

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 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, Vice Chairman Julie Adams, Commission Member Jason Jones, Rosemary Walsh, and Phil Olsen. Also present were Planning Director Kaipo 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. All members were present at the Work Session.

Jeremy White asked that everyone consider wearing a mask.

Rosemary Walsh requested that she receive full size copies of the maps in her packets in the future. Kellie indicated she would work with staff to make sure Rosemary receives a full-size copy and work with the applicant/developer to make sure larger sizes are provided.

Jeremy reminded everyone in attendance if they plan to speak, that they need to fill out the form in the back and provide it to Kim Landers.

Phil asked Kaipo about any expansions to Highway 20. Kaipo indicated at Highway 20 from Peachtree Industrial Boulevard to Buford Highway 23 an expansion is proposed for 6 travel lanes and is scheduled to let in 2023.

CALL TO ORDER at 7:00 pm led by 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 Phil Olsen made the second. Motion approved 5-0.

APPROVAL OF MINUTES

Approval of the August 16, 2021, minutes as written.

Commission Member Rosemary Walsh made a motion to approve the August 16, 2021, minutes as written.

Commission Member Jason Jones made the second. Motion approved 5-0.

BOARD MEMBER COMMENTS None

CITIZENS COMMENTS None

NEW BUSINESS

1. **PUBLIC HEARING** AX-21-003 – Level Creek Rd, Tonya Woods with Thomas and Hutton is requesting to annex 6.264 acres off Level Creek Road to build 5 additional homes.

Planner Kellie Littlefield opened by giving a presentation of the request and submitted the staff recommendation for approval of the annexation with RS-100 zoning and conditions. The public hearing was opened. Tonya Woods applicant representative spoke on behalf of this request and indicated that the applicant and the builder were both present. Tonya explained her request in the frontage reduction and to have the shared driveway and requested clarification and recommendation on condition #1 as she feels this will pose hardship for the builder. Planning Director Kaipō Awana indicated there were no widths associated with the enhanced landscape strip but since the fronts of these houses will face the rear of the homes in Vanderbilt it would be a nice landscape break. Tip Cape builder spoke and indicated they planned to keep as many of the trees as possible. There were no other public comments. The public hearing was closed. Commission Member Phil Olsen made a motion to approve this annexation with RS-100 zoning and conditions as recommended by staff. Commission Member Rosemary Walsh made the second. Chairman Jeremy White indicated that the applicant needs to continue to work with city staff on condition #1. Motion was approved 5-0.

2. **PUBLIC HEARING** SUP-21-002 – Microblading Artistry LLC in Magnolia Office Park located at 1400 Buford Highway, Suite J1 is requesting a special-use permit for a microblading facility.

Planner Kellie Littlefield opened by giving a presentation of the request and submitted the staff recommendation for approval of this special-use permit to operate a microblading studio with conditions. Kellie indicated the next item on the agenda is to amend the zoning ordinance to include this specific use with restrictions since it is not currently a use in our zoning ordinance. The public hearing was opened. Jeff Pruitt spoke on behalf of this request and indicated the applicant currently has a business license and location in Sugar Hill but wants to move to this location. The applicant currently has all required licenses. Jeff indicated this specific use is a cosmetic procedure for medical purposes and the applicant does not do tattooing. There were no other public comments. The public hearing was closed. Vice Chairman Julie Adams made a motion to approve the special-use permit to operate microblading studio with conditions as recommended by staff. Commission Member Phil Olsen made the second. Motion approved 5-0.

3. **PUBLIC HEARING** ZOA 21-003 Zoning Ordinance Amendment – Microblading

Planner Kellie Littlefield opened by giving a presentation of the request and submitted the staff recommendation for approval for this zoning ordinance amendment. The public hearing was opened and closed. There were no public comments. Commission Member Jason Jones made a motion to approve the zoning ordinance amendment as recommended by staff with restricted conditions. Vice Chairman Julie Adams made the second. Motion approved 5-0.

4. **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, single-family attached residential (townhomes), commercial (including drive-through) and office.

Planner Kellie Littlefield opened by giving a presentation of the request and submitted the staff recommendation for approval to rezone to BG and expand the CBD to include this property with conditions. Phil Olsen questioned planning and timing for the pedestrian bridge and questioned the signal in this area. Kaipō Awana indicated the applicant has proposed the signal and the traffic study will warrant this and indicated that the condition for the gas appliances only applies to the townhomes. The public hearing was opened. Shane Lanham spoke on behalf of this request. He discussed all components of the project (townhomes, multi-family, commercial, and office space). He indicated there was lots of greenspace and connectivity to the greenway from the downtown across Highway 20 over to Hillcrest offering opportunity for pedestrian travel with the city led project and indicated they have dedicated land for the landing of the pedestrian bridge to provide as an amenity to support the downtown, and they are also providing pedestrian activity from the church. This project is compatible with the Comprehensive Plan, Housing Study, Aspire 2020 plan, and Downtown Master plan. The mix offers diversity in housing to the targeted area of the downtown core. There were no other public comments. The public hearing was closed. Discussion held between the Planning Commission members. Chairman Jeremy White made a motion to approve the rezoning to BG and expand the CBD to include this property with conditions as recommended by staff. Vice Chairman Julie Adams made the second. Motion approved 5-0.

5. **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 BG/CBD for a mixed-use development with multifamily residential, single-family attached residential (townhomes) and commercial.

Planner Kellie Littlefield opened by giving a presentation of the request and submitted the staff recommendation for approval to rezone to BG and expand the CBD to include this property with conditions. She also indicated that the comment pertaining to the gas appliances only pertained to the townhomes and that part of the amenity in this project was a food truck dock. Phil indicated he appreciated the traffic study requirement in this case and in the previous case. The Commission asked several questions prior to the opening of the public hearing. The public hearing was opened. Chuck Young, applicant, spoke on behalf of this request. He indicated this was a Prestwick project and they were currently doing the Cadence project on Hillcrest Drive across from the church. They planned to keep the retail space small on this project because they did not feel large retail would do well at this location. They are also planning an additional input session to hear from the public which will be held at Cadence on the evening of September 30, 2021. Anastasia Kostrominova, project architect, went through the design aspects of the project indicating there would be lots of greenspace and amenity areas including a pool and fitness area for residents, and a dedicated area for food trucks to park. She also went over the layouts for the housing components and indicated this project will create different housing options. She also discussed access, parking, and facades of the buildings. Chuck added this would be consistent with what the city ordinance requires. Chuck indicated they learned with Cadence residents, some are looking for more affordable housing, while others are looking for larger square footage. This project is versatile and will have more options. Vice Chairman Julie Adams asked about how the rentals on the housing and how the food trucks would work. Jason Jones asked if there would be permanent places for these food trucks to hook up to. Chuck indicated they would keep it clean. Phil asked if there would be any indoor seating for the food trucks and Chuck stated it would be window access only. There were no other public comments. The public hearing was closed. Phil indicated there have been concerns previously about the quantity of units being brought into the city, this project as well as the previous agenda item are well placed and designed, he also asked about the planning and timing of the pedestrian bridge. Kaipō indicated it has been budgeted for, but all funding had not been secured. Rosemary discussed the sidewalks along Peachtree Industrial Boulevard. Kaipō indicated sidewalks would be required by the ordinance along any frontage of this property. Vice Chairman Julie Adams made a motion to approve the rezoning to BG and expand the CBD to include this property with conditions. Commission Member Jason Jones made the second. Motion approved 5-0.

OLD BUSINESS None

ADJOURNMENT

Chairman Jeremy White made a motion to adjourn. Commission Member Jason Jones made the second. Motion approved 5-0.

The meeting adjourned at 8:21 pm.