

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**April 18, 2019/6:30 PM**

**Call to Order**

*Chair Bob Simpson called the meeting to order at 6:30 p.m. Present were Bob Simpson, Jim Hancock, Jett Hattaway, and Mark Prater. Patrick Johnson arrived at 6:32 p.m. Also present was City Planner Mike Morton.*

**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.*

*Mr. Johnson arrived at 6:32 p.m.*

**Approval of Minutes**

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

*Mr. Prater made a motion to approve the March 14, 2019 Regular Meeting Minutes. Mr. Hattaway seconded. The motion passed unanimously.*

**Election of Officers**

**2. Election of Planning Commission Chair**

*Mr. Hattaway made a motion to nominate Mr. Simpson as Chair. Mr. Hancock seconded. The motion passed unanimously.*

**3. Election of Planning Commission Vice Chair**

*Mr. Prater made a motion to nominate Mr. Hancock as Vice Chair. Mr. Hattaway seconded. The motion passed unanimously.*

**Public Hearings**

*Mr. Simpson read the rules for the Public Hearings.*

**4. Ordinance to amend and revise Chapter 35, Zoning – the ordinance revises language covering the Parkway Commercial (PC) zoning district.**

*Mr. Simpson opened the Public Hearing.*

*There were no public comments.*

*Mr. Simpson closed the Public Hearing.*

*Mr. Prater said he thought the 7.5 acre minimum should be changed to a maximum unless it was part of a town, village, or hamlet. Mr. Hancock said a 7.5 acre maximum is too small. Mr. Johnson said the previous discussion was that 7.5 acres was the minimum.*

*Mr. Prater made a motion to recommend approval of the proposed amendment as recommended by staff. Mr. Hancock seconded. The motion passed unanimously.*

*Mr. Hattaway recused himself from the meeting.*

**5. Ordinance to approve a Special Use Permit for a small craft brewery in the RL (Rural) District – application is for property located at 5541 Cochran Mill Road.**

*Mr. Simpson opened the Public Hearing.*

*The following people spoke in support of the item:*

- 1. Chris Smith, 9700 Hutcheson Ferry Road (on behalf of the applicant) – said that it is important in this community that people can farm their land and create and sell a product at their property. This sort of thing is what will protect the rural component of the community and is more appealing than a huge commercial complexing on South Fulton Parkway.*
- 2. Diana Wilson, 8130 Cochran Mill Road – said this is about more than beer. It is about having a place in our community where we can gather, meet friends, bring guests, and have events. She also said she thinks Cochran Mill Brewery will showcase the unique character of the community.*
- 3. Karen Hattaway, 5545 Cochran Mill Road – said she is the spouse of the applicant. She grew up in Italy and came to the United States at age 16 for better opportunities. She said the brewery is about the opportunity for our children and allowing the younger generations to create their own opportunities in a way that fits into the character of the city.*
- 4. Ed Hattaway, 5541 Cochran Mill Road – said he is co-owner of Cochran Mill Brewing Company with his son Jett Hattaway. Farm breweries are similar to farm wineries and are located exclusively in agricultural areas. The brewery plans to become a local stop for families, friends, and visitors. They have held community meetings and have met with neighbors to address concerns.*

*The following person spoke in opposition to the item:*

- 1. Tommy Thompson, 7765 Barnes Road – said he grew up in the community, and when he was growing up, farm products were cows and corn and breweries were called moonshine stills. He concerns include the additional law enforcement requirements, having an unsavory element in the community, and the proximity to Friendship Baptist Church. He also said this is a slippery slope and he is concerned about what will be next if this is approved.*

*The following person spoke in rebuttal:*

- 1. Ed Hattaway, 5541 Cochran Mill Road – said the Police Chief and Fire Chief have been out to look at the facility and discuss contingencies. It is necessary for the brewery and the patrons to be responsible, just as it is for any other restaurant in the city where alcohol is served.*

*Mr. Simpson closed the Public Hearing.*

*Laurie Searle, 12600 Whiteside Road – asked questions regarding the off-site location for growing hops and if there were the additional special entertainment district regulations for the brewery that are in the alcohol ordinance for the farm winery tasting room. Mr. Morton said he was not able to answer the question about the special entertainment district because it is in Chapter 4 and not the Zoning Ordinance. On the question about the location of the hops, Mr. Morton said he consulted with the city attorney and he said the full acre minimum does not have to be onsite.*

*Mr. Morton presented the staff recommendation. Staff recommends approval with the following conditions:*

- 1. To the site plan submitted to the Department of Community Development, with the understanding that the plan is conceptual in nature.*
- 2. Additional vegetation will be planted at the parking lot to improve the screening from the street.*

*Mr. Morton also recommended adding the following additional language which is included in the staff recommendation for the parking lot variance:*

*Additional evergreen vegetation is installed to screen the parking lot along the tree line between the gravel lot and the thoroughfare and to the south between the gravel lot and the existing drive.*

*Mr. Johnson made a motion to recommend approval of the Special Use Permit with the conditions and additional language recommended by staff. Mr. Hancock seconded. The motion passed 3-1, Mr. Prater opposed.*

**6. Ordinance for a variance to the location of parking – application is to allow a gravel parking lot located between the front of the building and the thoroughfare at the proposed small craft brewery located at 5541 Cochran Mill Road.**

*Mr. Simpson opened the Public Hearing.*

*The following person spoke in support of the item:*

- 1. Chris Smith, 9700 Hutcheson Ferry Road (on behalf of the applicant) – said the existing gravel lot has been there since before the city was formed. The other option would require a curb cut and clearing of one-half acre of trees in order to get the parking lot in the back of a very small buildable area. Other concerns with a lot behind the buildable area include storm water drainage issues, creating a bottleneck situation on the drive, and reducing the vegetative buffers along the road because the location of the growing of the hops would need to be moved.*

*The following person spoke in opposition to the item:*

- 1. Laurie Searle, 12600 Whiteside Road – said since they are growing some of the hops on the neighboring easement, there should be plenty of room to put the parking lot in the required location. Therefore, she does not think the variance should be granted.*

*The following person spoke in rebuttal:*

- 1. Chris Smith, 9700 Hutcheson Ferry Road – said the location of the parking is hemmed in by other factors including the other drive and the septic system.*

*Mr. Simpson closed the Public Hearing.*

*Danean Crawford, 5575 Cochran Mill Road – asked if the Zoning Ordinance language had a minimum or maximum number of parking spaces allowed. Mr. Morton answered that the ordinance requires a minimum number of ten spaces and there is no maximum.*

*Mr. Morton presented the staff recommendation. Staff recommends approval with the following condition:*

- 1. Additional evergreen vegetation is installed to screen the parking lot along the tree line between the gravel lot and the thoroughfare and to the south between the gravel lot and the existing drive.*

*Mr. Hancock made a motion to recommend approval of the variance with the condition recommended by staff. Mr. Johnson seconded. The motion passed unanimously.*

*Mr. Hattaway returned to the meeting.*

*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.*

**Old Business**

*There was no Old Business.*

**New Business**

*There was no New Business.*

**Staff Reports**

*Mr. Morton said he would be meeting with the consultant working on the Zoning Ordinance audit the first of May and expects to receive the audit report soon. The builder at Heatherwood Manor is working with the Department of Watershed Management regarding the acceptable standards for the infrastructure that had previously been installed. He is still waiting to hear back from the Estates at Cedar Grove regarding the stormwater maintenance agreement and requirements for the roads. Certificates of Occupancy have been issued for several tenant spaces in the Mado office building and land disturbance permits for the east part of Mado have been issued.*

**Adjourn Meeting**

*Mr. Prater made a motion to adjourn. Mr. Johnson seconded. The motion passed unanimously. The meeting adjourned at 7:46 p.m.*

Approved this 13<sup>th</sup> day of June,, 2019.

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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.*