

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, JANUARY 9, 2006  
7:30 PM COMMUNITY CENTER  
1166 CHURCH STREET, SUGAR HILL**

**Oath of Office – Mayor Gary Pirkle, Council Member Mike Sullivan, Council Member Nick Thompson**

**Call to Order** – Mayor Pirkle. Present were Council Members Marc Cohen, Steve Edwards, Mike Sullivan and Nick Thompson. Council Member Clint Thompson was not present. Also present were City Manager Bob Hail, City Attorney Lee Thompson and City Clerk Jane Whittington.

**Pledge of Allegiance to the Flag  
Invocation**

**Approval of Agenda** – The City Manager requested that Item #6 be tabled for 30 days to allow a meeting with the County. Council Member Cohen motioned to approve the Agenda as amended. Council Member Sullivan seconded the motion. Approved 4-0.

**Approval of Minutes** - Minutes of Council Meeting December 12, 2005. Council Member Edwards motioned to approve the Minutes as written. Council Member Sullivan seconded the motion. Approved 4-0.

**City Attorney's Report** – Lee Thompson had no report for Regular Session.

**Council Reports**

**Council Member Marc Cohen** reported that Sugar Hill has the opportunity to be one of the best cities in the state. In order to achieve this we must get out of the mentality of business as usual. If we do not fulfill our potential we would be second to cities like Duluth and Suwanee. We do not want to be second to anybody. What do these cities have in common with us? They think big, and they take action. We plan and study and need to take action. There is a lot to be said about striking while the iron is hot. You will hear a little tonight about the Downtown. We need to build a downtown to be proud. In order to achieve this we need to talk to the business owners, work with developers and listen to the residents to build the services that they demand. We need to execute our plans, we can't continue with business as usual. Each and every one of you should hold each of us to task. It is our responsibility to listen to what you say, and implement it and execute it. I really think we are heading in that direction. From a Planning & Zoning perspective they issued 21 construction permits in December, 93 building and erosion permits, and 24 erosion control inspections. He stated welcome and Happy New Year; he looks forward to working with all of you this year.

**Council Member Nick Thompson** also stated welcome and Happy New Year. He looks forward to working with this board and moving the city ahead. The Downtown Development Authority met December 27<sup>th</sup>. They had a quorum with the exception of Laura Allen whose family experienced a

tragic death. He sends condolences to her and her family. Dawn Gober attended the meeting while being very sick and he tipped his hat to her for attending and taking minutes. At the meeting the 2005 Budget was ratified and the 2006 Budget will be itemized this time. He looks for a lot of good things from the DDA this year. They have a new website DowntownSugarHill.com. The January meeting will be January 31<sup>st</sup> here at the Community Center at 7:00 p.m.

**Council Member Steve Edwards** reported that at the January Work Session they talked about beefing up the 2006 Community Calendar. As a result of that discussion, the new direction will be to form a committee, especially to build on the success of the previous festivals. The goal will be to improve on what we have and the methodology of how we get there for the Fall Festival. The first committee meeting will be February 23<sup>rd</sup> at 7:00 p.m. at the Community Center. Anyone who has an interest in volunteering or sponsorship, please attend the meeting or get in touch with Sam Taylor. On February 15<sup>th</sup> he will be speaking to the Sugar Hill Business Alliance at their monthly meeting. He will be talking about recreation and connectivity plans for Sugar Hill. Rounds are up at the golf course and they are having a winter 2 for 1 special. The Golf Course Steering Committee is developing plans at the golf course. They are now underway with a huge plan for the investment at the Golf Course.

**Council Member Mike Sullivan** thanked everyone for having him serve on this board. He wished everyone a Happy New Year and thank you for coming out. Since he is new he has no comments at this time.

**Mayor's Report** – Mayor Gary Pirkle welcomed Mr. Sullivan and he looks forward to working with him on this board.

**City Clerk's Report** – Jane Whittington, City Clerk reported that business license renewals go out this week and once you receive your invoice just mail it in or come by City Hall to obtain your license. All of the Alcohol/Beer/Wine licenses have renewed for 2006. As far as property tax is concerned, if you want to file a Homestead exemption, contact Gwinnett County Property Tax. If you have any questions, email or call the Clerk for further information.

**City Manager's Report** – City Manager Bob Hail reported the following: See Attachment #1.

### **Unfinished Business**

**PUBLIC HEARING VAR-05-011**, Showcase Communities, 7-347-004, 136 & 138, Reduce Buffers - Schultz explained the variance and changes brought forward from the Work Session. He called 11 adjoining property owners and some of them objected to the variance as presented. Staff recommends denial but if the Council chooses to approve then he has set 5 conditions on approval. The Public Hearing was opened and Joe Nodvin spoke for the project and explained the changes in the buffer requests. J.W. Bailey spoke regarding requests he would have if the variance was approved. Michele Sneikowski, Roseview Dr. presented a petition signed by 14 residents buffering the project. They are in opposition to the 15' buffer and to the walkway. They agree to the Planning Staff's conditions with modifications. They want a 25' undisturbed buffer. Several other residents spoke in opposition to the variance, Don Shaw, Rouhangiz Vakili, 825 Links View Dr.

Mr. Nodvin's reply to the undisturbed buffer was that several of the homeowners have already disturbed the buffer so 25' of the 50' buffer would not be able to be undisturbed in some areas.

Council agreed that the screening would be uniform and replanting might be necessary in some areas. The Planning Department will determine where plantings need to occur. Council Member Edwards motioned to approve VAR-05-011 with staff conditions reducing the buffer from 75' to 50' all the way around; additionally deleting the walkway. Council Member Cohen seconded for discussion and stated that the Bridge property had requested that the buffer be undisturbed around their property line. They added condition #6 and #7. Council Member Cohen's second stands. Approved 4-0.

### **Citizens and Guests Comments**

Ken Morris, 5335 Arbor View Way spoke regarding commissions and boards.

Ron Johnson updated Council on the Bellagio project.

### **New Business:**

**Chief Judge & Associate Judge Appointments** – Council Member Cohen nominated Margaret Washburn as Chief Judge and Chris Adams and Charles Barrett as Associate Judges for the City of Sugar Hill. There were no other nominations so the floor was closed. The appointments were approved 4-0. Judge Washburn requested that since the City now has 2 Code Enforcement Officers that court should be held once a month instead of every other month. The City Attorney stated that the court is set by ordinance and would have to be amended. They will prepare an amendment and have ready for the February Council meeting.

**Mayor Pro Tem Appointment** – Council Member Edwards nominated Nick Thompson as Mayor Pro Tem. There were no other nominations so the nomination was approved 3-0-1 with Council Member Nick Thompson abstaining. Mayor Pirkle swore him in as Mayor Pro Tem.

**Planning Commission Appointments** – There are 2 Commission seats expiring. Granville Betts does not want to continue to serve and Chadd Hall does want to continue to serve on the Commission. Council Member Edwards nominated Kim Hall to serve in the Post currently held by Granville Betts. There were no other nominations and it was approved 4-0.

Council Member Nick Thompson nominated Chadd Hall to continue to serve in his current seat. There were no other nominations so it was approved 4-0.

### **PUBLIC HEARING AX-05-009 & RZ-05-013 to be heard as one project**

**AX-05-009**, Tax Parcel: 7-319-025, Plantation Associates, LLC requesting to rezone .57 acre to RS-100/PRD to be included with RZ-05-013. Original annexation was AX-04-028 annexed and rezoned on March 14, 2005 known as the Daniel Creek Development. Property currently zoned R-100 in Gwinnett County located off Suwanee Dam Rd. – Schultz

**RZ-05-013**, Tax Parcel: 7-319-023, 024, 025 & 026, Plantation Associates, LLC requesting to modify and existing RS-100/PRD by including parcel 7-319-026, Annexation AX-05-009. Original annexation was AX-04-028 annexed and rezoned March 14, 2005. Development known as Daniel Creed will contain 9.25 acres located off Suwanee Dam Rd. – Schultz explained that this project was previously approved and this portion of land was not included when they came for approval. They are requesting to be grandfathered as part of the conditions and zoning of the current subdivision. The

Public Hearing was opened and Robert Bondi spoke for the applicant. No one spoke in opposition to the project so the Public Hearing was closed. Council Member Sullivan had questions regarding the placement of the school bus shelter. Council Member N. Thompson asked if any of the lots would have restricted access because of the gate and it was explained that they would not.

Council Member Cohen motioned to approve AX-05-009 and RZ-05-013 with the staff recommendations. Council Member Sullivan seconded. Approved 4-0.

**AX-05-010**, Tax Parcel: 7-321-018 & 028, Jarod A. “Jay” Stephens requesting to annex and rezone 2.87 acres to HSB with a Special Use Permit for a landscaping business. Property located at 5442 GA Hwy 20 and currently zoned R-75 in Gwinnett County. – **Tabled for 30 Days.**

**RFP – West Broad Street Design** – Council Member Cohen motioned to direct the City Manager to prepare and advertise for RFP’s to be submitted for the design of West Broad Street improvements in accordance with the City’s Town Center Master Plan. Council Member N. Thompson seconded the motion. Approved 4-0.

**Executive Session: Legal, Real Estate and/or Personnel:** Council Member N. Thompson motioned to enter Executive Session at 9:10 p.m. Council Member Cohen seconded the motion. Approved 4-0.

**Adjournment:** The meeting was reconvened and there was no action taken from Executive Session. Council Member Sullivan motioned to adjourn at 9:40 p.m. Council Member Cohen seconded the motion. Approved 4-0.

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Gary Pirkle, Mayor

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Jane Whittington, City Clerk