

**AGENDA  
CITY OF SUGAR HILL  
PLANNING COMMISSION MEETING  
MONDAY, AUGUST 19, 2024 – 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**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES**

Approval of the July 15, 2024, minutes as written.

**BOARD MEMBER COMMENTS**

**CITIZENS COMMENTS**

**OLD BUSINESS**

**NEW BUSINESS**

1. **PUBLIC HEARING – AX-24-002** – Hillside Holding LLC, Tax Parcel IDs: 7-9-24: 7-339-121, 7-339-294, 7-339-221, 7-339-293, 7-339-057, 7-339-026A, and 7-339-025 containing approximately 28.8 acres. Presently zoned Single-Family Residential District (R-100) and Agriculture-Residence District (RA-200) in Gwinnett County. Proposed annexation with rezoning to General Business (BG) for a brewpub, event center, and worship center. Proposed annexation with rezoning to Agricultural-Forest (AF) District and Medium Density Single Family Residential District (RS-100) while retaining their current uses.
2. **PUBLIC HEARING – RZ-24-002** – Phelps Family Properties, LLC, 1374 Hillcrest Drive, Tax Parcel IDs: R7-305-007 containing 11.568 acres. Presently zoned Medium Density Single Family Residential District (RS-100). Proposed rezoning to Medium Density Single Family Residential District Senior Residential District (RS-100 SRD) for a residential development containing 34 detached homes and 32 attached homes.
3. **PUBLIC HEARING – RZ-24-004** – Whitehead Road Investments, LLC, 1036 & 1040 Whitehead Road and 1040 Whitehead Road, Tax Parcel IDs: R7-306-009 and R7-306-111. Presently zoned Medium Density Single Family Residential (RS-100), Agricultural-Forest (AF), and Low-Density Single Family Residential (RS-150). Proposed rezoning to Medium Density Single Family Residential within the Central Business District (RS-100 CBD) for future single family residential development.

**ADJOURNMENT**