

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
September 19, 2019/6:30 PM

Call to Order

Chair Bob Simpson called the meeting to order at 6:33 p.m. Present at the call to order were Bob Simpson, Jett Hattaway, and Mark Prater. Patrick Johnson arrived at 6:47 pm. Jim Hancock 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. Prater made a motion to approve the agenda. Mr. Hattaway seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of the August 15, 2019 Regular Meeting Minutes

Mr. Hattaway made a motion to approve the August 15, 2019 Regular Meeting Minutes. Mr. Simpson seconded. Mr. Prater abstained due to not attending the August meeting. The motion passed unanimously.

Public Hearings

There were no Public Hearings.

Old Business

2. Moratorium on Special Use Permits for Craft Brewery, Winery, and Distillery uses in the RL District – discussion of possible changes to the existing regulation of breweries, wineries and distilleries.

Mr. Simpson mentioned the changes from the previous meeting and each member went over the research they collected regarding breweries.

Mr. Prater stated he believed the categories should be split and not have just one category covering distilleries, wineries and breweries. Mr. Prater stated in Carroll County they must get approved for events and nothing is allowed outdoors, only within a building.

Mr. Hattaway stated that he gathered a lot of information about farm breweries and that a common minimum size requirement is 15 acres. He found no cap on annual production. Most jurisdictions used setback requirements as well as requiring 20 % of the ingredients to be grown on site. Mr. Hattaway noted that the most recent Planning Commission proposal is more restrictive. He also mentioned Virginia's state ordinance which he said is similar to the city's. Mr. Hattaway stated the real conversation may be about where the brewery would be most appropriate.

Mr. Simpson asked whether everyone could agree that it was right for breweries to be restricted to certain areas and not everywhere.

Mr. Hattaway stated if the city is not comfortable in allowing breweries in the RL district, then the commission needed to rethink the concept of farm breweries. He added that the proposed changes were done in a way to prevent what we don't want.

Mr. Morton went over the research submitted to the Planning Commission and suggested members read over the GMA documents and Alameda County Brewery information because it gave a good analysis on rural breweries.

Mr. Simpson suggested that everyone go through all of their research and look at the proposed changes to see whether the existing ordinance has enough safeguards or whether the city needs to map specific locations. Mr. Simpson then asked Mr. Morton to send links to the Planning Commission.

New Business

There was no New Business.

Staff Reports

There were no staff reports.

Adjourn Meeting

Mr. Prater made a motion to adjourn. Mr. Hattaway seconded. The motion passed unanimously. The meeting adjourned at 7:32 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 11th day of October, 2019.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk

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