

**MINUTES  
CITY OF SUGAR HILL  
PLANNING COMMISSION MEETING  
MONDAY, DECEMBER 20, 2021 – 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, and Phil Olsen. Also present were Planning Director Kaipo Awana, City Attorney Frank Hartley, and Planning Technician Kimberly B. Landers. Absent was Vice Chairman Julie Adams and Commission Member Jason Jones.

**WORK SESSION:** Called to order at 6:56 pm by Chairman Jeremy White with no discussion for upcoming cases.

**CALL TO ORDER** at 7:00 pm by Jeremy White.

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

**APPROVAL OF THE AGENDA**

Commission Member Phil Olsen made a motion to approve the agenda with the change to table Case SUP-21-004. Motion was seconded by Commission Member Rosemary Walsh. Motion approved 3-0.

**APPROVAL OF MINUTES**

Approval of the November 15, 2021, minutes as written.

Commission Member Rosemary Walsh made a motion to approve the November 15, 2021, minutes as written. Motion was seconded by Commission Member Phil Olsen. Motion approved 3-0.

**BOARD MEMBER COMMENTS** None

**CITIZENS COMMENTS** None

**NEW BUSINESS**

1. **PUBLIC HEARING:** RZ-21-009

ACR Engineering Inc., 1250 Hickory Hills Drive – rezone from MH TO R36 for 12 Cottage Court Units.

Planning Director Kaipo Awana opened by giving a presentation of the request and submitted the staff recommendation for approval of the R36 zoning with conditions. The public hearing was opened. Owner Mark Colbert was present to speak on behalf of this request. There were no other public comments, the public hearing was closed. Commission Member Phil Olsen made a motion to approve the rezoning to R36 with conditions as recommended by staff. Commission Member Rosemary Walsh made the second. Motion approved 3-0.

2. **PUBLIC HEARING:** RZ-21-010

TT Investment Group LLC., 4810 Wages Way – CHANGE IN CONDITIONS ONLY to construct an office/warehouse building.

Planning Director Kaipo Awana opened by giving a presentation of the request and submitted the staff recommendation for approval to change the existing conditions of zoning as presented by staff. The public hearing was opened. Applicant representative Michael Beck was present to speak on behalf of this request. Citizens and guest who spoke included Wansley Sudderth, Mitchell Waters, and Ronald Taylor. Concerns included hours of operation, concerns with the buffer reduction and noise pollution, light pollution, perimeter privacy fence requested, does not want an office warehouse building built on this property, and concerns with sewer connection that will be required across Hidden Circle and damage to the roadway. The public hearing was closed. Chairman Jeremy White made a motion to approve the change in conditions as presented by staff. Commission Member Rosemary Walsh made the second. Motion approved 3-0.

3. **PUBLIC HEARING:** SUP-21-004  
Shining Health LLC., HAIYING YU, 4450 Nelson Brogdon Boulevard, Suite D1, Special Use Permit for a Massage Establishment. **This item was tabled at agenda approval.**

**OLD BUSINESS** None

**ADJOURNMENT**

Commission Member Rosemary Walsh made a motion to adjourn. Commission Member Phil Olsen made the second. Motion approved 3-0.

**Meeting adjourned at 7:55 pm.**