

SUMMARY
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, OCTOBER 17, 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, and Jason Jones. Also present were City Attorney Frank Hartley, Planning Director Kaipo Awana, Planning Technician Kimberly B. Landers, Planners Logan Witter, Claire Wheatherly. Absent was Planning Commission Member Rosemary Walsh.

WORK SESSION: Called to order at 6:45 pm by Chairman Jeremy White. Commission Members asked questions about the upcoming case and comprehensive plan update.

CALL TO ORDER at 7:00 pm by Chairman Jeremy White.

PLEDGE OF ALLEGIANCE TO THE FLAG led by Chairman Jeremy White.

APPROVAL OF THE AGENDA

Motion to approve the agenda Julie Adams, Jason Jones made the second.

APPROVED 4-0

APPROVAL OF MINUTES

Approval of the August 15, 2022, minutes as written.

Motion to approve minutes as written. Phil Olsen, Julie Adams

APPROVED 4-0

BOARD MEMBER COMMENTS None.

CITIZENS COMMENTS None.

NEW BUSINESS

1. **PUBLIC HEARING – RZ-22-006** Virtue Investments, LLC, 5583, 5585, 5597, 5605, and 5615 Cumming Highway aka Henry Bailey Road, and 5613 Henry Bailey Road, Tax parcels; R7-320A-004, R7-320A-005, R7-320A-007, R7-320A-028, R7-320A-029, and R7-320A-020 & R7320A-024 containing 10.46 acres. Presently Zoned RS-100, Proposed Zoning R36

Planning Director Kaipo Awana presented the summary of the subject property, the applicant's request, and the staff recommendation to table. The public hearing was opened and closed. Public Comments for support were made by applicant Patrick Bell, Blake Williams, and Clifton Prewitt, Patrick Bell went over his proposed request and indicated he is working with city to revise site plan. Other support comments included upscale townhomes would be a good fit and that the development will not impact existing traffic, mixed neighborhoods are good, and request to line up the eastern entrance with the Arbor Close neighborhood. Opposition comments were made by Gary Pirkle, Rodney Benefield, Arthur Phalo, James January, Andrew Schulz, Safulan Jelaca, Wansley Sudderth, and Kitty Wong. Concerns included Highway 20 and Peachtree Industrial Boulevard need more businesses, density, future land use for the area, increased crime, safety at median crossings, traffic signal needed at median crossings, school bus safety and maneuverability, property values, and that houses would be a better fit. Additional support comments, included the applicant intentionally developed with less density than permissible, retail/office would increase more

traffic than a residential use, the subject property will be a gated community to protect residents with no thru traffic, and that the applicant is palpable to the community, is aware of the concerns, and will continue working with the city.

Commission member Julie Adams commented that left turns are dangerous in general, and stated the commission is always keeping future residents in mind and considers safety issues. Commission member Jason Jones indicated \$500,000 for first time home buyers and college students is excessive. Julie Adams stated there is a missing middle in Sugar Hill, this development is not the missing middle. Jason Jones indicated this price range results in overcrowding, houses in Buford at this price range with 8+ cars parked in the driveway; low \$200's would be better. Commission Phil Olsen stated per community response, he feels it is important to get a new concise idea of where the future comp plan will be. Planning Director Kaipō Awana stated this is 5-6 months out. Jason Jones indicated that 80% of applications since he has been on the board has been higher density.

Motion to table decision until the November meeting to allow the applicant additional time to respond to staff comments concerning the site plan. Jeremy White, Julie Adams **APPROVED 4-0**

OLD BUSINESS None.

ADJOURNMENT

Motion to adjourn. Phil Olsen, Julie Adams **APPROVED 4-0**

Meeting adjourned 8:03 pm.

OLD BUSINESS

ADJOURNMENT