

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, AUGUST 16, 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, Vice Chairman Julie Adams, Commission Member Jason Jones, Rosemary Walsh, and Phil Olsen. Also present were Planning Director Kaipō Awana, City Planner Kellie Littlefield, City Attorney Frank Hartley, and Planning Technician Kimberly B. Landers.

WORK SESSION: Called to order at 6:45 pm by Chairman Jeremy White. Chairman Jeremy White, Vice Chairman Julie Adams, Commission Members Jason Jones, Phil Olsen, and Rosemary Walsh were present.

The Commission Members had general questions for staff about the rezoning 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 including tabling Items # 1 and #2 under New Business as requested by the applicants. Vice Chairman Julie Adams made the second. Motion approved 5-0.

APPROVAL OF MINUTES

Approval of the July 19, 2021, minutes as written.

Vice Chairman Julie Adams made a motion to approve the July 19, 2021, minutes as written. Commission Member Rosemary Walsh made the second. Motion approved 4-1 (Commission Member Phil Olsen abstained).

BOARD MEMBER COMMENTS None.

CITIZENS COMMENTS None.

NEW BUSINESS

1. **PUBLIC HEARING** RZ-21-006 – NGI Acquisitions LLC, c/o Mahaffey Pickens Tucker, LLP – Nelson Brogdon Boulevard & Stanley Street. 29.2 +/- Acres. Rezone from AF/RS-100/RS-150, OI/LM/TCO to BG/TCO/CBD/SUP for a mixed-use development with multifamily residential, townhomes, commercial (including drive-through) and offices. **PUBLIC HEARING TABLED BY APPLICANT.** Tabled at applicants request when agenda was approved.
2. **PUBLIC HEARING** RZ-21-007 – Joe Alcock McMillan Pazdan Smith Architecture – 1450 Peachtree Industrial Boulevard. 16.282 +/- acres. Rezone from AF/RS-100/LM/HM-1/TCO to GB/CBD for a Mixed Use, Single-Family, Multifamily, and Commercial development. **PUBLIC HEARING TABLED BY APPLICANT.** Tabled at applicants request when agenda was approved.
3. **PUBLIC HEARING** RZ-21-005 – Dennis Jordan, c/o Mahaffey Pickens Tucker, LLP – 5252 Nelson Brogdon Blvd. & 5000 Bailey Avenue. 10.579 +/- acres. Rezone from LM/TCO to BG/TCO/CBD for a mixed-use Townhome Residential Development.

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. Charlotte Lynn Luu with Mahaffey, Pickens and Tucker was present to speak on behalf of this request as well as owner Dennis Jordan. Ms. Luu delivered a presentation to the commission. She stated that this is an attractive mixed-use townhome rental residential community. With 23% open greenspace to promote recreational opportunities and healthy lifestyles. A central community lawn and pocket park on NE corner is provided. Dennis Jordan added that in discussion with the city manager about the future development directly east that the four-story townhomes were an effort to match its scale and massing. Amber Chambers spoke in opposition to this request. She submitted documents to the commission members on Firefighter/Paramedic and teacher salaries. Ms. Chambers stated that she is not really in disagreement about townhomes at this particular spot but prefers smaller modestly priced single family homes, the target rental rate might not be affordable for police, fire, paramedics, and teachers, rental housing is temporary housing and could become an eyesore and liability for the community, prefers a limit on the number of rental units, requested denial so the developer could bring something back geared more toward owner occupied housing. Ms. Luu addressed the planning commission with the remaining time: an advantage of these types of rental communities is they are corporately owned and maintained, there is major incentive to keep them well maintained to keep the tenants happy, long term it is a business, mutually beneficial both to corporate governance and tenants, many are choosing to rent for extra flexibility, after 2008 people are changing their attitudes and want more variety in their options, RangeWater real estate has done a great job maintaining their communities, those can be seen across the nation. Ms. Luu indicated she would send information on other RangeWater's Stora communities. There were no other public comments. Commission Member Rosemary Walsh made a motion to approve this request as recommended by staff with conditions. Commission Member Phil Olsen made the second. Motion approved 5-0.

OLD BUSINESS None.

ADJOURNMENT

Commission Member Rosemary Walsh made a motion to adjourn. Commission Member Jason Jones made the second. Motion approved 5-0.

Meeting adjourned 7:30 pm.