

**Minutes**  
**Regular Meeting of the Planning Commission**  
**City of Chattahoochee Hills, Georgia**  
**June 13, 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, Patrick Johnson, and Mark Prater. All members were present. Also present was City Planner Mike Morton.*

**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 an update on the TSW zoning audit under New Business. Mr. Hattaway seconded. The motion passed unanimously.*

**Approval of Minutes**

**1. Approval of the April 18, 2019 Regular Meeting Minutes**

*Mr. Prater made a motion to approve the April 18, 2019 Regular Meeting Minutes. Mr. Hancock seconded. The motion passed unanimously.*

**Public Hearings**

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

*Mr. Hattaway recused himself from the meeting.*

**2. Ordinance to approve a Special Use Permit for a small craft brewery in the RL (Rural) District – application is for property located at 5541, 5543, and 5545 Cochran Mill Road.**

*Mr. Simpson opened the Public Hearing.*

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

- 1. Danean Crawford, 5575 Cochran Mill Road – said she has a shared driveway with Judy Hattaway. Ed and Tera Hattaway do not have a legal easement to her driveway per the Fulton County GIS map. The only means of access for the patrons to see the hop yards and goat pasture is to use the shared driveway, and she has concerns about the driveway being used for business purposes.*

2. *Travis Crawford, 5575 Cochran Mill Road – said he has concerns about his legal liability from people using his shared driveway and bridge for commercial purposes. He also said he shares maintenance with the Hattaway’s and questioned if he should be responsible for half of the maintenance costs for a driveway that is being used commercially.*
3. *Laurie Searle, 12600 Whiteside Road – said she has been doing a lot of research on breweries over the last few months, has attended the applicant’s community information meeting, and has spoken with neighbors. Small craft breweries may be ok in Chatt Hills, but this location is not. She said the city was founded on “Not in My Back Yard” principles.*
4. *Danean Crawford, 5575 Cochran Mill Road (using time yielded from another person in opposition to the item) – said she had liability concerns about patrons crossing their bridge. She also said they do not have an agreement to allow commercial use of the driveway. She asked the Commission members to remember why we became a city and have spent 11 years developing a Comprehensive Plan for potential businesses like the microbrewery to be in the right location to start with and not impede on residents.*

*There was no other public comment.*

*Mr. Simpson closed the Public Hearing.*

*City Planner Mike 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 native evergreen vegetation is installed to screen the 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. Morton also said Commission members may consider adding a condition stating “Vegetation and/or other barrier methods must separate the gravel lot from the existing residential driveway”.*

*Commission members discussed the issue of the shared use driveway.*

*Mr. Hancock made a motion to recommend approval of the Special Use Permit with the conditions recommended by staff plus the following conditions:*

1. *Commercial traffic will have no access to the shared driveway*
2. *Vegetation and/or other barrier methods must separate the gravel lot from the existing residential driveway.*

*The motion died for lack of a second.*

*Mr. Johnson made a motion to defer action for 30 days and to require the applicant to provide a survey of the property line and copy of the existing driveway easement or agreement, if any.*

*The motion died for a lack of a second.*

*Mr. Prater made a motion to recommend approval of the Special Use Permit with the conditions recommended by staff plus the following conditions:*

- 1. Vegetation and/or other barrier methods must separate the gravel lot from the existing residential driveway.*
  - 2. The brewery shall only be served by a separate entrance with internal driveways.*
- Mr. Hancock seconded. The motion passed unanimously.*

- 3. 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, 5543, and 5545 Cochran Mill Road**

*Mr. Simpson opened the Public Hearing.*

*There was no public comment.*

*Mr. Simpson closed the Public Hearing.*

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

- 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.*
- 2. Vegetation and/or other barrier methods must separate the gravel lot from the existing residential driveway.*
- 3. The existing gravel lot may not be expanded.*

*Mr. Hancock made a motion to recommend approval with the conditions recommended by staff. Mr. Johnson seconded. The motion passed 3-1, Mr. Prater opposed.*

*Mr. Hattaway returned to the meeting.*

## **Old Business**

*There was no Old Business.*

## **New Business**

### **4. Campbellton update**

*Mr. Morton reported that the sale of the Jackson property finally closed, and the city has received the Atlanta Regional Commission's Community Development Assistance Program grant in conjunction with the City of South Fulton.*

### **5. Rico Historic Crossroads**

*Mr. Morton said the city did some planning work on the Rico Historic Crossroads area during the 2016 Comprehensive Plan update. Since then, he has had discussions with some owners of the non-residential properties near the Rico Road and Campbellton Redwine Road intersection. At the last City Council Work Session, he proposed an interim historic district for those non-residential properties. The City Council seemed favorable, so he will be working on language.*

### **6. Proposed HM-SD District**

*Mr. Morton said the property owner of 88 acres on Atlanta Newnan Road near Serenbe has approached the city about rezoning the property to HM-SD (Hamlet Special District). The owner is the same person who received approval on a Special Use Permit for the Country Inn earlier this year. He plans to have additional educational uses in the proposed hamlet as well as some residential and commercial.*

### **7. TSW Zoning Audit update**

*Mr. Morton reported that TSW has completed a draft report of the audit findings and is working on a proposal for the next step. Mr. Simpson ask that the Planning Commission members be provided the draft report once it is available.*

## **Staff Reports**

*Mr. Morton reported the builder at Heatherwood Manor is still working on the water issue and he still has not heard from the developer at the Estates of Cedar Grove. He has been contacted by someone about potential farmettes on a 200-acre piece of property. He also said he has received several inquiries about a subdivision entrance being constructed on Cochran Mill Road. It is actually a driveway to a residential property.*

## **Adjourn Meeting**

*Mr. Prater made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 8:07 p.m.*

*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.*

Approved this 18<sup>th</sup> day of July, 2019.

---

Bob Simpson, Chairman

Attest:

---

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.*