

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 18, 2022 – 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, Commission Members Rosemary Walsh, Jason Jones, and Vice Chairman Julie Adams. Also present were Planning Director Kaipo Awana, City Attorney Lee Thompson, and Planning Technician Kimberly B. Landers. Absent was Commission Member Phil Olsen.

WORK SESSION: Called to order at 6:48 pm by Chairman Jeremy White with no discussion for upcoming cases. Commission Member Rosemary Walsh arrived at the end of the Work Session.

CALL TO ORDER at 7:00 pm by Chairman Jeremy White

PLEDGE OF ALLEGIANCE TO THE FLAG led by Jeremy White.

APPROVAL OF THE AGENDA

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

APPROVAL OF MINUTES

Approval of the December 20, 2021, minutes as written.

Commission Member Rosemary Walsh made a motion to approve the December 20, 2021, minutes as written. Chairman Jeremy White made the second. Motion approved 4-0.

BOARD MEMBER COMMENTS None.

CITIZENS COMMENTS None.

NEW BUSINESS

1. **PUBLIC HEARING** – RZ-21-011 – Elmgton Residential – Sycamore Road 27.724 acres from RS-100 to RS-72

Planning Director Kaipo Awana opened by giving a presentation of the request and submitted the staff recommendation for approval of the RS-72 zoning with conditions. The public hearing was opened. Megan Peace applicant representative spoke on behalf of this request. Property owner King Koduru submitted a public comment card in favor of the rezoning request. Citizens and guest who spoke/made comments included, Alexandra & David Tamutus, Myron Frady, Bryan List, and Vonnie Frady. Issues raised included site distance issues at entrance and request to move entrance, speeding on Sycamore Road, preserving trees, traffic congestion on Sycamore Road especially at the intersection of Sycamore and Nelson Brogdon Boulevard, dynamite blasting, drainage, underground springs, detention, flooding issues, old landfill possibly located on site, animal preservation, leaving more buffer trees for privacy, the density of the development and the fact that they are going to be rental homes. Alex Hensley with Kimley & Horn stated that everything would be engineered and designed by state and local code requirements, and that the Nationwide permit was for the unbuffered stream. Megan Peace indicated the rental community will be catered towards young professionals with the rent approximately \$2,500/monthly which will make the average annual income for renters to be approximately \$95,000 yearly and an extensive background check is conducted on potential renters prior to lease approval. Incentives are also offered for long term leases. The applicant is also open to doing a tree survey to provide more trees, and indicated that during due diligence, extensive testing was conducted to determine the soil quality, location of rock, along with environmental site assessment to determine there were no landfills or

environmental concerns on the property. The applicant is also open to doing a traffic study and relocating the entrance if site distance issues are warranted. The public hearing was closed. The commission members had concerns with the traffic congestion, site distance, current entrance location, and preserving the trees. Planning Director Kaipo Awana went over the regulatory requirements for stormwater and runoff and indicated the city was the issuing authority, and that all other environmental permitting goes through an extensive review process prior to permit issuance. Jeremy indicated that he trusts staff with an arborist study if warranted. After further discussion, Commission Member Rosemary Walsh made a motion to table this request to allow the applicant time to work through these issues with staff. Commission Member Jason Jones made the second. Motion approved 4-0.

Rosemary Walsh left the meeting.

2. **PUBLIC HEARING:** SUP-21-004 Shining Health LLC., HAIYING YU, 4450 Nelson Brogdon Boulevard, Suite D1, Special Use Permit for a Massage Establishment.

Planning Director Kaipo Awana opened by giving a presentation of the request and submitted the staff recommendation for denial of the special use permit. There are eight massage establishments in the city limits, two of which have been approved since September of 2021. Gwinnett County has conducted investigations on massage establishments within the city and arrest have been made for unlicensed massage therapist. The City Council has placed a moratorium new massage establishments, this does not apply to this request. The public hearing was opened and closed there were no public comments, and the applicant was not present. Vice Chairman Julie Adams made a motion to deny this request for a Special Use Permit. Commission Jason Jones made the second. Motion was approved for denial 3-0.

OLD BUSINESS None

ADJOURNMENT

Chairman Jeremy White made a motion to adjourn. Commission Member Jason Jones made the second. Motion approved 3-0.

Meeting adjourn 8:26 pm.