

**MINUTES  
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, and Planners Logan Witter and 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**

Commission Member Jason Jones made a motion to approve the agenda. Commission Member Phil Olsen made the second. Motion approved 3-0.

**APPROVAL OF MINUTES**

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

Commission Member Phil Olsen made a motion to approve the October 17, 2022, minutes as written. Commission Member Jason Jones made the second. Motion approved 3-0.

**BOARD MEMBER COMMENTS**

None

**CITIZENS COMMENTS**

Gary Pirkle stated areas where townhomes were located and indicated he does not think townhomes were appropriate for the area at Henry Bailey Road.

**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

Applicant Patrick Bell indicated he wants to clarify this is a Single-Family neighborhood, it is not multi-family or an apartment project, and it meets all the studies of the Sugar Hill. Planning Director Kaipo Awana indicated the public hearing was opened and closed in October following a motion to table to give the applicant time to work on a revised site plan. Since the last meeting there had been scheduling issues and a technology glitch in January, this brings the Commission to acting on this request tonight. The applicant submitted plans with an overall reduction in housing, by adding 12 single family detached residential homes across the rear property line adjacent to Warrenton Subdivision and 66 townhomes in the center with multiple common greenspace/recreational areas. The applicant has also submitted revised elevations which are more of a traditional style than the previous submittal. The overall units per

acre is under 7 units/acre at 6.9 units/acre shown on the latest plan. These plans were submitted February 17, 2023, and is presented to the Planning Commission for recommendation. Staff recommendation is for conditional approval with the 9 conditions that was presented at the October public hearing. Commission Member Phil Olsen made a motion for denial. Commission Member Jason Jones made the second. Motion was carried for denial 2-0-1 (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. Planning Director Kaipō Awana presented the summary of the subject property, the applicant's request, and the staff recommendation for approval with conditions. The public hearing was opened. Applicant representative J. Ethan Underwood spoke on behalf of this request and gave a brief overview of the request. He indicated that the applicant and his team have spoken with neighboring property owners and discussed concerns which include (sewer not septic, access/deceleration lane, buffer reductions/landscaping, light intrusion & architectural design). The applicant wants to mitigate any impact to the neighbors, but the property does require commercial zoning. The applicant has no issues with the conditions as presented by staff. Applicants who spoke in opposition included Candice Kent, Angie Lamb, Clifton Prewitt, Gary Pirkle, and Perry Gaultney). There were many more public comments forms filled out and submitted. Issues raised included; traffic and access concerns, safety of children, restaurant/drunken driving, smells, odors and trash from restaurant dumpsters and septic systems, light intrusion, doesn't compliment the greenway plan, design is car centric and not live/work/play friendly, noise nuisance from this type of General Business uses, more suitable for professional offices, should be a sewer project not septic, buffer should not be reduced, the square footages are not consistent in the letter of intent and site plan, concerns with signage (Chiropractor office sign is glaring and flashing) and 3 story buildings for this area are out of character. The public hearing was closed. Commission Member Phil Olsen made a motion to recommend approval as recommended by staff with conditions and the following changes/additions to the conditions; (No restaurants allowed, 2 story cap on height of the building, no buffer reductions, and limited to 1 building to be serviced with septic system. Vice Chairman Julie Adams made the second. Motion approved 3-0.

## **ADJOURNMENT**

Commission Member Phil Olsen made a motion to adjourn. Vice Chairman Julie Adams made the second. Motion approved 3-0.

Meeting adjourned 7:52 pm.