

SUMMARY
CITY OF SUGAR HILL
PLANNING COMMISSION MEETING
MONDAY, FEBRUARY 20, 2023 – 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, and Jason Jones. Also present were City Attorney Frank Hartley, Planning Director Kaipo Awana, Planning Technician Kimberly B. Landers, Planners Logan Witter, Claire Weatherly. Absent were Chairman Jeremy White, and Planning Commission Member Rosemary Walsh

WORKSESSION: Called to order at 6:45 pm by Vice Chairman Julie Adams. Commission Members asked general questions to the Planning Director Kaipo Awana about the upcoming cases.

CALL TO ORDER at 7:00 pm by Vice Chairman Julie Adams.

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

APPROVAL OF THE AGENDA

Motion to approve the agenda. Jason Jones, Phil Olsen

APPROVED 3-0

APPROVAL OF MINUTES

Approval of the October 17, 2022, minutes as written.

Motion to approve the minutes as written Phil Olsen, Jason Jones

APPROVED 3-0

BOARD MEMBER COMMENTS

None

CITIZENS COMMENTS

Gary Pirkle noted areas where townhomes were located within the city and indicated that he does not think that townhomes are appropriate for the area at Henry Bailey Road. Pirkle stated that he supports workforce housing but does not believe that \$500,000 townhomes are workforce housing and suggested that small single-family houses are appropriate.

Patrick Bell stated that the project [RZ-22-006] is not a multi-family product. It is a single-family neighborhood.

OLD BUSINESS

1. **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

Phil Olsen made a motion for denial, seconded by Jason Jones **Motion carried for denial 0-2-1 (Julie Adams abstained)**

NEW BUSINESS

1. **PUBLIC HEARING – RZ-22-007** Jason Nam Kim 5422 Sugar Ridge Drive, Tax Parcel R7-321-031 containing 2.6879 acres. Presently zoned RS-100, Proposed zoning BG.

Phil Olsen made a motion to recommend approval as presented by staff with the following additional conditions:

1. No Restaurants allowed.
2. 2-story cap on the height of the building.
3. No buffer reductions.
4. Limit 1 building to allow septic system.

Vice Chairman Julie Adams made the second.

APPROVED 3-0

ADJOURNMENT

Motion to adjourn. Phil Olsen, Julie Adams

APPROVED 3-0

Meeting adjourned 7:52 pm.