

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, MAY 16, 2022 – 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA. 30518
OFFICE: 770-945-6734**

WORK SESSION BEGINS PROMPTLY AT 6:45 PM

Present were Chairman Jeremy White, Vice Chairman Julie Adams, Commission Members Phil Olsen, Jason Jones and Rosemary Walsh. Also present were Planning Director Kaipo Awana, City Attorney Frank Hartley, and Planning Technician Kimberly B. Landers.

WORK SESSION: Called to order at 6:45 pm by Chairman Jeremy White with discussion about the rezoning case including price, ownership, and design elements related to the site plan including density, setbacks, alley dimensions and project access. Jeremy White indicated that he would need to turn Chair of the meeting over at 8:00 pm if the meeting were not finished by this time because he had another engagement to attend.

CALL TO ORDER at 7:06 pm by Chairman Jeremy White.

PLEDGE OF ALLEGIANCE TO THE FLAG led by Jeremy White.

APPROVAL OF THE AGENDA

Commission Member Jason Jones made a motion to approve the agenda. Vice Chairman Julie Adams made the second. Motion approved 5-0.

APPROVAL OF MINUTES

Approval of the April 18, 2022, minutes as written.

Commission Member Rosemary Walsh made a motion to approve the April 18, 2022, minutes as written. Commission Member Jason Jones made the second. Motion approved 5-0.

BOARD MEMBER COMMENTS None

CITIZENS COMMENTS

There were several citizens that showed up to comment on rezoning case RZ-22-002. Andrew Schulz a homeowner on Windswept Trace, spoke in opposition to the request. Mr. Schulz expressed concern over transparency, placement of signs, & notification. He read an excerpt from the city's comprehensive plan which was a description of the Established Neighborhood character area [the site has been within the Downtown Character area since 2009]. He complimented the city on a job well done for working to provide public and private recreation opportunities. He then expressed opposition to more concrete, road pressure, increase in taxes, and [the more vertical development patterns in the downtown core]. In response, Clifton Prewit, a resident on Sugar Ridge Drive, spoke suggesting the buffer guided by the landscaper and ought to be enhanced with 12' trees instead of 6' trees at time of planting.

NEW BUSINESS

1. **PUBLIC HEARING** – RZ-22-005 Can Wang – 467 Buford Highway 23, 4.753 acres from HSB to R36
Planning Director Kaipo Awana presented a summary of the subject property, the applicant's requests, and the staff recommendation for approval of R36 zoning with conditions. Commission Member Rosemary Walsh questioned the guest parking location on the plans. The public hearing was opened. William Diehl spoke on behalf of the applicant in support of the request. He summarized their requests and indicated it was more consistent with the Comprehensive Plan than what it is currently zoned. Mr. Diehl also stated that they had coordinated with Westbrook

Commons, the adjacent neighborhood, to facilitate sewer access. He further explained the front setback reduction is to facilitate alley access garages for the homes along Buford Highway. There were no other public comments, the public hearing was closed. Chairman Jeremy White indicated that this project is consistent with the Comprehensive Plan. There was much discussion over the density and unit count from commission members Jason Jones and Phil Olsen. Vice Chairman Julie Adams questioned school capacity in relation to the proposed density. Planning Director Awana acknowledged the quality of schools is a big reason for our sustained growth and reminded the Planning Commission about the planned addition at North Gwinnett High School. Awana also informed the commission on demographic trends for child rearing households tending toward fewer children and later in life. Awana also summarized findings from discussions with Gwinnett County Public Schools planning department last year that a significantly higher number of students are coming from a subdivision like Wild Timber (+/- 400) as compared to Lanier Park (+/-15) and asked the Planning Commission to not base their decision on one element of the zoning analysis criteria. Chairman Jeremy White again reminded the commission that the request is consistent with the Comprehensive Plan. Commission Member Rosemary Walsh asked Commission Member Jason Jones if he had a suggestion for language concerning the number of units to put in the recommendation to the City Council. Secretary Kim Landers indicated that the minutes would reflect density was a concern for some of the Planning Commission members. Chairman Jeremy White made a motion to recommend approval of R36 zoning with conditions as recommended by staff. Vice Chairman Julie Adams made the second. Motion carried 3 for, 2 against (Commission Members Rosemary Walsh, and Phil Olsen against).

Chairman Jeremy White excused himself from the meeting at 8:00 pm and Vice Chairman Julie Adams presided over the remainder of the meeting.

OLD BUSINESS

1. PUBLIC HEARING – Zoning ordinance amendment, massage establishments

Planning Director Kaipo Awana reviewed the staff recommendation for approval of the massage establishment proposed zoning ordinance amendment. The public hearing was opened. Amber Chambers commented with suggestions for the city to consider establishing a licensing requirement for any establishment not licensed by the State and limiting the operating hours for the facility and mentioned City of Roswell instituted similar regulations to curb establishments that could present law enforcement problems. Planning Director Kaipo Awana indicated the city would be following up in addition to the zoning ordinance amendment with amendments to the City Code pertaining to business hours and other regulatory requirements. The public hearing was closed. Commission Member Phil Olsen made a motion to recommend approval of this amendment request as recommended by staff. Commission Member Rosemary Walsh made the second. Motion approved 4-0.

ADJOURNMENT

Commission Member Phil Olsen made a motion to adjourn. Vice Chairman Julie Adams made the second. Motion approved 4-0.

Meeting adjourned 8:06 pm.