

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, SEPTEMBER 12, 2005  
7:30 PM CITY HALL ANNEX  
4988 WEST BROAD STREET, SUGAR HILL**

**Call to Order** – The mayor called the meeting to order at 7:30 p.m. Present were Mayor Gary Pirkle, Council Members Marc Cohen, Steve Edwards, Ron Johnson, Clint Thompson and Nick Thompson. Also present were City Manager Bob Hail and City Attorney Lee Thompson. The City Clerk Jane Whittington was not present.

**Pledge of Allegiance to the Flag  
Invocation**

**Approval of Agenda** – Council Member Johnson motioned to amend the Agenda by removing #7, Police SPLOST Funds to obtain further information. Council Member Cohen seconded the motion. Approved 5-0.

**Approval of Minutes** - Minutes of Council Meeting August 8, 2005 - Council Member Edwards motioned to approve the minutes as written. Council Member Cohen seconded the motion. Approved 5-0.

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

**Council Reports**

**Council Member Clint Thompson** thanked Donald Humphries for offering the neighbors in Arbor Clos whose house burned a place to live for five months rent free. The Junior Achievement program will begin soon at Sugar Hill Elementary with four grades involved.

**Council Member Cohen** thanked everyone for coming out to the meeting. He donated \$100 to the Red Cross and asked everyone to help and get involved with the storm victim relief funds. Make donations to the Red Cross or the Salvation Army. In the Planning and Zoning Department 62 construction permits were issued in August and 207 building/erosion inspections were performed. They also performed 16 erosion control inspections. The Town Center Master Plan is in final review.

**Council Member Nick Thompson** thanked Dan Schultz and Bob Hail for attending the DDA meeting and allowing Kaipo Awana, the City's Planner, to act as the Secretary. The DDA elected new officers and Dawn Gober will now be Chairman and Andrew Rodgers will be the Vice Chairman. He thanked Robert Kaufman for his service as Chairman for over a year. He also thanked Andrew Rodgers for the presentation at the Work Session on the Urban Renewal Development Plan.

**Council Member Steve Edwards** requested that the Council take the time to review the conceptual plan for the Austin Garner Park Master Plan. Precision Plan won the RFP and they presented this plan in conceptual form. The PTA Golf Tournament held last week was a big success and he would like to thank everyone involved. Lisa Ramsey, Sandra Levent and Shondra Harmon from Sugar Hill Elementary are here tonight.

**Council Member Ron Johnson** pledged \$500 for the Katrina Relief golf tournament and challenged all the other Council Members to do the same. He thanked Andrew Rodgers for attending training and his presentation on what he learned. He was expecting to resign this week but found out he does not have to because of a revision in the code. He reviewed some things that were accomplished while he served as Council Member.

**Mayor's Report** – Mayor Gary Pirkle reminded everyone that there will be a movie again this Friday night at EE Robinson Park and they are also looking for volunteers for the Fall Festival. At the Work Session the Council and Mayor discussed what they could do to help relief efforts for victims of Katrina and decided that what would be appropriate for the City to do is provide a listing of the approved state agencies. If you want to donate to the Red Cross please make your checks payable to them.

**City Clerk's Report** – The City Clerk was not present so the City Manager gave her report as follows. The City of Sugar Hill will hold an election Tuesday, November 8, 2005 for Mayor and two Council seats. Qualifying began today and will run through Friday, September 16<sup>th</sup>. The hours for qualifying will be 8:30 a.m. until 4:30 p.m. with an hour for lunch. The available seats are Mayor, Post #4 currently held by Nick Thompson and Post #5 currently held by Ron Johnson. You must sign up for what post you are running for. All Council Members serve at large.

Gwinnett County property tax is due a little later this year. They are due in two installments October 15<sup>th</sup> and November 15<sup>th</sup>. The City of Sugar Hill's tax portion is included in with the County bill. If you received a delinquent tax notice for 1999 City taxes contact the City Clerk for clarification or questions.

**City Manager's Report - Bob Hail gave the following report – See Attachment #1.**

**Consent Agenda:**

**RZ-05-004**, Tax Parcel Id 7-322-014; A-Will-A-Way Construction Inc, **AX-05-007**, Tax Parcel Id's 7-322-010, 011, 059 & 112; A-Will-A-Way Construction Inc. off Sycamore Rd., Site Plan needed.

**Table for 30 Days.**

**RZ-05-007** TAX PARCEL ID: 7-346-001 & 002. Rezone 79.8 acres off Nelson Brogdon Blvd (Highway

**20) Table for 30 Days.**

**RZ-05-011 Tax Parcel: 7-347-056**, Located on Georgia Highway 20 near Suwanee Dam Road.

**Owners Request to Withdraw.**

Council Member Johnson motioned to approve the consent agenda. Council Member Cohen seconded the motion. Approved 5-0.

**Unfinished Business**

**Citizens and Guests Comments**

Bret Werrbach, 212 Double Gate Way, read a letter from a member of the community in Twin Creeks regarding Katrina victims. They had a family staying with them and asked for donations to help. The results were so overwhelming that they have distributed some of the items to other families in the area and the Salvation Army. They thanked everyone for their extreme generosity. The letter was signed by Pete and Pat Dempsey.

Lisa Ramsey and Shandra Harmon Co-Presidents of the Sugar Hill Elementary PTA had a special presentation. They want to thank the Mayor and Council for all the support they have given the school over the past few years. They thanked Clint Thompson for his work with the Junior Achievement program, Steve Edwards and Ron Johnson for the golf tournament. Nick Thompson and Clint Thompson played and they had a wonderful time. They presented plaques to Bob Hail for obtaining a team sponsorship from United Waste; Steve Edwards who obtained a sponsorship from Kevin Kennerly County Commissioner; Ron Johnson who was an Eagle sponsor, and a special plaque to Steve Edwards Founding Father of the Sugar Hill Elementary Golf Tournament. He thanked everyone for the team effort and reported that they raised over \$11,000.

**New Business:**

**PUBLIC HEARING, RZ-05-006** TAX PARCEL ID: 7-272-018, 019, 032 & 033. AMSCO, Inc. Request to rezone 1.489 acres off Highland Avenue and Sylvan Street in Sugar Hill. The property is currently zoned MH (Mobile Home Park District) and the applicant is requesting a RM (Residential Multi-Family District) 10 multi-family units. Dan Schultz explained the application and the staff recommendation for approval with conditions. The Public Hearing was opened and Jim Graves with Brewer and Dudley represented the applicant. The Mayor asked him if there would be grading and Mr. Graves stated that there would not be grading or tree removal. The front yards would be sodded. Council Member Cohen asked him about the square footage of the units. Mr. Graves said that he would entertain 1,200 square foot units but there were no architectural plans yet. He explained that there would be a transitional buffer to separate them from the mobile home units. They have concerns about the buffers and the Mayor stated that the Council might be willing to reduce the buffers for larger square footage. Council Member N. Thompson would like to see garages. They discussed garages and double wide driveways. The City Attorney explained the Land Use Plan and the significance of using it as a planning tool.

There were no comments from the public so the Public Hearing was closed. Council Member Clint Thompson expressed concerns regarding the Land use Plan and the Town Center Master Plan. They do not see this area as multi-family town homes.

Council Member Cohen motioned to approve RZ-05-006 with conditions and adding 1200 square feet minimum, double wide driveway, with variances transitional buffers along sides. Council Member Nick Thompson seconded the motion for discussion. He changed the minimum square footage to 1300 and the variances as needed. Council Member Cohen allowed the amendments. The City Attorney explained that is it exceeds the amendments allowed for staff it will need to be quantified. The motion was amended to 1300 square foot minimums, double wide driveways and variances as needed to reduce buffers to 0 with 10' side all other regulations required. The second stands. Approved 3-2 with Council Members Edwards and C. Thompson voting nay.

**PUBLIC HEARING, Zoning Ordinance Amendment – Town Center Overlay –** Dan Schultz explained the amendments. The Public Hearing was opened and there were no public comments so it was closed. Council Member Cohen motioned to approve the Town Center Overlay Ordinance. Council Member Johnson seconded the motion. Approved 5-0

**PUBLIC HEARING, Zoning Ordinance Amendment – Mixed Use Development –** The Mayor explained the highlights of the ordinance. The Public Hearing was opened and there were no public comments so the hearing was closed. Council Member N. Thompson would like to see the city wait until the county adopts their mixed use ordinance. They are considering it now. Council Member

Cohen motioned to table the ordinance for further review. Council Member Edwards seconded the motion. Approved 5-0.

**Police SPLOST Funds** – Johnson removed **from agenda**

**Massage and Spa Ordinance Amendments** – The City Attorney explained the amendments and why the City Clerk asked them to revise this ordinance. The appeals were still going through the Zoning Board of Appeals which has been abolished. There were a few other changes that made the ordinance easier for the Clerk to administer. Council Member Edwards motioned to approve the Massage and Spa Ordinance Amendment. Council Member Cohen seconded the motion. Approved 5-0

**Ratify Land Purchase Contract** – The City Manager explained that they have entered into a contract to purchase 1.7 acres on West Broad Street. A Phase II Environmental Study was performed on the parcels to ensure that the land is clean of contaminants. He does not have the final report on the land in hand yet only a faxed copy. Council Member Cohen motioned to approve the Land Purchase Contract, and authorize the City Manager to complete the purchase transaction. Council Member Johnson seconded the motion. Approved 5-0.

**Executive Session – Legal, Real Estate, and/or Personnel** - No Executive Session necessary.

**Adjournment** – Council Member Edwards motioned to adjourn at 8:41 p.m. Council Member Johnson seconded the motion. Approved 5-0.

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Gary Pirkle, Mayor

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Jane Whittington, City Clerk