

Minutes
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
October 10, 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, and Mark Prater. Patrick Johnson and Jett Hattaway were 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 asked to add an Update on TSW under New Business. Mr. Prater made a motion to approve the agenda as amended. Mr. Hancock seconded. The motion passed unanimously.

Approval of Minutes

1. Approval of the September 19, 2019 Regular Meeting Minutes

Mr. Prater made a motion to approve the September 19, 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. Preliminary Plat Application

Mr. Morton presented the general information of the application and the preliminary plat requirements from the subdivision regulations. Mr. Morton stated the plat was submitted to create a lot to simply allow the investors to balance out their ownership interests and that there was no concept plan for the property. Mr. Morton stated the Engineer/Applicant, Wayne Matthews, was present to speak.

Mr. Matthews went over a printed copy of the plat submitted to the Planning Commission. Mr. Matthews stated that the plat was driven by accounting purposes and the property contains 10 acres.

Mr. Prater made a motion to approve the preliminary plat application by SEI. Mr. Hancock seconded. The motion passed unanimously.

2. Concept Plan Application. Creation Hamlet Special District

John "Pepper" Bullock presented boards submitted to the Planning Commission and went over the concept plan. Mr. Bullock stated his concept plan followed his letter of intent submitted with the application and stated the project included traffic calming measures.

Mr. Prater asked if the project was on Atlanta-Newnan Road. Mr. Bullock answered yes. Mr. Simpson asked about the future of Atlanta Newnan Road and if there was a vision of what that road would look like. Mr. Simpson stated it was important to think about the look and the feel of that road.

Mr. Bullock stated the project would be developed in phases. The conference center is planned as the first phase and the residential portion will follow. Mr. Bullock stated that the conference center will only rent out blocks of rooms to groups. They will not rent out individual rooms.

Mr. Prater pointed out that the plan appears to have a lot of concrete around the residences. Mr. Morton replied that the drawing is just conceptual but thought the plan was to pave the alleys and the parking for the houses.

Mr. Prater also inquired about the water and sewer access to which Mr. Bullock stated he hoped Fulton county extended lines but that they did look at access. Mr. Bullock also stated the road around the conference center will be 25 feet wide for public safety.

Mr. Prater made a motion to approve the concept plan. Mr. Hancock seconded. The motion passed unanimously.

3. TSW Update

Mr. Morton stated he received a draft report based on the interviews and meetings. He added that TSW was using that work and drafting revised language. Mr. Morton stated the intent is to create a unified development code and gave a little back history of why there was not a unified code adopted.

Mr. Simpson asked would there be presentations on the final version to which Mr. Morton answered yes.

Mr. Prater asked if the version TSW comes up with will be adopted or will it be looked over by the Planning Commission. Mr. Morton stated that it will still come to the Planning Commission. Mr. Simpson added that TSW has a good sense of what we are trying to do and matching it with the city's goals and future interest.

Staff Reports

Mr. Morton stated there will be additional applications from Mr. Bullock on a couple of parcels. Additionally, Mr. Morton stated he was putting together some language to create an overlay for the Rico area which will allow for adaptive reuse of some of the buildings. Mr. Morton stated there has also been talk about making the overlay city wide for adaptive use, but it was just an idea.

Mr. Morton mentioned that there was a charrette at Bouckaert Farms to create a master plan for the property.

Mr. Simpson asked about the mansion parties to which Mike Morton stated the property in question had 3 administrative permits for events but there were some not permitted. Mr. Morton stated there were no problems with the permitted events and that the number of events is limited to 8 per year.

Mr. Simpson asked about the Rico lodge and if they had any permits. Mr. Morton stated they have an administrative permit and the location will have public uses.

Adjourn Meeting

Mr. Prater made a motion to adjourn. Mr. Hancock seconded. The motion passed unanimously. The meeting adjourned at 7:13 p.m.

Approved this 14th day of November, 2019.

Bob Simpson, Chairman

Attest:

Dana Wicher, City Clerk