

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**January 16, 2020/6:30 PM**

**Call to Order**

*Chair Bob Simpson called the meeting to order at 6:32p.m. Present at the call to order were Bob Simpson, Jett Hattaway, Patrick Johnson and Jim Hancock. Mark Prater 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. Hancock made a motion to approve the agenda. Mr. Hattaway seconded. The motion passed unanimously.*

**Approval of Minutes**

**1. Approval of the November 14, 2019 Regular Meeting Minutes**

*Mr. Johnson made a motion to approve the November 14, 2019 Regular Meeting Minutes. Mr. Hancock seconded. The motion passed unanimously.*

**Public Hearings**

*There were no Public Hearings.*

**Old Business**

*There was no old business.*

**New Business**

**1. Discussion of planning Commission activities for 2020**

*Mr. Mike Morton listed the following projects:*

- a. Campbellton Road- Mentioned the project is a part of a CDAP grant from ARC but structured like an LCI. Mr. Morton stated that the city can submit other CDAP projects because they provide training and public education around planning. Mr. Simpson asked about the timeline on the Campbellton project and Mr. Morton stated the plan must be done by the end of October. Interviews of the consultant teams will take place next week.*

*Mr. Hattaway asked about including Douglas into the planning project to which Mr. Morton stated that they are not a part of the grant, but we would involve them in the process.*

*Mr. Morton also mentioned the goal is to also look at creating a MRPA program to trade rights for development purposes.*

- b. Bear Creek Crossroads- The developer is talking about applying for a rezoning in the Spring, but it will probably later, and they are considering a mixed-use Hamlet due to having 250 acres.*
- c. Bouckaert Farm- Carl Bouckaert has hired a team to produce a master plan for his property. It appears that they are focusing on two parts of the property to start. One of these is the land near the parkway that has been the presumed town site.*
- d. Rico Community- Mr. Morton stated the short term goal is for adaptive reuse of the old structures and then adding zoning language for a new crossroads. Mr. Simpson asked about Goodes corner to which Mr. Morton replied that it is not in the plans at this time.*

## **2. Discussion of Zoning Diagnostic Report**

*Mr. Morton reminded the Commissioners that the Zoning Diagnostic report was just a first step toward the zoning revision, which is currently underway. The revision will result in a Unified Development Ordinance that will combine the zone and subdivision regulations, but there is no draft of the revision yet. Bob Simpson stated the new unified zoning code would go quickly if the individuals working on it have a workshop that gave a good briefing on all the changes. If not, then it may take longer to go through the document.*

*Mr. Morton stated the goal is to simplyfy the code. The simplification will focus mostly on the middle part of the zoning because the first part is procedures and definitions and the end is uses, and there is not a lot of opportunity to streamline these sections.*

## **Staff Reports**

*Mr. Morton gave an update on some possible projects and updates as follows:*

- 1. Cedar Grove road- The developer needed to sign a maintenance agreement and they had to fund the inspections for the roads and make sure they were in good condition because the city would be required to take over the roads. The city has not heard from the developer for several months.*

*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.*

2. *Mado East is the next phase under development in Serenbe. They are expected to begin paving the roads soon.*

*Mr. Morton also discussed the park swap that will occur shortly and mentioned that there would probably be a boat ramp or canoe/kayak launch in or near the new park.*

**Adjourn Meeting**

*Mr. Hattaway made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 7:08 p.m.*

Approved this 12<sup>th</sup> day of March, 2020.

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Bob Simpson, Chairman

Attest:

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Dana Wicher, City Clerk

*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.*