

**SUMMARY  
CITY OF SUGAR HILL  
PLANNING COMMISSION MEETING  
MONDAY, SEPTEMBER 16, 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**

**WORK SESSION**

- The Work Session and opening of the meeting were both delayed due to technical difficulties. Work Session was opened at 6:52 PM by Chairman Phil Olsen.
- Discussed the public hearing case and process for staff accepting completed applications, staff provided a draft motion checklist.
- Closed session after no further discussion at 7:19 PM.

**ATTENDANCE**

Present: Chairman Phil Olsen, Vice Chairman Jason Jones, Commission Members Rosemary Walsh, Brian Shebs, Mark Daniels, City Attorney Frank Hartley, Interim Planning Director Rebecca Keefer, Planning Technician Kimberly B. Landers, and Planner, Claire Weatherly.

**CALL TO ORDER**

- Meeting called to order at 7:21 PM by Chairman Phil Olsen.
- The Planning Commission serves as a recommending body to the Mayor and City Council, with decisions forwarded for consideration at the October 14, 2024, City Council Meeting.

**PLEDGE OF ALLEGIANCE**

- Led by Chairman Phil Olsen.

**APPROVAL OF THE AGENDA**

- Motion by Rosemary Walsh, seconded by Jason Jones. **APPROVED 5-0.**

**APPROVAL OF MINUTES**

- August 19, 2024, minutes approved as written.
- Motion by Brian Shebs, seconded by Jason Jones. **APPROVED 5-0.**

**BOARD MEMBER COMMENTS – None**

**CITIZENS COMMENTS**

- Resident James January expressed concern over process for reviewing and accepting applications, and Marla King indicated there was a typo in the address for the Old Business Case.

**OLD BUSINESS**

1. **PUBLIC HEARING – RZ-24-004 – Whitehead Road Investments, LLC**

- **Staff Presentation:** Summary by Interim Planning Director Rebecca Keefer on the proposed rezoning for future single-family residential development within the Central Business District and provided updates since the August Planning Commission Meeting.
  - August 19, 2024, Planning Commission tabled until site plan could be reviewed.
  - September 2, 2024, the City Council authorized legal counsel to begin drafting an MOU with Sugar Hill DDA for the city-owned parcels represented on the site plan.
  - September 9, 2024, City Council unanimously voted to table the review and public hearing to October 14, 2024, Council Meeting and remand the application back to the Planning Commission back to the September 16, 2024, meeting.
  - A site plan has been submitted for consideration.
- **Public Support:** Comments by Nick Thompson on the applicant's intent and property development plans. Other support comments were made by Josh Mendoza, J. Gregory Mendoza, Clifton Prewitt, Ifenyi Imachukwu, Jack Wolfe, and Faye Sisson. Support comments included project provides balance and growth with additional housing stock in the downtown, this is a great project with a different feel and vibe with proper mix, ties in with the Comp Plan and greenway with texture, fabric color and paint themes. Staff provided an email sent to Paul Radford from Lori Coppedge in supporting this request.
- **Opposition:** Comments from Tom Lebonc, Rick January, Andrew Schultz, Paul Grimes, and Amber Chambers. Concerns included staff acceptance of applications and completeness of the applications, too much density downtown, the need for more businesses downtown, traffic and parking, and recommended condition to allow staff to alter design review without Council approval, no letter of intent and could wind up being a lease community.
- **Rebuttal:** Nick Thompson indicated there are additional components to this overall project adding additional parcels, but the City Council required this to come back to the Planning Commission. This project would have three (3) points of access and would be in favor of adding a condition that this project would be fee simple ownership.
- **Commission Discussion:** Clarification on staff application review and acceptance. David Smith, Developer answered questions stating these would ALL be custom builds and market driven. He went over specifics on total maximum units, unit square footage, price range, maximum height, amenities, detention facilities, future parcel additional, the adjacent parcels not part of the project, parking and density per acre for the overall project. Draft motions provided by staff discussed.
  - **Motion to recommend denial of the Rezoning:** Brian Shebs, seconded by Rosemary Walsh. **DENIAL APPROVED 3-0-2** (Phil Olsen, Jason Jones abstained).

**NEW BUSINESS** – None

## **ADJOURNMENT**

- Meeting adjourned at 8:21 pm
  - **Motion to adjourn:** Rosemary Walsh, seconded by Jason Jones. **APPROVED 5-0**