

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
January 14, 2021/6:30 pm

Call to Order

Chair Bob Simpson Called the meeting to order at 6:32 pm. Present at the call to order were Bob Simpson, Patrick Johnson, and Mark Prater. Jim Hancock and Jett Hattaway were absent. 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 amending the agenda to move Serenbe Open Space preservation before the Campbellton master plan. Mr. Prater asked to add commercial and private air strips and heliports to the agenda. Mr. Prater made a motion to approve the agenda as amended. Mr. Simpson seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of October 15, 2020 Regular Meeting Minutes

Mr. Prater made a motion to approve the October 15, 2020 minutes. Mr. Johnson seconded. The motion carried unanimously.

Public Hearings

There were no public hearings.

Old Business

There was no old business.

New Business

2. Proposed Preliminary Plat for Mado East

Mike Morton, Community Development Director, presented the information regarding Mado East stating the previously approved preliminary plat covered the adjacent area. The proposed plat shows four residential lots on land not covered by the previous approval. That previous plat indicated possible future commercial uses in the area covered by the proposed plat. Mr. Morton stated the applicant has plenty of entitlement and enough open space. Staff recommends approval of the preliminary plat with the four residential lots.

Mr. Prater made a motion to approve the preliminary plat Mado East. Mr. Johnson seconded the motion. The motion passed unanimously.

3. Serenbe Open Space preservation

Mr. Morton stated he had previously presented Serenbe's conservation maps and information to City Council. The open space exhibit shows which land has been platted and the land they are proposing to plat in the immediate future to see if they meet the open space requirements. They are well within their requirement.

The open space is protected by the city's zoning. City code also requires eventual protection by conservation easement. Mr. Morton shared the exhibit provided by Serenbe showing the property that is currently protected by conservation easement. They have met their 80% requirement in phase one and have almost met it in phase 2. The Phase 3 build-out is farther away from needing the threshold to require conservation easements.

Mr. Simpson stated it was awesome to see the numbers to understand the open space and Mr. Morton thanked SEI for creating the documents for the city.

Mr. Prater stated that the open space requirement appears to be smaller on the land rezoned by Fulton County part than on the land rezoned by the city. Mr. Simpson wanted to see what the difference would be if they applied the city's method to open space because he believed it would be similar.

Mr. Morton pointed to the calculation on the exhibit and stated it was a 3% difference between how the open space requirement is calculated on the land rezoned by Fulton County the land rezoned by the city.

Mr. Prater asked which 448 acres were rezoned by the city. Mr. Morton answered it consisted of Phase 4 Coweta property, the farmettes, Art Farm and Deer Hollow.

4. Campbellton Master Plan

Mr. Simpson started the discussion and stated he was impressed by the work and can see how the early work the city did grew. Mr. Simpson stated he would like to pull the recommendation to create a historic district out of the plan. Mr. Simpson also read Jett Hattaway's comments submitted by e-mail.

Mr. Morton, Community Development Director, replied that their recommendation to City Council could include a recommendation on the historic district language.

Mr. Simpson stated he did not want to take it out but to be mindful of the individuals in the study area and to make sure their input is considered.

Mr. Prater said he wondered about the inclusion of a large part of Bouckaert Farms and added that it appeared that Chattahoochee Hills part would be the playground for the South Fulton part of the study area. Mr. Morton responded that no one is working on a historic district for the area yet. Whatever zoning that comes out of the plan will

require its own public process. Mr. Morton stated that the Bouckaert property was included to ensure that the district would have enough critical mass to allow for commercial uses. The boundaries on the South Fulton side were drawn by their community development director. Mr. Morton stated that we are hoping that the zoning on both sides of the city line in Campbellton will be similar, but nothing in the plan allows the City of South Fulton to control what we do, or for us to control what the City of South Fulton does.

Bob Simpson stated the city needed a plan and this was a good plan with some exceptions.

Patrick Johnson stated he did not see any reason to hold the plan up because it is a good plan and is just a draft.

Mr. Prater made a motion to recommend approval by the City Council of the Campbellton Master Plan as presented. Mr. Johnson seconded the motion. The motion passed unanimously.

5. Zoning Update

Mr. Morton stated they are still working on the updates and hope to have a better update soon. Staff has some notes to send to the consultant and then we will be scheduling the meetings with council members.

6. Commercial/Private Air Strips & Heliports

Mr. Prater stated he would like to add a discussion at the next meeting about the topic. He added that did not know there are two air strips across the river. Mr. Prater stated he knows we cannot dictate air space but wants to look at placement of air strips especially in residential areas.

Mr. Simpson also inquired whether there was a process or rules that apply when individuals want to create an airstrip.

Mr. Morton stated that the zoning refers to commercial air transportation but not personal air transportation. He added that while the city does not regulate flight operations, the city can regulate what happens on the ground. Mr. Morton stated he knows the topic is on the City Council's radar and that he could have more information prepared for the next meeting.

Mr. Simpson asked for staff to look at municipalities that have regulations on the subject and present them at the next meeting.

Mr. Prater mentioned a 2014 planning and zoning document for farming airstrips from Montgomery County that he can give staff a look at.

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 mentioned updates on the following items:

- 1. Building permits- Mike stated that the number of new home permits increased from 42 in 2019 to 72 in 2020.*
- 2. Comprehensive Plan- The process will begin with a public hearing on February 2nd. the Atlanta Regional Commission is leading the process for updating the City's Comprehensive plan.*

Adjourn Meeting

Mr. Johnson made a motion to adjourn the meeting. Mr. Simpson seconded. The motion carried unanimously. Meeting ended at 7:30 pm.

Approved this 11th day of March, 2021.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk