

SUMMARY
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: at 6:45 pm led by Jeremy White. Commission Member Phil Olsen, Jason Jones, and Rosemary Walsh, and Chairman Jeremy White were present.

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

Motion to approve the agenda. Rosemary Walsh, Jason Jones.

APPROVED 4-0

APPROVAL OF MINUTES

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

Motion to approve the minutes as written. Jason Jones, Phil Olsen

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.

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. Motion to approve the annexation and zone 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."

Jeremy White, Jason Jones

APPROVED 3-1
(Phil Olsen abstained)

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

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. Motion to approve 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.

Jeremy White, Jason Jones

APPROVED 4-0

OLD BUSINESS None

ADJOURNMENT

Motion to adjourn. Rosemary Walsh, Jason Jones

APPROVED 4-0

Meeting adjourned 8:48 pm.