

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, OCTOBER 17, 2016 – 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734**

WORK SESSION: 6:45 PM

Present were: Chairman Todd Herion, Vice Chairman Barry Pullen, Commission Members Rosemary Walsh, Julie Adams and Jeremy White. Also Present were: Planning Director Kaipo Awana, Planner Susan Puri, City Attorney Frank Hartley, and Planning Technician Kimberly B. Landers.

CALL TO ORDER at 7:02 pm by Chairman Todd Herion.

PLEDGE OF ALLEGIANCE TO THE FLAG led by Chairman Todd Herion.

APPROVAL OF THE AGENDA

Commission Member Rosemary Walsh made a motion to approve the agenda. Vice Chairman Barry Pullen made the second. Approved 5-0.

APPROVAL OF MINUTES

Approval of the September 19, 2016 minutes as written.

Commission Member Rosemary Walsh made a motion to approve the September 19, 2016 minutes as written. Vice Chairman Barry Pullen made the second. Approved 4-1 (Commission Member Julie Adams abstained).

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC HEARING – SUP-16-002** Anthony Faust is requesting a Special Use Permit to allow a garage and breezeway to be constructed in the side yard.

Planner Susan Puri reported to the Planning Commission that the applicant Anthony Faust has withdrawn his Special Use Permit request.

2. **PUBLIC HEARING – RZ-16-005** Athea Cain is requesting to rezone 2 acres from BG to HM-1 for Auto repair, auto sales, and storage.

Planner Susan Puri went over the staff recommendation for denial. The Public Hearing was opened. Athea and Greg Cain spoke on behalf of this request indicating that they are wanting to rezone for Auto Repair, Auto Sales, and storage and would like to increase the existing gravel area. The citizen who spoke in opposition to this request was Kim Hall. She indicated that this is not a suitable zoning for the area and that, since the original rezoning to BG with a Special Use Permit, the previous owner has been out of compliance most of the time. Also, she indicated that she does not want the trend to continue and asks that the board recommend denial for this request. The Public Hearing was closed. Commission Member Jeremy White made a motion to recommend denial for this request as recommended by staff. Vice Chairman Barry Pullen made the second. Approved for denial 5-0.

3. **PUBLIC HEARING – Zoning Ordinance Amendment – Article 4, Package Sales & Drive-up/Through Services.**

Planner Susan Puri went over the staff recommendation for approval to amend changes for Package Sales and Drive-up/through services to Article 4 of the Zoning Ordinance. The Public Hearing was opened and closed with no

comments. Vice Chairman Barry Pullen made a motion to approve as recommended by staff. Commission Member Julie Adams made the second. Approved 5-0.

4. Discussion – Bellagio II and Bellagio Estates II, PUD.

Planning Director Kaipo Awana indicated that these properties rezoned for Planned Unit Developments were zoned back in 2004. Approval of a planned unit development is conditional; if construction is not commenced within one (1) year and pursued in an orderly manner toward completion, the Mayor and City Council may, upon written notice to the Property Owner, abolish the zoning or reduce the size of the tract to fit the scope of actual development. The Planning Department is seeking recommendation to move forward with the application process to rezone these properties. The Planning Department will notify owners and follow standard rezoning procedures to take action. Vice Chairman Barry Pullen made a motion for the Planning Department staff to move forward with the application process to rezone the properties as necessary. Commission Member Julie Adams made the second. Approved 5-0.

BOARD MEMBER COMMENTS

CITIZENS COMMENTS

STAFF COMMENTS

ADJOURNMENT

Vice Chairman Barry Pullen made a motion to adjourn. Commission Member Rosemary Walsh made the second. Approved 5-0.

Meeting adjourned 7:44 pm.