

**MINUTES  
CITY OF SUGAR HILL  
PLANNING COMMISSION MEETING  
MONDAY, JUNE 19, 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: Vice Chairman, Julie Adams, Commission Members, Rosemary Walsh, Jeremy White, Phil Olsen, and Barbara Pugh. 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 Vice Chairman Julie Adams.

**PLEDGE OF ALLEGIANCE TO THE FLAG** led by Vice Chairman Julie Adams.

**Welcome new Planning Commission Member Barbara Pugh who replaced Todd Herion, Post 2.**

Vice Chairman Julie Adams welcomed new member Barbara Pugh.

**Elect new Chairman for 2017.**

Commission Member Phil Olsen made a motion to table the election of the Chairman until July meeting. Vice Chairman Julie Adams made the second. Approved 5-0.

**APPROVAL OF THE AGENDA**

Commission Member Rosemary Walsh made a motion to approve the agenda. Commission Member Jeremy White made the second. Approved 5-0.

**APPROVAL OF MINUTES**

Approval of the March 20, 2017 minutes as written.

Commission Member Jeremy White made a motion to approve the March 20, 2017 minutes as written. Commission Member Rosemary Walsh made the second. Approved 4-1 (Commission Member Barbara Pugh abstained).

**OLD BUSINESS**

**NEW BUSINESS**

1. **PUBLIC HEARING – RZ-17-001** Home South Communities is requesting to Rezone 11.131 acres at 1162 Buford Highway 23 and White Oak Drive to RM for 81 Unit Townhome Community.

Planner Susan Puri went over the staff recommendation for approval with conditions. The public hearing was opened. Mitch Peevy applicant representative spoke on behalf of this request. Citizens and guests who spoke in opposition were Barbara Womack, Kelly Long, and Virginia Saine. Ms. Womack requested a privacy fence along her rear property line. Other comments from opposition included objections to noise, through traffic, the fact that this project was denied a year ago, it does not fit with the other homes in the neighborhood, and nothing has changed from a year ago. Mr. Peevy requested the 5' setback from the zoning buffer, 25' enhanced buffer, agreed to private streets, agreed to privacy fence along the back but not to the entire perimeter, and to provide enhanced landscaping maintained by the Homeowner Association. The Public hearing was closed. A lengthy discussion was held on condition number 10 pertaining to the rear loaded alley access for properties abutting the Owen Circle development. Commission Member Jeremy White made a motion to approve the request as presented by staff with the exception of removing condition number 10 from the request. Commission Member Phil Olsen made the second. Motion approved 4-1 (Commission Member Rosemary Walsh against).

2. **PUBLIC HEARING – Zoning Ordinance Amendment Article 4, Article 7, and Article 14**, pertaining to accessory uses fences, walls, and associated administrative processes.

Planner Susan Puri went over the staff recommendation for the proposed amendments. The Public Hearing was opened and closed, there were no public comments. Commission Member Rosemary Walsh made a motion to approve this request as recommended by staff. Commission Member Jeremy White made the second. Motion approved 5-0.

#### **BOARD MEMBER COMMENTS**

Commission Member Rosemary Walsh stated that the Commission would miss Susan Puri and wished her well.

#### **CITIZENS COMMENTS**

#### **STAFF COMMENTS**

#### **ADJOURNMENT**

Commission Member Jeremy White made a motion to adjourn. Commission Member Phil Olsen made the second. Motion approved 5-0.

**Meeting adjourned 7:57 pm**