

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**October 15, 2020/6:30 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, Jim Hancock, Mark Prater and Jett Hattaway. Patrick Johnson was 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 to amend the agenda to add the preliminary Plat for Deer Hollow be added to the agenda. Mr. Hattaway made a motion to approve the amended agenda as requested. Mr. Hancock seconded. The motion passed unanimously.*

**Approval of Minutes**

**1. Approval of September 10, 2020 Regular Meeting Minutes**

*Mr. Hattaway made a motion to approve the September 10, 2020 minutes. Mr. Hancock seconded. The motion carried unanimously.*

**Public Hearings**

*There were no public hearings.*

**Old Business**

**New Business**

**2. Proposed Pre-liminary Plat for Deer Hollow**

*Mr. Simpson stated that the concept plan was presented as last meeting for Deer Hollow property and was roughly 10 acres. The proposed plat matches the concept plan exactly.*

*Mr. Hancock made a motion to approve the preliminary plat for Deer Hollow. Mr. Hattaway seconded the motion. The motion passed 3-1, Prater opposed.*

**3. Proposed Preliminary Plat for Serenbe Mado Shotgun House Lots**

*Mr. Morton presented the item and stated the plat would create 7 new houses on approximately 2.5 acres. The area lies at the intersection of Mado Lane and Serebe Lane. Mr. Morton stated he talked to the applicant about flipping the plan so that the driveway lies to the west of the lots, rather than to the east. Mr. Morton recommended adding this change as a condition of approval. Mr. Morton said that the*

*applicant agreed with the recommendation.*

*Mr. Prater asked if the applicant adjust the plan so that the driveway access point would lie on Serenbe Lane instead. This change would shorten the driveway and give the same or better result.*

*Mr. Morton said that that change is an option and pointed out that it would also reduce traffic on Mado Lane. Jennifer Landers, Serenbe Vice President of Operations, stated the applicant agrees to the Serenbe Lane access point.*

*Mr. Prater made a motion to approve the Preliminary Plat for Serenbe Mado Shotgun House lots with the condition that the parking lot connect directly with Serenbe Lane, rather than Mado Lane and that the driveway run roughly the shortest route between the parking lot and Serenbe Lane. Mr. Hattaway seconded. The motion carried unanimously.*

### **Staff Reports**

*Mr. Morton mentioned updates on the following items:*

- 1. Zoning Revisions - The updates are imminent and may be available in a few weeks.*
- 2. Campbellton Master Plan - The final public meeting is scheduled for November 9, 2020 at 6:00 pm. The information is on the website.*

*Mr. Morton mentioned that there was some discussion in City Council about open space preservation and that a presentation will be made at the next City Council work session.*

### **Adjourn Meeting**

*Mr. Prater made a motion to adjourn the meeting. Mr. Hattaway seconded. Motion carried unanimously. Meeting ended at 6:56 pm.*

**Approved this 14<sup>th</sup> day of January, 2021.**

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**Bob Simpson, Chairman**

**Attest:**

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**Dana Wicher, City Clerk**