

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
WEDNESDAY, JULY 5, 2017
CITY HALL HISTORY MUSEUM, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

AGENDA ITEMS FOR THE COUNCIL MEETING – 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, City Attorney Frank Hartley and City Clerk Jane Whittington.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

OLD BUSINESS

NEW BUSINESS

RZ-17-001, Home South Communities request to Rezone 11.1 Acres at 1162 Buford Highway and White Oak Drive, RM for 81 Townhome Community (public hearing 7-10)

Tim Schick presented the staff materials for this application. The Planning Director recused himself because it is in proximity to his property. There are five parcels on the Buford Highway corridor. They are proposing an 81 unit townhome development. It will have a pool, cabana and the roads will be private. The applicant is requesting 24' street width and 27' is the standard. The length of the driveways is also an item that staff is looking at. Mitch Peevy spoke for the applicant. He explained it is difficult to get sidewalks on both sides of the street. Sidewalks on one side would be better.

Zoning Ordinance Amendment Articles 4, 7 & 14 related to Accessory Uses and Associated Administrative Processes (public hearing 7-10) – Planning Director explained that these are necessary amendments cleaning up the language to help the Planning Department processes.

VAR-17-005, Doug Duffee request to allow gravel parking area at Sugar Hill Auto Collision (public hearing 7-10) – Planning Director explained the request for the gravel parking lot is a convenience issue for the applicant. They will put a fence around it and make it employee only parking. Doug Duffee explained that they will be expanding in the near future 12 to 18 months and will build on this area. They don't want to pave it and build the retention to just tear it up later. The City Attorney stated that a variance for a limited period of time is possible.

Town Center Overlay Design Review, Doug Duffee request approval for gravel parking area at Sugar Hill Collision (public hearing 7/10) – Combined public hearing but separate action required.

Mercado Fresco 2, LLC Beer and Wine Retail Sales, 4450 Nelson Brogdon Blvd. (public hearing 7-10) – the City Clerk explained that since this location has not had approval for sale of beer and wine it requires a public hearing and vote by the City Council.

Resolution Acceptance of Level Creek Right of Way – Assistant City Manager Besseche explained that it is necessary to accept the right of way so the city can be responsible for that portion of Level Creek.

Resolution Acceptance of Henry Bailey Right of Way – the Assistant City Manager explained that this resolution will have the county abandon a portion of Henry Bailey Road cul-de-sac north and west of Bellagio Drive. The city will accept and maintain this portion.

Supplemental Agreement; Suwanee Dam Rd. at Riverside – Assistant City Manager explained that the city has an agreement with Gwinnett County regarding improvements at the intersection of Riverside Dr. and Suwanee Dam Rd. The city was to be responsible for \$475,000 which was 44% of the estimated cost at the time. The county has come back with a supplemental agreement increasing the city's portion to \$600,000.

2018 LMIG Request – Assistant City Manager explained that this program is to resurface a portion of streets within the city. Staff is recommending approval for the Mayor to sign and submit the application for the 2018 Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG) program for improvements on the proposed list of streets provided in the staff memo.

2017 Property Tax Millage Rate – the City Manager explained that the city held 2 of the required 3 public hearings on July 3, 2017 at 10:00 a.m. and July 5, 2017 at 6:00 p.m. The 3rd and final public hearing will be held at the July 10th Council Meeting. Staff is recommending that the millage rate be set at 3.8 mills for the 14th straight year.

Alcohol Ordinance Amendment, Indoor Recreational Facilities – the Planning Director explained that staff has proposed a text amendment to Chapter 6, Alcoholic Beverages of the Municipal Code to include provisions for allowing alcohol sales for consumption on the premises at indoor recreation facilities.

CITY MANAGER DISCUSSIONS/UPDATES

E Center Update

Downtown Development Projects

Bowl/Concert Series

Sugar Hill Greenway

22 Acre Passive Park / Gold Mine Park

City-wide Construction

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – Council Member Cohen motioned to enter Executive Session. Council Member Sullivan seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – there was no action taken out of Executive Session.

ADJOURNMENT

Steve Edwards, Mayor

Jane Whittington, City Clerk