

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.

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
November 14, 2019/6:30 pm

Call to Order

Chair Bob Simpson called the meeting to order at 6:30 p.m. Present at the call to order were Bob Simpson, Jim Hancock, Jett Hattaway and Mark Prater. Patrick Johnson was not present at the call to order but arrived later at 6:41 pm. 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. Prater made a motion to approve the agenda with the addition of public hearings that had been advertised on the Unified Development Ordinance and rezoning of 11.9 acres in Rico. Mr. Hancock seconded the motion. The motion carried unanimously with a 4-0 vote.

Approval of Minutes

1. Approval of October 10, 2019 Regular Meeting Minutes

Mr. Prater motioned to approve the October 10, 2019 regular meeting minutes, Mr. Hancock seconded, and the motion carried unanimously with a 4-0 vote.

Public Hearings

Mr. Simpson read the public hearing rules and opened in closed public hearings for the two added items. There was no one to speak for or against the items. There was no discussion or further action taken on the items. The Board moved to the next items.

1. Ordinance to approve a Special Use Permit for a College, University, or Professional School in the RL (Rural) District – application is for property located at 8400 Atlanta Newnan Road.

Mr. Simpson opened the public hearing.

Mr. Morton stated the zoning is for a 9.5 acres professional education leadership development center. This new education zoning will allow for housing for interns, staff and scholarship recipients.

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.

The following person spoke in support of the item:

Gwen Bullock, 9155 Selborne Lane – stated that the project would allow for educational opportunities and provide housing for students and faculty.

There was no other public comment.

Mr. Morton presented the staff recommendation to approve the Special Use permit.

Mr. Johnson arrived at 6:41p.m.

Mr. Simpson closed the Public Hearing.

Mr. Hattaway asked if the 9.5 acres were apart for the special district to which Mr. Morton answered that it was a separate project located down the road.

Mr. Prater inquired about the use of the rest for the property. Mr. Morton pointed to the topography exhibit which shows a drop off of about 90 feet over the rear half of the property.

Mr. Hattaway made a motion to recommend approval of the Special Use Permit. Mr. Johnson seconded. The motion passed 4-1 with Mr. Prater in opposition.

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 adjacent to the new HM-SD district.

Mr. Morton explained that the following two items are for the same 1.3 acre property. One is a Future Development Map amendment and the other is a rezoning.

Mr. Simpson opened the public hearing.

Mr. Morton provided an overview, stating that the subject property was approved previously for a special use permit for a Country Inn. The permit will still be in effect for the property, but if the rezoning and concept plan are approved, then the concept plan will govern development of the site. If the applicant then wanted to use the property for a Country Inn they would have to come back before the Planning Commission and City Council for approval of a revised concept plan. The applicant proposes to add the 1.3 acres to the recently-approved HM-SD3 hamlet and to use the property for aquaponics, which is an agricultural use.

The following person spoke in support of the item:

Gwen Bullock, 9155 Selborne Lane – said it made sense to add the 1.3 acres into the current project in order to make a unified development and added that that the property would be used to provide training in aquaponics.

There was no other public comment.

Mr. Simpson closed the Public Hearing.

Mr. Prater asked about the removal of the phrase “and for other purposes related thereto” from the title of the ordinance. Mr. Morton responded that it would be up to the city’s attorney.

Mr. Hancock inquired if any restrictions regarding buffers from the previously approved county Inn would be applied to the new idea for the Aquaponics center if approved. Mr. Morton stated that any requirements related to the Country Inn Special Use Permit would not apply to a different use on the site.

Mr. Prater had some concerns about the project being ruled by RL rules and being added to the Hamlet District. He also mentioned his desire for more time to go over future projects when they are complex.

Mr. Hancock motioned to recommend approval of the Future Development Map revision. Mr. Hattaway seconded. The motion passed 4-1 with Mr. Prater in opposition.

- 3. Ordinance to amend the Official Zoning Map to rezone 1.3 acres from RL (Rural) District to the HM-SD3 (Hamlet Special District) District and for all other purposes related thereto – proposed map amendment for 1.3 acres located on the east side of Atlanta Newnan Road adjacent to the new HM-SD district.**

Mr. Simpson opened the public hearing.

The following person spoke in support of the item:

Gwen Bullock, 9155 Selborne Lane – said the intent was to make the Hamlet one piece and at the time originally the 9.5 acres were not available to be used as the original 1.3 acres were planned to be used. Now that the 9.5 acres can be used, Ms. Bullock stated it made sense to combine the 1.3 acres site with the adjacent existing Hamlet.

There was no other public comment.

Mr. Simpson closed the Public Hearing.

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.

Mr. Hattaway made a motion to recommend approval the rezoning of 1.3 acres to HM-SD3. Mr. Hancock seconded. The motion passed 4-1 with Mr. Prater in opposition.

- 4. Ordinance to amend and revise Chapter 35 City of Chattahoochee Hills Zoning Ordinance and for all other purposes related thereto – the ordinance repeals the language covering Small Craft Breweries, Wineries, and Distilleries.**

Mr. Simpson opened the public hearing.

The following person spoke in support of the item:

Danean Crawford, 5575 Cochran Mill Road – said after completing research she believed that there should be a special district for breweries. Ms. Crawford stated it fits with the plan and the vision of the city and thanked the commission for listening.

There was no other public comment.

Mr. Simpson closed the Public Hearing.

The Commission discussed their concerns about repealing the language covering small craft breweries, wineries and distilleries. The Planning commission discussed that they believed the language they created in the adopted ordinance worked and expressed their frustration with doing research over many months to now repeal the language.

Mr. Hattaway made a motion to recommend leaving the existing ordinance in place and not repeal the language, Mr. Prater seconded. The motion passed unanimously.

Old Business

None

New Business

- 5. Concept Plan Application. 1.3 acre proposed addition to the Creation Hamlet Special District**

Mr. Morton stated that the concept plan for aquaponics on the 1.3 acre site meets RL rules. Mr. Morton recommended approval of the concept plan.

Mr. Johnson made a motion to recommend approval of the concept plan. Mr. Hattaway seconded. The motion passed 4-1 with Mr. Prater in opposition.

Staff Reports

Mr. Morton spoke about the revisions to the zoning code and went over the approval process. Mr. Morton stated the overall goals are to simplify the language and clear up known issues. Mr. Morton also presented the planning commission with the diagnostic report prepared by TSW, pointing out that the report is simply the result of a process that included study by the TSW team and interviews with stakeholders. The eventual proposed revisions to the zoning will not necessarily include all items in the report and the need for additional revisions may become apparent as the work proceeds.

The Planning Commission mentioned discussing the zoning diagnostic report at the next meeting.

Adjourn Meeting

Mr. Prater made a motion to adjourn, Mr. Hancock seconded, and the motion carried unanimously with a 5-0 vote.

Approved this 16th day of January, 2020.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk