

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, MAY 17, 2021 – 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734**

WORK SESSION:

The Work Session started at 6:49 pm and was led by Jeremy White. Commission Member Phil Olsen, Chairman Jeremy White, and Vice Chairman Julie Adams present. Discussion included stacked flats definition, and that Exhibits 1 & 2 were not included in the packet, as well as discussion about semi-evergreen and discussion on the natural gas appliances. Commission Member Jason Jones arrived at 6:55 pm. Planning Director Kaipō Awana indicated that the stream and buffers would be taken care of at the time of the review process.

Present were: Chairman Jeremy White, Vice Chairman Julie Adams, Commission Member Phil Olsen, and Jason Jones. Also present were: Planning Director Kaipō Awana, City Planner Kellie Littlefield, City Attorney Frank Hartley, and Planning Technician Kimberly B. Landers. Absent was Commission Member Rosemary Walsh.

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 April 19, 2021 minutes as written.

Commission Member Phil Olsen made a motion to approve the April 19, 2021 minutes as written. Vice Chairman Julie Adams made the second. Motion approved 4-0.

BOARD MEMBER COMMENTS

There were no board member comments.

CITIZENS COMMENTS

There were no citizens comments.

NEW BUSINESS

1. **RZ-21-003** – BCC Investment Group, 42.46 Acres at Peachtree Industrial Blvd, rezone from BG & LM to R36 for a townhome community.

City Planner Kellie Littlefield opened by giving a presentation of the request and submitted the staff recommendation for approval with conditions. Kellie indicated that the applicant is working on an updated site plan but indicated this recommendation and conditions are based off the current site plan. The public hearing was opened. Applicant representative Shane Lanham was present to speak on behalf of this request and indicated that over the weekend he and the proposed owners made some additional changes, and another version of the site plan will be submitted for the City Council meeting. He indicated the changes are related mainly to the stacked flat units located in the center with large areas of greenspace in addition to changes to the trails within the development which are a challenge due to the topography and stream located on the property. He indicated the townhomes would include rear and front entry and that there is approximately 16 acres of this project dedicated to green space due to the topography and

stream which will include several pocket parks within. He indicated this project is compatible with adjacent zoning and is a proper transition from the adjacent industrial uses and is located within the city's transition district per the character area map. Julie Adams asked about the entrance and Shane indicated they anticipated a deceleration lane would be required but they have not anticipated a traffic study will be required. Phil asked about the sidewalks and trails and Shane indicated they would be working with the DOT on this, and that they have not pinpointed the exact location of the trails at this time but would provide easement to the city for the trails. Phil also asked about this Kiosk area and Shane explained the applicant does not currently have specifics on the mail kiosk, this would be required at the time of the plan review. There were no other public comments speaking on behalf of against this request, the public hearing was closed. Vice Chairman Julie Adams made a motion to approve this rezoning request as recommended by staff with the current 11 conditions as proposed. Commission Member Jason Jones made the second. Motion approved 4-0.

OLD BUSINESS

There was no old business to discuss.

ADJOURNMENT

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

Meeting adjourned 7:22 pm.