

**MINUTES SPECIAL CALLED MEETING  
MAYOR AND CITY COUNCIL  
CITY OF SUGAR HILL  
WEDNESDAY, JULY 14, 2004, 7:00 A.M.  
SUGAR HILL COMMUNITY CENTER  
4988 WEST BROAD STREET**

**Call to order at 7:05 a.m.** 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.

**RZ-04-002, Tax ID's 7-304-004, 7-305-013, 7-323-026, 7-324-015, TTA Developments, LLC, Between Appling Rd. & South Richland Creek, 168.1 Acres Rezone From HM-1 to CSD.** Attorney Michael Sullivan and Environmental Specialist Connie Tallman were present for the applicant.

Council Member Cohen motioned to approve RZ-04-002 with the following conditions:

1. the 29 conditions imposed by staff, to include removal of vinyl siding
2. the greenspace surrounding the creek except for the drainage areas deeded to the City
3. the developer must provide a revised plat that meets zoning conditions (including lot sizes or buffer)
4. that a separate disclaimer is provided on the final plat stating that this is located adjacent to a closed landfill and in close proximity to an active landfill
5. a document is created to provide to homebuyers at closing stating same
6. a letter from a consultant of the City's choice that identifies any risk with the chromium, barium and arsenic levels found at the site. If the letter is not satisfactory, then no permits to build on the site will be issued.

Council Member Nick Thompson seconded for discussion. The City Attorney clarified that from a legal standpoint the zoning would stand at CSD but no permits would be issued for development unless all conditions were met. If the letter from the consultant is not satisfactory then the Council could rezone the property. The City Attorney with the help of the City Manager will draft the disclaimer and it will become a condition of zoning. It will be recorded on the plat and must be disclosed to the purchaser. The second stands and the motion was approved 5-0.

**Adjourn** – Council Member N. Thompson motioned to adjourn at 8:00 a.m. Council Member Johnson seconded. Approved 5-0.

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Gary Pirkle, Mayor

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Jane Whittington, City Clerk