

SUMMARY
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

Motion to approve the agenda. Julie Adams, Phil Olsen

APPROVED 5-0

APPROVAL OF MINUTES

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

Motion to approve the August 16, 2021, minutes as written.

Rosemary Walsh, Jason Jones

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.

Motion to approve annexation with RS-100 zoning and conditions as recommended by staff.

Phil Olsen, Rosemary Walsh

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.

Motion to approve Special-Use permit to operate microblading studio with conditions as recommended by staff.
Julie Adams, Phil Olsen **APPROVED 5-0**

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

Motion to approve amendment as recommended by staff.
Jason Jones, Julie Adams **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.

Motion to approve rezoning to BG and expand the CBD to include this property with conditions.
Jeremy White, Julie Adams **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.

Motion to approve rezoning to BG and expand the CBD to include this property with conditions.
Julie Adams, Jason Jones **APPROVED 5-0**

OLD BUSINESS None

ADJOURNMENT

Motion to adjourn. Jeremy White, Jason Jones **APPROVED 5-0**

Meeting adjourned at 8:21 pm.