

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 18, 2019 – 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, Jason Jones, and Phil Olsen. Also present were: Planning Director Kaipo Awana, City Attorney Creighton Lancaster, Planner Randy Warren, and Planning Technician Kimberly B. Landers.

CALL TO ORDER 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 5-0.

APPROVAL OF MINUTES

Approval of the October 21, minutes as written.

Vice Chairman Julie Adams made a motion to approve the October 21, 2019 minutes as written. Commission Member Jason Jones made the second. Motion approved 5-0.

OLD BUSINESS

NEW BUSINESS

1. **Public Hearing** – RZ-19-004 – Stan Howington – 4359 Woodward Mill Rd – Rezone 12.4102 Acres from LM to RM

Planning Director Kaipo Awana discussed the staff recommendation for approval with conditions. Buford Highway 23 is seeing a lot more residential in this area. Staff has recommended traffic calming measures in the proposed conditions of zoning. Kaipo, engineer and applicant met today, the applicant has requested to table this request to allow more time to respond to the proposed conditions. The public hearing was opened. Applicant representative Chris McCrary with McFarland Dyer opened by stating they want to have more time to research budget and constraints for the proposed conditions pertaining to the project access improvements and requested to table this until the December meeting. Citizen Tom Lobonc made a comment about the traffic situation and referenced what has been approved in the downtown. Shane Lanham representative for MTI Baths spoke with his concerns about the incompatibility with the development adjacent to his client's property that is zoned LM. Some of the homes are literally 10-15' from the property line adjacent to his client's property. MTI Baths has been a long-term business in the city, it is an industrial business with noise and smell. If rezoned from LM to RM this zoning change imposes a 50' undisturbed buffer and devalues his client's property. Shane indicated the applicant has been working with his client to hopefully reach some middle ground. The public hearing was closed. Commission Member Rosemary Walsh made a motion to table this request to allow applicant more time to respond to the proposed staff conditions. Commission Member Phil Olsen made the second. Motion approved 5-0.

2. **Public Hearing** – ZOA 03 Article 3, 4, 9, 10, 13 & Appendices for Outdoor Dining and Display. Planner Randy Warren went over the draft staff recommendation and indicated that staff was still working to refine and make conditions more concise and would recommend to table this request to allow more time to research but would like to go ahead and open the public hearing to get more input from the citizens and commission members. The public hearing was open, there were no citizens and guest who spoke on this request. Discussion was held between the commission members. Commission Member Julie Adams indicated that she would like to see something added in for holiday's, special occasions pertaining to decorative purposes to make it more appealing to businesses. Chairman Jeremy White indicated he would like to see the City Manager and Planning Director have more control and look at the language in more detail. Commission Member Jason Jones indicated that he would get information on outdoor dining for Bermuda and forward to Kaipo. The public hearing was closed. Commission Member Phil Olsen made a motion to table this request until the January 2020 meeting. Vice Chairman Julie Adams made the second. Motion approved 5-0.

BOARD MEMBER COMMENTS

CITIZENS COMMENTS

STAFF COMMENTS

1. Brief Planning Commission on progress for amendments to short term rentals, tobacco, vape and cannabidiol sales – Moratorium until 3-31-20.

Planning Director Kaipo Awana stated staff is still working on updates for the short-term rentals, tobacco, vape, and cannabidiol sales.

ADJOURNMENT

Commission Member Rosemary Walsh made a motion to adjourn. Vice Chairman Julie Adams made the second. Motion approved 5-0.

Meeting adjourned 7:53 pm.