings**

2. Variance to reduce side setbacks in the RL district from 25 feet to 15 feet for 39 lots located in Heatherwood Manor.  
*Mr. Simpson read the rules and opened the public hearing.*

**The following person spoke in favor of the item:**

1. *James Nicholson, 140 Village Circle, Senoia, GA (applicant) – the request is to reduce the side setback on 39 lots in Heatherwood Manor. The builder wishes to build larger homes with side-entry garages at a higher price point than was planned by the original developer.*

*There was no other public comment.*

*Mr. Simpson closed the public hearing.*

*City Planner Mike Morton presented the staff recommendation. The application is for a variance to reduce the side setbacks of 39 lots from 25 to 15 feet In Heatherwood*

*Manor. The subdivision was final platted by Fulton County in 2007 and infrastructure is in place. Staff recommends approval with three conditions.*

*After discussion between Commission members, the recommended conditions were revised to the following:*

- 1. For any home that has a garage and is built less than 25 feet from the side lot line, the garage shall not face the street*
- 2. The applicant shall replant the utility cut at the front of the property to re-establish the buffer.*
- 3. The applicant shall complete a specimen tree survey, identifying all trees within the limits of clearing that meet the definition of Specimen Tree in the city's tree ordinance. Specimen trees shall be preserved whenever possible. Specimen trees removed shall be replaced tree-for-tree with a similar variety of a minimum 3" caliper overstory tree or 2-gallon understory tree. Trees removed for the septic system are not subject to the replacement requirement.*
- 4. The director shall approve an entrance landscape plan and it shall be installed by the developer before the issuance of the 14<sup>th</sup> building permit.*

*Mr. Prater made a motion to recommend approval with the revised conditions. Mr. Hattaway seconded. The motion passed unanimously.*

### **Old Business**

**3. Parkway Commercial discussion**

*Mr. Simpson said he and Mr. Hancock had recently met with a City Council member to discuss concerns with the Parkway Commercial zoning. They propose the following list of items need further discussion:*

- 1. Remove 12 acre restriction*
- 2. Allow access road parallel to South Fulton Parkway*
- 3. Readdress the restriction which prohibits a structure within 1,000 feet from intersections at South Fulton Parkway*
- 4. Establish design criteria*
- 5. Signage*
- 6. Buffer windows and buffers*

### **New Business**

*There was no New Business.*

*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.*

**Staff Reports**

*Mr. Morton reported that he expects the developer at Cedargrove Estates to submit a final plat for approval soon.*

**Adjourn Meeting**

*Mr. Prater made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 7:33 p.m.*

Approved this 15<sup>th</sup> day of November, 2018.

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Bob Simpson, Chairman

Attest:

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Dana Wicher, City Clerk

*The City of Chattahoochee Hills Mayor and City Council encourage citizen participation in the government process. Should you by reason of a disability need a special accommodation or need accessibility information, please contact the City Clerk's office at 770-463-8881.*