

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 17, 2018 – 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 Jeremy White, Vice Chairman Julie Adams, Commission Members Rosemary Walsh, and Barbara Pugh. Also Present were: Planning Director Kaipo Awana, City Attorney Frank Hartley and Lee Thompson, Planner Randy Warren, and Planning Technician Kimberly B. Landers. Absent: Commission Member Phil Olsen.

CALL TO ORDER at 7:00 p.m. led by Chairman Jeremy White.

PLEDGE OF ALLEGIANCE TO THE FLAG led by Chairman Jeremy White.

APPROVAL OF THE AGENDA

Commission Member Rosemary Walsh made a motion to approve the agenda. Vice Chairman Julie Adams made the second. Motion approved 4-0.

APPROVAL OF MINUTES

Approval of the August 20, 2018 minutes as written.

Vice Chairman Julie Adams made a motion to approve the August 20, 2018 minutes as written. Commission Member Rosemary Walsh made the second. Motion approved 3-0-1 (Jeremy White abstained).

OLD BUSINESS

NEW BUSINESS

- 1. Public Hearing – SUP-18-004** - Gregory Sampson, 6002 Cumming Hwy, 1.79 Acres – Special use permit and change in conditions for a Climate Control Storage Facility.

Planning Director Kaipo Awana went over the staff recommendation for approval with conditions. The public hearing was opened. Applicant Greg Sampson spoke on behalf of this request. Yoseph Ro, and his daughter Martine Lee Ro spoke about increased pedestrian traffic through their property at 488 Laurel Run Place and concerns with safety, noise and air pollution. They would like to have fencing and additional trees installed for additional buffering between the house and the commercial properties and would like the fencing to extend from the Zaxby's across the entire property of the proposed project to keep traffic from coming through their property. Applicant Greg Sampson indicated he would work with them to create additional buffers. The public hearing was closed. Commission Member Rosemary Walsh made a motion to approve this request as recommended by staff with conditions. Vice Chairman Julie Adams made the second. Motion approved 4-0.

- 2. Public Hearing – RZ-18-006** – 360 Residential, LLC., 1091 Level Creek Road, 7.666 Acres – RM to GB for Retail development.

Planning Director Kaipo Awana indicated that he wanted to present cases RZ-18-006 & RZ-18-007 at the same time. Both cases were presented and recommended for approval with conditions. The public hearing was opened. Applicant representatives Carl Westmoreland and Jeff Warshaw spoke on behalf of this request. Citizen Peggy Daniels spoke about affordable housing and the homeless in Gwinnett County, and citizen Susana Landers questioned where her house was in proximity to the proposed development. The public hearing was closed. Vice Chairman Julie Adams made a motion to approve this request as recommended by staff with conditions. Commission Member Barbara Pugh made the second. Motion approved 3-1-0 (Commission Member Rosemary Walsh against).

3. **Public Hearing – RZ-18-007** – 360 Residential LLC., 1091 Level Creek Road, 26.625 Acres – RS-100/HSB to RM for multi-family and townhome development.

Vice Chairman Julie Adams made a motion to approve this request as recommended by staff with conditions. Commission Member Barbara Pugh made the second. Motion approved 3-1-0 (Commission Member Rosemary Walsh against).

4. **Public Hearing – Zoning Ordinance Amendment** – Article, 3, 4, 9, & 10 – Consider expansion of Central Business District (CBD) and other text amendments.

Planning Director Kaipo Awana went over the staff recommendation and indicated that staff recommends to hold off on the expansion for the CBD until the issues are worked out between the city and 360 Residential LLC applicants. The public hearing was opened. 360 Residential LLC applicant representatives Carl Westmoreland indicated without the expansion of the CBD their project goes away, and Jeff Warshaw indicated they cannot achieve the density they without the CBD expansion. Commission Member Rosemary Walsh made a motion to table this request to allow the applicant more time to design his project to meet requirements for CBD expansion. Vice Chairman Julie Adams made the second. Motion approved 4-0.

BOARD MEMBER COMMENTS

CITIZENS COMMENTS

STAFF COMMENTS

ADJOURNMENT

Commission Member Rosemary Walsh made a motion to adjourn. Commission Member Barbara Pugh made the second. Motion approved 4-0.

Meeting adjourned 9:11 pm