

**MINUTES**  
**SUGAR HILL COUNCIL WORK SESSION**  
**MONDAY, AUGUST 1, 2005, 7:00 P.M.**  
**CITY HALL ANNEX**  
**4988 WEST BROAD STREET**  
**SUGAR HILL, GEORGIA**

**1. Work Session Issues for Council Meeting** – Present were Mayor Gary Pirkle, Mayor Pro Tem Steve Edwards, Council Members Marc Cohen, Ron Johnson, Clint Thompson and Nick Thompson. Also present were City Clerk Jane Whittington, and Assistant City Attorney Frank Hartley.

**NEW BUSINESS**

- 1. Proclamation – Michael Vail, Eagle Scout Court of Honor** – Cohen
- 2. Proclamation – Jordan Rogers, Junior Miss Georgia Christian** – City Clerk
- 3. Lily Foods, Inc. dba Sabor Latino Supermarket – Beer and Wine Application** – The City Clerk explained the application. The City Attorney is to check state law to see how far the business can be from a school. The City ordinance states 500 feet. The business does not meet this requirement because it is 225 feet from Great Beginnings which has a pre-K program so is therefore considered a school. The business also does not meet the square footage requirements or 2,000 feet. It is only 1,200 square feet. Staff is recommending denial.
- 4. RZ-05-005**, Tax Parcel Id's 7-274-049, Atlanta Industrial Properties, LLC requests to rezone 12.718 acres off Broadmore Blvd., currently zoned BG and requesting LM (Light Manufacturing) for two 60,000 +/- sq. ft. office/warehouse facility – Schultz explained the application. Staff is recommending approval with two conditions.
- 5. AX-05-008**, Tax Parcel Id's 7-318-026 & 7-318-033, Jim Barber requesting to annex 19.0968 acres off Suwannee Dam Rd., currently zoned in County R-100 and proposed zoning for City RS-100 Single Family Residential for 45 Single Family Homes – Schultz explained the application. They are asking for three variances. There is a graveyard located within this property that once belonged to Level Creek Methodist Church and it contains some old graves. The Planning Director is to find out the regulations regarding cemeteries and buffers around them. There is also a dam and a lake on this property. The dam is leaking and needs to be addressed. Me. Humphries and Mr. Breedlove own adjoining properties and have hired an attorney to ask for this to be tabled for 30 days to allow them time to work out their concerns with the developer. Mr. Breedlove owns the upper portion of the pond. There needs to be an understanding of who will own the dam and what will happen if it breaks. The Council recommends to table.
- 6. SUP-04-001 & SUP-04-002**, Tax Parcel Id's 7-254-065 & 7-254-010, City of Sugar Hill considering removing Special Use Permits for Cowart Mulch Products, Inc. located at 185 Peachtree Industrial Blvd. – Schultz explained the staff concerns and why the City is considering removing the Special Use Permits. Council to consider allowing thirty days to complete the progress that he has made recently to come into compliance.
- 7. VAR-05-004**, Tax Parcel 7-272-017, Alan Harkins requested to reduce the minimum lot size from 10,800 square feet to 8,000 square feet to build a 2 unit duplex at 4675 & 4699 Lois Drive. Planning Director explained the variance request. He is to check to see if they are required in this zoning to construct the outside of 40% brick, stone or stucco.
- 8. VAR-05-005**, Tax Parcel 7-256-131, LVK, Inc., requested to reduce the buffer to the north to 25 feet, and reduce the buffer to the west to 0 feet as shown on the site plan for the property located at 675 North Price Rd. – Schultz explained that MTI Whirlpools leases this property from LVK, Inc. and is requesting to expand their business. The variance request is to disturb the existing 50' buffer for the installation of field lines only. They have tried to obtain sewer but have been unable to and have to expand their septic system. They are building a new 20,000 square feet office/warehouse. The Planning Director is to find out the zoning surrounding the property. Check with Gwinnett County.

9. **VAR-05-006**, Tax Parcel 7-292-200, First Baptist Church Sugar Hill requested to place two (2) ground signs on the property located at 5091 Nelson Brogdon Blvd. – Council Member Johnson excused himself from discussions and left the room. Schultz explained where the requested signs would be located.
10. **Zoning Ordinance Amendment – Town Center Overlay** – Frank Hartley explained the ordinance. It is an effort to maintain high quality and sustainable development guidelines and standards for new construction.
11. **Zoning Ordinance Amendment – PUD Section 1004** – This ordinance modifies current open space requirements for a PUD development to provide more effective compensation.
12. **Zoning Ordinance Amendment – Mixed Use Developments** – Mayor & Council considering tabling for thirty days to work on it further.
13. **Property Maintenance Ordinance** – Council Member Edwards requested that the Council consider this ordinance. It is mirrored with Gwinnett County so it can be enforced. They requested to strike Section 14-328(D) strike bathroom and kitchen floors; 14-339 strike.
14. **Sanitation Contract** – Council Member Cohen explained that the City Manager negotiated a two year extension of the sanitation contract. There will be no increase for residential for September 2005 but a 3% increase or CPI whichever is less for commercial. For September 2006 residential and commercial will increase 3% or CPI whichever is less.
15. **2005 Election Qualifying Dates** – City Clerk explained the qualifying dates set by State Election Code. The recommendation is for 5 days Monday, September 12, 2005 until Friday, September 16, 2005 from 8:30 a.m. until 4:30 p.m. each day with one hour allowed for lunch break. Council requested this be placed on the Consent Agenda.
16. **Election Superintendent Oath** – City Clerk explained that the Election Superintendent was previously appointed by the Mayor and Council but an Oath needed to be administered. Council requested this be placed on the Consent Agenda.
17. **Appointment of Municipal Registrars for Advanced Voting** – City Clerk explained that with the increase in Advanced Voting additional Voter Registrars need to be appointed. Staff recommends that the Council appoint Jeanne Ferguson and Stella January be appointed to assist with Advanced Voting.
18. **Resolution Land Use Plan Update** – The Georgia Department of Community Affairs have reviewed this update and have sent a positive approval. The Resolution Adopting the Land Use Plan needs to be approved by Council and submitted back to the DCA. The City Attorney is to check and see if this can be put on the Consent Agenda or if it needs a Public Hearing.
2. **Updates by City Manager** – Bob Hail
- a. City Seal Plaque – Council approved
  - b. City Flag - Council did not approve
  - c. Code Enforcement Officer to be discussed in review of upcoming Budget for 2006
  - d. Recreation Master Plan – draft presented to Mayor & Council hire Director first?
- Annexations/Items to go to Planning Commission 8/15/05 & City Council 9/12/05 - none**
3. **Work Session Discussion Issues**
19. GA 20 Ventures (South) Project – Clint Thompson asked why this project is still not in compliance and moving forward. The Planning Director is to look at the criteria and set timelines
20. Fall Festival Updates
21. Recreation Director Job Description – Mayor and Council to look at during Budgeting process for 2006.
22. Police Officer Compensation – Council Member Johnson asked that the Council look at the new compensation rates set by Gwinnett County at \$35 per hour in order to maintain current police officers.
4. **Executive Session – Legal, Real Estate, and/or Personnel** The motion was made and seconded to enter Executive Session at 10:00 p.m.
5. **Adjournment** – The meeting was reconvened and motion was made and seconded to adjourn at 10:08 p.m.

Jane Whittington  
City Clerk