

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, JUNE 15, 2020 – 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 Member Jason Jones, Phil Olsen and Rosemary Walsh. Also present were: Planning Director Kaipo Awana, City Attorney Frank Hartley Creighton Lancaster, and Planning Technician Kimberly B. Landers.

CALL TO ORDER at 7:00 pm 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 February 17, 2020 minutes as written.
Commission Member Jason Jones made a motion to approve the February 17, 2020 minutes as written. Vice Chairman Julie Adams made the second. Motion approved 5-0.

NEW BUSINESS

1. **Public Hearing** RZ-20-002 – Sinh Bui – 5000 Block of Nelson Brogdon Blvd. @ Sycamore Road, 10.79 Acres for mixed use commercial and multi-family development. Request to rezone and change conditions to zoning from BG to BG/CBD.

Planning Director Kaipo Awana explained the request which includes multi family residential condominium homes, general retail, office, and a grocery store. Director Awana reviewed the planning staff's recommendation for approval to keep the general business (BG) zoning and change in conditions. Director Awana qualified the staff recommendation to take no action on the expansion of the Central Business District (CBD) and concluded by recommending approval of the CBD expansion if the commission found that the use characteristics mattered more than the height of the buildings when placed nearest the existing residential uses.

The public hearing was opened. Applicant representative Sinh Bui spoke on behalf of this request. Patricia Smith spoke in favor of this request. There were no other public comments, the public hearing was closed. Commission Member Jason Jones made a motion to approve the change in conditions for the existing BG zoning, and the expansion into the CBD with the following conditions:

1. These conditions shall replace and supersede all prior stipulations and conditions, including all prior zoning actions, variances, and special use permits that are currently in place on the subject property.
2. Site development plan for 2.94 acre commercial tract shall not contain more than 152 parking spaces.
3. The following uses are prohibited:

- a. Psychic reading,
 - b. fortune telling,
 - c. astrology,
 - d. phrenology,
 - e. palmistry,
 - f. clairvoyance or related commercial practices.
4. All dwelling units shall be set up as condominiums. No more than 10% of the total number of dwelling units are allowed to be leased at any one time. Notice shall be recorded with the covenants and enforced by the property owners association.
 5. **At least 80% of the occupied units shall be occupied by at least one person who is 55 years of age or older.** Notice shall be recorded with the covenants and enforced by the property owners association.
 6. Developer must provide enhanced pedestrian crossings, protected left turn signals and decorative mast arms at Highway 20 (subject to coordination with City of Sugar Hill, Gwinnett Department of Transportation and Georgia Department of Transportation) and Sycamore Road. The developer may execute a performance agreement accompanied by sufficient surety to cover the cost of construction prior to receiving certificate of occupancy for residential building(s).
 7. Developer must provide an enhanced pedestrian crossing on Sycamore Road prior to receiving a building permit for residential building(s).
 8. Total number of parking spaces on all tracts shall not exceed 420 spaces.
 9. Developer shall provide written notification to the school board to include number of units, type of housing, number of bedrooms and phasing of the project.

Commission Member Phil Olsen made the second. Motion approved 5-0.

OLD BUSINESS

BOARD MEMBER COMMENTS

CITIZENS COMMENTS

Amber Chambers thanked Kaipō Awana taking the time to go out and meet with the homeowners at the Primrose Creek Community on the changes in conditions proposed at the February Planning Commission. She also thanked Julie Adams for making a commitment to solicit feedback on social media for where the city was headed. Ms. Chambers made additional comments about inviting more participation at public meetings, making the meetings more accessible, and taking up the idea of providing live video at the meetings.

STAFF COMMENTS

ADJOURNMENT

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

Meeting adjourned at 8:15 p.m.