

**Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
July 18, 2019/6:30 PM**

Call to Order

Chair Bob Simpson called the meeting to order at 6:30 p.m. Present were Bob Simpson, Jim Hancock, Patrick Johnson, and Mark Prater. Jett Hattaway 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. Prater made a motion to approve the agenda. Mr. Hancock seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of the June 13, 2019 Regular Meeting Minutes

Mr. Prater made a motion to approve the June 13, 2019 Regular Meeting Minutes. Mr. Johnson seconded. The motion passed unanimously.

Public Hearings

- 2. Ordinance to amend and revise the Future Development Map of the City of Chattahoochee Hills and for all other purposes related thereto – proposed revision to map for property located on the east side of Atlanta Newnan Road at the Coweta County line.**
- 3. Ordinance to amend and revise Chapter 35 City of Chattahoochee Hills Zoning Ordinance and for all other purposes related thereto – proposed text amendment creating the HM-SD3 (Hamlet Special District) District.**
- 4. Ordinance to amend the Official Zoning Map to rezone 88 acres from RL (Rural) District to the HM-SD3 (Hamlet Special District) District and for all other purposes related thereto – proposed map amendment for 88 acres located on the east side of Atlanta Newnan Road at the Coweta County line.**

Mr. Simpson read the rules for the public hearing. He said the items would be combined into one public hearing.

Mr. Simpson opened the Public Hearing.

The following person spoke in support of the items:

- 1. John "Pepper" Bullock, 9155 Selborne Lane – said he is asking the city for rezoning of 88 acres for a Hamlet Special District. His plans for the property are an expansion of the country inn use that was previously granted on an adjoining property. The proposed hamlet will allow some of the amenities on the country inn property to be moved into the hamlet. The proposed hamlet will primarily be for an adult, experience-based, learning center.*

The following written comments were read by City Clerk Dana Wicher:

- 1. Sylvia Wynn, property owners of 0 Atlanta Newnan Road – she has concerns that plans may affect her property. She requested that a fence between the two properties be required. She also said she does not want anything that would hinder her from using her property to be allowed.*

There was no other public comment.

Mr. Simpson closed the Public Hearing.

Mr. Simpson said he had ridden the property with Mr. Bullock and does not believe a fence between the two properties is necessary due to the topography and vegetation.

City Planner Mike Morton presented the staff recommendation for agenda item 2, an Ordinance to amend and revise the Future Development Map. He reviewed the approval criteria and said staff recommends approval. Mr. Hancock made a motion to recommend approval of the Ordinance to amend and revise the Future Development Map. Mr. Johnson seconded. The motion passed unanimously.

City Planner Mike Morton presented the staff recommendation for agenda item 3, an Ordinance to amend and revise Chapter 35 City of Chattahoochee Hills Zoning Ordinance. He reviewed the approval criteria and said staff recommends approval with the following changes to the ordinance:

- 1. Add "for non-residential" to Sec. 35-539(4)(e)(3) so it reads "First floor ceiling heights shall be limited to a minimum of 14 feet for non-residential".*
- 2. Add "for non-residential" to Sec. 35-539(4)(e)(4) so it reads "Pedestrian lighting shall be provided along all building frontages for non-residential".*

Mr. Hancock made a motion to recommend approval of the Ordinance to amend and revise Chapter 35 City of Chattahoochee Hills Zoning Ordinance with the two recommended changes. Mr. Johnson seconded. The motion passed unanimously.

City Planner Mike Morton presented the staff recommendation for agenda item 4, an Ordinance to amend the Official Zoning Map to rezone 88 acres from RL (Rural) District

to the HM-SD3 (Hamlet Special District) District. He reviewed the zoning action review standards and presented eight recommended conditions. He said staff recommends approval with the outlined conditions, and recommends amending condition 1 to read “A baseline residential density unit of one density unit per acre zoned, for a total of 88 density units”.

Mr. Johnson made a motion to recommend approval of the Ordinance to amend the Official Zoning Map to rezone 88 acres from RL (Rural) District to the HM-SD3 (Hamlet Special District) District as recommended by staff. Mr. Hancock seconded. The motion passed unanimously.

Old Business

There was no Old Business.

New Business

5. Moratorium on Special Use Permits for Craft Brewery, Winery, and Distillery uses in the RL District

After discussion between Commission members and staff, members agreed that minimum lot size, buffer requirements, and restrictions are the main issues that need to be addressed. Mr. Simpson said everyone should be thinking about these issues in preparation for the next meeting.

Staff Reports

Mr. Morton reported the builder at Heatherwood Manor has recently submitted additional building permits, but the water issue still has not been resolved. He also said there was no new update about the zoning rewrite proposal.

Adjourn Meeting

Mr. Prater made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 8:08 p.m.

Approved this 15th day of August, 2019.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk