

**MINUTES
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, AUGUST 15, 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 Vice Chairman Julie Adams, Commission Members Phil Olsen, Jason Jones and Rosemary Walsh. Also present were City Attorney Frank Hartley, and Planning Technician Kimberly B. Landers. Absent were Chairman Jeremy White, and Planning Director Kaipō Awana.

WORK SESSION: Called to order at 6:48 pm by Vice Chairman Julie Adams. There was no discussion pertaining to agenda items, work session closed.

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

PLEDGE OF ALLEGIANCE TO THE FLAG led by Vice Chairman Julie Adams.

APPROVAL OF THE AGENDA

Commission Member Phil Olsen made a motion to approve the agenda. Commission Member Jason Jones made the second. Motion approved 4-0.

APPROVAL OF MINUTES

Approval of the May 16, 2022, minutes as written.

Commission Member Rosemary Walsh made a motion to approve the May 26, 2022, minutes as written. Commission Member Jason Jones made the second. Motion approved 4-0.

BOARD MEMBER COMMENTS None.

CITIZENS COMMENTS

Citizen Andrew Schulz thanked the Planning Commission for their volunteer work. He requested that the city have larger signage for public hearings and stated that the Planning Commission should ask more questions pertaining to traffic, tree preservation, taxation, payroll increases, and city debt. He also stated that the city newsletter should contain information on the rezoning cases. There were no other public comments.

NEW BUSINESS

1. **PUBLIC HEARING** – AX-22-001, Andy Perry - 5768, 5778, & 5788 Suwanee Dam Road, Tax Parcel: 7-340-036, 7-340-184, & 7-340-040, 16.51 Acres, Presently Zoned: R-100, Proposed Zoning: RS-100/PRD
Planning Technician Kim Lander presented a summary of the subject property, the applicant's request, and the staff recommendation for approval for RS-100 with conditions. The public hearing was opened. Andrew Perry, developer and builder spoke in support of this request and indicated he's had dialogue with Wild Timber and Kendrix Ridge on sewer access and availability. He is in the process of providing additional elevations to satisfy the staff condition of zoning item #3. Amber Chambers spoke in opposition to this request and stated that she was not so much in opposition because she is glad to see single family detached homes instead of townhomes. She also stated that she did not see anything in the interactive map pertaining to these homes being fee simple, for lease or anything about a price to know if this is affordable housing. She also stated that she thinks that is a thing a lot of people in the community are concerned about and that we don't need a lot of really expensive homes and people are looking for work force housing. She also stated that there should be a condition requiring the limitation on rental homes. Andrew

Perry indicated these would be fee simple homes with starting prices exceeding \$600,000 range but would be driven by the market and would be more likely in the high \$700,000 range. Andrew Schulz questioned what PRD meant. Kim Landers indicated in simple terms, would be site plan specific if approved but the staff recommendation was for RS-100. There were no other public comments, the public hearing was closed. Phil Olsen made a motion to approve this annexation request with RS-100 zoning as recommended by staff with conditions. Commission Member Jason Jones made the second. Motion was approved 3 for, 1 against (Commission Member Rosemary Walsh against).

OLD BUSINESS None.

ADJOURNMENT

Commission Member Phil Olsen made a motion to adjourn. Commission Member Jason Jones made the second. Motion approved 4-0.

Meeting adjourned 7:27 pm.