

MINUTES
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 Whitter, 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

Vice Chairman Julie Adams made a motion to approve the agenda. Commission Member Jason Jones made the second. Motion approved 4-0.

APPROVAL OF MINUTES

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

Commission Member Phil Olsen made a motion to approve the August 15, 2022, minutes as written. Vice Chairman Julie Adams made the second. Motion 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, 96 units being out of character, future land use for the area needs to be changed, citizens don't want to live in a high density world, increased crime, traffic signal needed at median crossings, 96 units will add more cars resulting in safety(deaths)/increased traffic, school bus safety and maneuverability, devalued properties, downtown ruined by

apartments, and that houses would be a better fit. **Support rebuttal** 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 Comments included Julie Adams indicating left turns are dangerous in general, and stated the Commission is always keeping future residents in mind and considers safety issues. 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. 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.

Chairman Jeremy White made a motion to table decision until the November meeting to allow the applicant additional time to respond to staff comments concerning the site plan. Motion was seconded by Julie Adams, Jeremy White, Julie Adams. Motion approved 4-0.

OLD BUSINESS None.

ADJOURNMENT

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

Meeting adjourned 8:03 pm.