

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, JANUARY 9, 2017, 7:30 P.M.  
CITY HALL COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA**

**CALL TO ORDER** – by Mayor Edwards. Present were Present were Mayor Steve Edwards, Council Members Marc Cohen, Susie Gajewski, Brandon Hembree, Curtis Northrup and Mike Sullivan. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney Frank Hartley.

**PLEDGE OF ALLEGIANCE TO THE FLAG** – Boy Scout Troop 513 led the pledge.

**INVOCATION** – given by Mayor Edwards.

**APPROVAL OF AGENDA** – Council Member Sullivan motioned to approve the Agenda as submitted. Council Member Cohen seconded the motion. Approved 5-0.

**APPROVAL OF MINUTES** – Council Meeting December 12, 2016; Work Session December 5, 2016 – Council Member Hembree motioned to approve the minutes as written. Council Member Gajewski seconded the motion. Approved 5-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Proclamation National School Week** – Mayor Edwards read the proclamation recognizing private and home school educations.

**REPORTS**

**CITY ATTORNEY  
COUNCIL  
MAYOR  
CITY CLERK**

**CITY MANAGER - AX-17-001, Acceptance of Application, 5494 Cumming Highway, Tax Parcel 7-321-016** – City Manager Paul Radford accepted the application and it will now go to the Planning Commission and back to the Council for consideration.

**CITIZENS AND GUESTS COMMENTS** – there were no comments from citizens or guests.

**CONSENT AGENDA**

**Request for Road Acceptance, Ashford Crossing  
2017 Municipal Election set Qualifying Fee**

Mayor Edwards explained the items on the Consent Agenda as discussed in Work Session. Council Member Cohen motioned to approve the consent agenda. Council Member Sullivan seconded the motion. Approved 5-0.

**OLD BUSINESS**

**RZ-16-005, 1148 Old Atlanta Rd., BG to HM-1, (tabled from 11-14-16 & 12-12-16)** – Director Awana explained that this agenda item had been tabled twice. They are now requesting the zoning of BG with a Special Use Permit. They did away with the request for HM-1. The staff is recommending

that the public hearing be opened and the conditions be updated to be responsive to the new plan and zoning. The public hearing was opened and the applicant, Athea Cain, spoke regarding the application. They would like to expand the gravel parking lot so the equipment and cars can turn around. The equipment would be stored inside the garage. The property is currently zoned BG with a Special Use Permit. The applicant will improve the fencing and keep the property clean and not store too many vehicles.

Kim Hall, 880 Secret Cove Dr., suggested that this not be approved with a plan that was submitted the day of the meeting. It would need to be advertised what the plan is to allow good decision making.

The public hearing was closed. Council Member Northrup stated that there should be a restriction on the repair and the number of vehicles allowed on the lot. The decision for Council is whether to table or vote as presented. The applicant could also withdraw. Council Member Sullivan motioned to table this item and send it back to the Planning Commission with the plan to be advertised before it comes back to the Council. Council Member Cohen seconded the motion. Approved 5-0.

## **NEW BUSINESS**

**2017 – 2018 Mayor Pro Tem Appointment** – the Mayor thanked Brandon Hembree for his two years of service as Mayor Pro Tem. It is time to select a new Mayor Pro Tem for 2017 – 2018. The Mayor opened the floor for nominations. Council Member Cohen nominated Curtis Northrup. There were no other nominations so the Mayor administered the oath of office to Curtis Northrup.

**Municipal Court Judges & City Attorney Appointment** – Mayor Edwards explained that the city will continue and appoint Margaret Washburn as Chief Municipal Judge and Charles Barrett as Associate Judge, and the firm of Thompson Sweeny, Kinsinger and Pereira as City Attorney.

**Public Hearing, RZ-16-006, Rezoning & Change in Conditions, Bellagio Estates II, Henry Bailey Rd. & Benefield Rd., 16.66 acres** – Director Awana explained that RZ-16-006 and RZ-16-007 will be combined and considered together but it will be two separate votes. The city initiated an application to consider removing the PRD overlay zoning and associated conditions, which were approved in 2005 as part of a larger plan of development. Those plans never materialized and compliance with current zoning conditions is no longer possible due to more recent nearby zoning actions and road construction. The current zoning for RZ-16-006 is medium density single family residential district /planned residential development (RS-100/PRD). The city is requesting zoning of RS-100.

**Public Hearing, RZ-16-007, Rezoning Change in Condition, Bellagio II, Cumming Hwy. & Henry Bailey Rd., 9.15 acres,** – Director Awana explained that the city is requesting BG general business for this parcel and to remove the planned unit development overlay zoning. Also to remove all existing conditions and replace them with new conditions 1 and 2 (a-m).

The public hearing was opened and there were no comments for or against so the hearing was closed. Council Member Cohen motioned to approve RZ-16-006 and to remove the planned residential development overlay zoning and remove all conditions such that all the subject properties are zoned medium density single family residential (RS-100). Mayor Pro Tem Northrup seconded the motion. Approved 5-0. Council Member Cohen motioned to approved RZ-16-007 and to remove the planned unit development overlay zoning such that all parcels are zoned general business (BG) and to remove all existing conditions and replace them with the two conditions proposed tonight condition 1 and 2 (a-m). Council Member Sullivan seconded the motion. Approved 5-0.

**Tabled 2/17, Zoning Ordinance Amendment, Article 4, Package Sales & Drive-up/Through Services** – Mayor Pro Tem Northrup motioned to table this item until next month. Council Member Gajewski seconded the motion. Approved 5-0.

**Public Hearing, AX-16-005, 6162 Suwanee Dam Rd., Annex and Rezone to Medium Density Single Family Residential, (Public Hearing 1-9-17)** – Director Awana explained that the city initiated an application to annex this 2.42 acre parcel owned by the city. The current zoning is single family residential (R-100) in unincorporated Gwinnett County and the city is requesting medium density single family residential district (RS-100). The public hearing was opened and there were no comments so the hearing was closed. Council Member Cohen motioned to approve AX-16-005 and to annex and rezone the parcel to medium, density single family residential district (RS-100). Mayor Pro Tem Northrup seconded the motion. Approved 5-0.

**Public Hearing, Town Center Overlay Design Review 16-01022, 1090 Old Cumming Rd., Doug Duffee** – Director Awana explained that this was discussed in detail at the Work Session. The city received an application from Doug Duffee requesting design review board approval for the roof top intake and exhaust required for the paint booths at the newly constructed building located within the Town Center Overlay District. They are currently silver metal and staff is recommending that they be screened or painted to match the building. The public hearing was opened and there were no comments so the hearing was closed. Mayor Pro Tem Northrup motioned to require the applicant to paint the roof top intake and exhaust a color to match the building. Council Member Sullivan seconded the motion. The motion was approved 3-2 with Council Members Gajewski and Hembree voting nay.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – Council Member Sullivan motioned to enter Executive Session. Council Member Hembree seconded the motion. Approved 5-0.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION**

Council Member Cohen motioned to approve a 4% salary increase for the City Clerk Jane Whittington effective January 1, 2017. Council Member Gajewski seconded the motion. Approved 5-0.

Mayor Pro Tem Northrup motioned to approve a 7% salary increase for the City Manager Paul Radford effective January 1, 2017. Council Member Cohen seconded the motion. Approved 5-0.

**ADJOURNMENT** – Council Member Sullivan motioned to adjourn. Council Member Gajewski seconded the motion. Approved 5-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk