

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, JUNE 21, 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

WORK SESSION

The Work Session started at 6:45 and was led by Jeremy White. Planning Director Kaipo Awana explained that Planner Kellie Littlefield would be doing minutes through the Annexation case so Kim Landers can participate as property owner for the Annexation case.

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

Commission Member Rosemary Walsh made a motion to approve the agenda. Commission Member Jason Jones made the second. Motion approved 4-0.

APPROVAL OF MINUTES

Approval of the May 17, 2021, minutes as written.

Commission Member Jason Jones made a motion to approve the minutes as written. Commission Member Phil Olsen made the second. Motion approved 4-0.

BOARD MEMBER COMMENTS None.

CITIZENS COMMENTS None.

NEW BUSINESS

1. **PUBLIC HEARING AX-21-002** – ArborView Ga, LLC is requesting to annex 4.948 acres at 5290 Arbor View Way and 5418 Cumming Highway. Currently R-75 in Gwinnett County, requesting R36 for 28 townhomes. Planning Director Kaipo Awana opened by giving a presentation of the request and submitted the staff recommendation for approval with conditions. The public hearing was opened. Applicant John Slappey and owner Kim Landers spoke on behalf of this request. Citizens and guests who spoke in opposition were, Linda Charach, Ron Williams, Kim Weakland, Joe Clarino, and Tomm Cirone. Concerns included request for no reduction in buffer, leaving trees in the buffer, stormwater impacts, no rentals, traffic, home values, future development, and stream impact. The public hearing was closed. Chairman Jeremy White Motion to approve the annexation and rezone to R36 as recommended by staff with conditions along with the following changes: condition #2 be removed and read; "ALL buffers are to be 50' on the property," conditions # 6 added to state; "Before trees are removed on the property, developer is required to consult with an arborist to address environmental issues of impact for removal." Commission Member Jason Jones made the second. Motion approved 3 for, 1 abstained (Commission Member Phil Olsen).

2. **PUBLIC HEARING RZ-21-001** – RSJIT Properties, LLC c/o G. Douglas Dillard and R. Baxter Russell requesting to rezone 27.68 acres off Peachtree Industrial Boulevard at North Price Road from BG to R36 for a multifamily residential community.

Planner Kellie Littlefield opened by giving a presentation of the request and submitted the staff recommendation for approval with conditions. The public hearing was opened. Applicant representative Julie Sellers and owner Rob Jordan spoke on behalf of this request. Citizen Greg Braswell spoke and indicated his concerns. His elderly mother lives adjacent to this property, he and his siblings own the piece right at the corner of N. Price Road and PIB. He has concerns with the proposed entrance on N. Price Road and the way traffic backs up especially during school. He does not want them to take more right-of-way for improvements, this would devalue their property, and he wants as much buffer as he can get between his mother's house and the development and does not want the foot traffic along his property frontage along PIB going down to the intersection. The Public Hearing was closed. Chairman Jeremy White made a motion to approve the rezoning to R36 as recommended by staff with conditions along with the following changes; condition #3 "interconnected sidewalks" be replaced with "interconnected trail," condition #6 remove; "and contained within an easement to be maintained by the HOA, as recorded in the covenants," and replace with; "and maintained by the Owner," condition #7 remove "an easement for a," and replace with; "the" and add the statement at the end of the condition to read; "The trail on the property is a private amenity for the on-site residents." Staff will continue working with the applicant on condition #4. Commission Member Jason Jones made the second. Motion approved 4-0.

OLD BUSINESS None

ADJOURNMENT

Commission Member Rosemary Walsh made a motion to adjourn. Commission Member Jason Jones made the second. Motion approved 4-0.

Meeting adjourned 8:48 pm.