

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 17, 2017 – 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 7:03 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 December 19, 2016 minutes as written.

Commission Member Julie Adams made a motion to approve the December 19, 2016 minutes as written.

Commission Member Jeremy White made the second. Approved 5-0.

OLD BUSINESS

NEW BUSINESS

1. **PUBLIC HEARING – AX-17-001** City of Sugar Hill is requesting to annex 22.50 acres at 5494 Cumming Highway to OI for future Greenspace.

Planner Susan Puri went over the staff recommendation for approval. The Public Hearing was opened. Citizens and guest who spoke were: Tina Gosnell, Jerry Konkel, Andy Lamb, and Jody Tada. Topics included dead trees along property line abutting Morning Glory Court which could potentially fall on structures (house and garage), lighting for the park, buffers, fencing, naming convention of the park, access between the residential area and the park, and ideas for amenities for the park (walking path, basketball court, tennis court with walls, dog park, skate park, obstacle/exercise course, etc.). There were no other public comments, the Public Hearing was closed. Commission Member Rosemary Walsh made a motion to approve this annexation request with OI zoning classification as recommended by staff. Commission Member Julie Adams made the second. Approved 5-0.

2. **PUBLIC HEARING – RZ-16-008** Property Solutions Group is requesting to rezone 11.88 acres at Buford Highway 23. The property is currently zoned HM-1 and the applicant is requesting RS-100/PRD zoning for a Single Family Residential Subdivision.

Planner Susan Puri went over the staff recommendation for approval with conditions. The Public Hearing was opened. Applicant representative Tracey Mason spoke on behalf of the request, and Owner Gary Gettis with Property Solutions Group, LLC was also present to speak on behalf of this request. Tracey indicated they are in agreement with staff conditions. The price range of the homes should be \$250,000 - \$350,000. Tracey provided renderings for the homes which are attached and incorporated as "Exhibit 1, pages 1-14" to these minutes. There were no other public comments. Commission Member Julie Adams made a motion to approve the rezoning from

HM-1 to RS-100/PRD with conditions as recommended by staff. Commission Member Rosemary Walsh made the second. Approved 5-0.

BOARD MEMBER COMMENTS

Chairman Todd Herion wished Kim Landers a Happy Birthday and thanked Barry Pullen for attending the meeting since a replacement has not been made for his Post.

CITIZENS COMMENTS

STAFF COMMENTS

Planning Director Kaipo Awana informed the Commission Members that RZ-16-005, 1148 Old Atlanta Hwy will be coming back before the Planning Commission in February.

ADJOURNMENT

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

Meeting adjourned 7:41 pm.