

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, MARCH 8, 2004  
7:30 PM COMMUNITY CENTER  
4988 WEST BROAD STREET, SUGAR HILL**

**Call to Order** – Mayor Pirkle called the meeting to order at 7:30. Present were Mayor Gary Pirkle, Mayor Pro Tem Ron Johnson, Council Members Marc Cohen, Steve Edwards, Clint Thompson and Nick Thompson. Also present were City Manager Bob Hail, City Attorney Lee Thompson and City Clerk Jane Whittington.

**Pledge of Allegiance to the Flag** – the pledge was led by Mayor Pirkle.

**Invocation** – Mayor gave the invocation

**Approval of Agenda** - Council Member Cohen motioned to approve the agenda as submitted. Council Member Johnson seconded the motion. Approved 5-0.

**Approval of Minutes** – The Minutes of the February 11, 2004, Council Meeting were approved as written. Council Member Cohen motioned to approve the minutes. Council Member Johnson seconded the motion. Approved 5-0.

**City Attorney’s Report** – Lee Thompson had no report for regular session.

**Council Reports**

**Council Member Clint Thompson** had no report.

**Council Member Marc Cohen** reported that last week he participated in a program called Read Across America, along with fellow Council Members and the Mayor. If you ever get a chance to read to the children please do. It is quite an experience. He thanked the Mayor, City Council and also the staff for participating in a fund raising opportunity for the Red Cross. We participated in the Heroes Campaign and agreed to raise \$1,000. This puts money back into Gwinnett County to help people who loose their homes in natural disasters such as fires.

**Council Member Nick Thompson** reported on the DDA progress. The City has been waiting on a grant for Livable Centers Initiative for a District Overlay Study of West Broad Street. We did not get the grant and the West Broad Street Corridor is the DDA’s Focus. The City Manager has sent out a request for proposals and they are coming in. So some time next month we will decide on an engineering firm to help DDA construct a design for the downtown region. As we start working on that plan we will have some public hearings and open sessions to get citizens and guests comments. The DDA will also be sponsoring two openings of city venues sometime in late May or early June. One will be the Contract Postal Unit and the other is the opening of the new community center. The City Manager has spent a lot of time on it and it will be a state of the art facility. This will also be the kick start of the new Sugar Hill Business Alliance. They will send out invitations to all of the business owners.

**Council Member Ron Johnson** welcomed Mr. Vaughn the new Postmaster in Buford and Commander Davis of the precinct in Buford. He also enjoyed reading to the children at the Read Across America program. The children have so many questions at that age. He also had the pleasure to speak at the North Gwinnett High School Political Science class and he was very surprised at how well informed they were. They had a list of questions before he even got there. There were 4 or 5 of them that were already 18 and can't wait to vote. The city is getting ready to do some important things in recreation and he feels it would be important to reach out to the community to hear what they want and need. The youth of the city needs to be involved with the decision process. The citizens and youth of the city will be using this facility. There are concerns about liability of pools and he researched this and the liability is just as great for soccer or basketball. It is based on accidents. A pool would involve senior citizens exercise groups. He feels it is important to ask the citizens.

**Council Member Steve Edwards** had no report.

**Mayor's Report - Mayor Gary Pirkle** had no report

**City Clerk's Report** – The City Clerk Jane Whittington reported on the Occupation tax revenues and collection for this year. The Clerk's office has collected \$111,894 for this year. There is still about \$92,000.00 outstanding and delinquent notices will go out next week.

**City Manager's Report – Annexation AX-04-002, Gary Gettis, 32.06 acres, Single Family Homes, RS-100 PRD.** The City has received an application for this rezoning. It will now go before the Planning Commission and back to the Council in April for a Public Hearing.

Installation of drainage pipe and sidewalks on portions of Roberts Dr. will be accomplished this year. Drainage work in Mill Creek is complete. The land was eroding causing a sinkhole around the drainage pipe. It would have cost around \$80,000 to repair but the staff was able to get it fixed for under \$13,000. The list of Proposed 2004 Road Resurfacing Program is on our website for review.

The installation of a natural gas generator at City Hall is complete. This will allow operations at City Hall to continue during power outages. The same will be done at the new Community Center when it is complete. The new Contract Postal Unit will be located in City Hall. Coordination has begun but a June opening date is anticipated. It will be located where the Recreation employee is now. When the new Community Center is complete, she will move there.

Planning & Zoning issued 118 construction permits, and performed 265 building inspections during February. On March 13<sup>th</sup> Harmit Bedi and the Development Department will host a Planning & Zoning Training Class for elected and appointed officials, officials of municipal and county governments as well as students from Kennesaw State University.

Construction and renovation of the new Community Center is going very well. Completion is expected in late May. This year the City will present a series of six free movies and four free musical concerts and a fireworks display on the 3<sup>rd</sup> of July in the EE Robinson Park, in addition to the October 23<sup>rd</sup> Fall Festival. Research into possible future recreational activities is underway. This will include activities for teens, adults and seniors as well as ½ day summer camps for children. The latest shipment of memorial bricks for the Town Green will be installed in the next 30 days. We continue to accept applications for orders for the bricks.

As of February 16<sup>th</sup>, the first nine holes of the golf course were closed. Renovation will begin soon as weather permits. We will rework nine greens and drainage each winter-spring of 2004 & 2005. Restrooms and shelters will also be constructed. The golf carts will be resurfaced.

In the gas department, 800 feet of new 4" low pressure pipe has been installed on PIB. Bids to bore under PIB have been solicited. This will connect with and give backup capacity to existing gas lines. We installed over 2,144 feet of new service lines in February. There were 44 new services in February. Sugar Hill's price per therm for February – March is \$.87. We continue to monitor the natural gas market and try to purchase the best price.

## **Unfinished Business**

**Citizens and Guests Comments** - No guest comments

## **New Business:**

### **PUBLIC HEARING, AX-04-001, Mike Sullivan c/o Parkway Associates, LLC**

#### **Annex and Rezone 171 Acres to CSD Zoning. Currently R-100, RA-200 & RL In Gwinnett County**

Mr. Bedi explained the application and read the 28 conditions placed on it by the staff. There are all together about 383 units and the Planning Commission recommended approval with staff conditions. The Planning Commission added an additional condition to install a 6 foot high privacy fence from unit 65 to 68 along the southern property line. The staff disagrees with this condition because the fence would only be for these units and then the rest would be open. There is a vegetation buffer and it will not be in line with the open green space if the fence is installed. Mr. Bedi also sited maintenance issues for the fence. There was some discussion regarding the fencing and where it should be placed. Council Member N. Thompson questioned Mr. Bedi about conditions 26 & 27. Condition 26 calls for a 6 foot high fence along the property line of Mr. Joseph Anderson's property and 27 provides for additional landscaping between Mr. Anderson's property and the subject property. Mr. Bedi explained that the vegetation buffer will fill in areas that have gaps in vegetation. Mayor Pirkle opened the Public Hearing. Several citizens that live in the area spoke regarding their concerns. They stated that at the Planning Commission meeting Mr. King was promised a fence and this was the understanding. He is not present tonight because he was told that a fence would be installed. Mr. Michael Sullivan, representing the applicant, spoke regarding the application. Mayor Pirkle closed the public hearing.

Council Member Johnson motioned to approve the annexation and rezoning with the following changes to the staff conditions:

# 4 – Up to 77 houses may have a one-car garage

# 11- Sod the front, sides and a minimum of 20 feet in the rear yard of all residential units

#26 delete

Also delete 6' high solid fence along the southern property line from lot 65 – 68 that the Planning Commission recommended.

Council Member N. Thompson seconded for purpose of discussion. He is concerned that the citizens and adjacent residents were told the fence would be installed at the Planning Commission meeting. He does not, however, want to hold the application up. The City Attorney recommended that it be handled by an Administrative Variance if the parties agreed. Council Member N. Thompson stated that the fence is in unless the parties agree to omit the fence.

Council Member Johnson amended the motion to include that the applicant provide a six-foot high solid fence from units 65 through 68 along the property line. If the applicant and the property owner Mr. King agree not to install a fence in that area, the Director of Planning & Development may waive the

requirement with an Administrative Variance. Council Member C. Thompson seconded the amended motion. Approved 5-0.

**Proclamation – James Robert DeRoth, Eagle Scout** – Council Member Cohen stated that Eagle Scout is the highest honor in Boy Scouts. It is worthy of recognition in today’s society. Cohen read the proclamation commending James Robert DeRoth for accomplishing this milestone. Council Member Cohen motioned to approve the proclamation and present it on March 27<sup>th</sup> at his Court of Honor Ceremony. Council Member Johnson seconded the motion. Approved 5-0.

**DDA Appointment & Oath** – Mayor opened the floor for nominations. Council Member Cohen nominated Mr. Michael Bryant. Council Member Johnson nominated him also. Approved 5-0. The Mayor congratulated him and administered the oath.

**Resolution to Accept and Authorize Mayor to Sign Contracts for Construction Assistance Grant from Gwinnett County** – The City Manager explained that the Gwinnett Municipal Association has a committee that Council Member Edwards is on called the Construction committee and he helped obtain a grant of \$37,500 from Gwinnett County to help with the renovation of the community center. Mr. Hail read the resolution. Council Member Johnson motioned to approve the resolution accepting this grant and permitting the Mayor to sign the agreements. Council Member Edwards seconded the motion. Approved 5-0.

**2004 Mayor & Council Liaisons** – The Mayor explained that the liaisons help streamline the department reporting. Mayor read the recommendations that came out of the Work Session. The Mayor explained that it is just insight into the departments.

**Executive Session: Legal, Real Estate and/or Personnel:** Council Member Edwards motioned to enter Executive Session at 8:45 p.m. Council Member Johnson seconded the motion. Approved 5-0.

The Mayor reconvened the meeting at 10:40 p.m.

**Council Member Johnson motioned to amend the agenda to include SPLOST reimbursement to recreation.** Council Member Cohen seconded the motion. The City Manager explained that we have already spent in the General Fund money to exceed the amount we have available through SPLOST. Johnson motioned to direct Mr. Hail to seek reimbursement in SPLOST for the amount already spent in recreation. Council Member Cohen seconded the motion. Approved 5-0.

**Adjournment:** Council Member Johnson motion to adjourn at 10:43 p.m. Council Member Cohen seconded the motion. Approved 5-0.

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Gary Pirkle, Mayor

Date Submitted and Signed by Mayor: \_\_\_\_\_

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Jane Whittington  
City Clerk