

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
August 13, 2020/6:30 pm

Call to Order

Chair Bob Simpson Called the meeting to order at 6:30 pm. Present at the call to order were Bob Simpson, Patrick Johnson, Jim Hancock, Mark Prater and Jett Hattaway. Also present was Community Development Director Mike Morton and City Planner Cheryl Brooks.

Pledge of Allegiance

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

Approval of Agenda

Mr. Simpson requested a discussion about the rock quarry and continuance of zoom for meetings be added to the agenda under new business. Mr. Hancock made a motion to approve the agenda with amendments. Mr. Prater seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of July 23, 2020 Regular Meeting Minutes

Mr. Hancock made a motion to approve the July 23, 2020 Regular Meeting Minutes. Mr. Prater seconded. The motion passed unanimously.

Public Hearings

2. Proposed rezoning of ten acres from RL to HM-MU.

Mr. Simpson read the rules for the Public Hearings.

The applicant, Mr. John Reid (8390 Hearn Road), said the purpose of the rezoning would be to preserve the open space. He has worked with Serenbe on the plan for the property and Serenbe is in favor of the project. The plan proposes Three parcels of ½ an acre and 1 parcel at 1 & ½ acres. The zoning request would need a variance to be approved because the buffer required on the northern side of the property must be reduced to make the project viable. Mr. Reid requested that the rezoning move forward conditioned on the variance.

Steve Nygren (9070 Selbourne Lane) spoke for the application and stated the project fits into the Chatt Hills plans and mentioned the buffer issue on the project. Mr. Nygren stated he was in favor of the application.

Mike Morton read an e-mail from John Pepper Bullock into the record: "As a co-

owner of three properties on Atlanta Newnan Road, I would like to support the rezoning request of ten acres for RL to HM-MU on the site near the intersection of Selborne Road and Atlanta Newnan Road.”

No one spoke in opposition.

Mr. Morton stated staff recommended the Planning Commission continue the public hearing until the rezoning and the variance could be considered together. If the planning Commission chooses to recommend approval of the rezoning at this time, staff recommends adding a condition that the approval is conditioned on the approval of a buffer variance along with the attached list of conditions.

Bob Simpson wanted to know if they choose to make a motion to approve the rezoning with conditions would it speed the application along? Mr. Morton replied that the application would still take an extra month behind because it would need two meetings for everything to be completed.

Mr. Simpson closed the public hearing.

Bob Simpson stated that he had no issue with the zoning changes but did not have the variance request to discuss. Mr. Simpson asked the planning commission for any comments.

Mark Prater asked for clarification of the parcels, language regarding punitive damages and asked about where the fourth parcel entrance would be?

Mike Morton clarified the parcels within the documents, stated the punitive damage language was just boilerplate language and stated the fourth lot would have entrances on Augusta Lane and on Atlanta Newnan Road. Mr. Morton also went over boundary buffers that would be required for the project.

Jim Hancock asked what happens to unused development rights and why the north property could not just be rezoned? Mr. Morton responded that they have 10 development rights. Four would be used to create the four proposed lots. The other six development rights belong to the property owner and could be applied elsewhere in Serenbe by agreement. The City would have to receive a copy of the agreement before those rights could be applied.

Steve Nygren stated for tax purposes they did not rezone the north part of the property but when they are ready to develop it then they will come in for that. Mr. Nygren stated they would not rezone it unless they needed development rights.

Jett Hattaway stated there were two parties that were amiable to the project and that the commission should make a good faith effort to move the application forward. There were no major red flags.

Jim Hancock made a motion to recommend approval of the rezoning conditioned on approval of a buffer variance and concept plan within 90 days, along with the recommended conditions. Jett Hattaway seconded the motion. The motion passed 4-1. Prater opposed.

Old Business

Bob Simpson inquired about the status of the zoning draft. Mike Morton stated he did not have it scheduled but the draft is coming along and scheduling for review will be imminent.

New Business

3. Rock Quarry

Bob Simpson stated a citizen wanted to add the item to the agenda. Mr. Simpson stated the planning commission is not the right forum for this issue and there would not be anyone speaking for or against it. However, Mr. Simpson noted that this was for informational purposes and individuals could refer to the Three Rivers Commission for comments.

Mr. Morton stated that the project is in Carroll County and gave a brief description of the project. Mr. Morton stated he will send an e-mail to the planning commission once he receives more information on how individuals can express their opinions.

4. Zoom Meetings

Mr. Simpson asked the planning commission if they wanted to continue zoom meetings. Mr. Simpson mentioned members can also bring their laptops to city hall and use them there with the six feet requirements.

Mr. Prater stated he was not against the zoom format but wanted to make sure people could view the documents in a bigger format prior to the meeting. Mr. Prater asked if there was a way that the documents could be available between 1:00pm-4:00pm somewhere near city hall. Mike Morton stated he would work on providing access to the documents.

Jett Hattaway stated he had no issue with the meeting format.

Jett Hattaway made a motion to continue to use zoom for meetings. Patrick Johnson seconded. Motion carried unanimously.

Staff Reports

Mike Morton mentioned updates on the following items:

- 1. Campbellton Planning- The project is still ongoing. There will be more core team and stakeholder meetings that will happen after Labor Day. Mike Morton mentioned that anyone can still express themselves on the project website.*
- 2. Serenbe- They are on the cusp of finishing up their final plat for Mado East for approval.*

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.

Adjourn Meeting

Jett Hattaway made a motion to adjourn the meeting. Jim Hancock seconded. Motion carried unanimously. Meeting ended at 7:28 pm.

Approved this 10th day of September, 2020.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk