

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, AUGUST 14, 2017, 7:30 P.M.  
CITY HALL COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA**

**CALL TO ORDER** – by Mayor Edwards. Present were Mayor Steve Edwards, Mayor Pro Tem Curtis Northrup, Council Members Marc Cohen, Brandon Hembree and Susie Gajewski. Council Member Mike Sullivan was not present. 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  
INVOCATION** – given by Mayor Edwards.

**APPROVAL OF AGENDA** – Council Member Cohen motioned to approve the agenda as submitted. Council Member Gajewski seconded the motion. Approved 4-0.

**APPROVAL OF MINUTES** – Council Meeting July 10, 2017; Work Session July 5, 2017; Special Called Meeting July 3, 2017, Special Called July 5, 2017 – Mayor Pro Tem Northrup motioned to approve the minutes as written. Council Member Hembree seconded the motion. Approved 4-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**REPORTS**

**CITY ATTORNEY  
COUNCIL  
MAYOR  
CITY CLERK  
CITY MANAGER**

**CITIZENS AND GUESTS COMMENTS** – Allen Worthy, 4861 Pinecrest Drive, spoke regarding the theater.

**CONSENT AGENDA**

**Gas Authority/SRCS Agreement** – Assistant City Manager  
**Resolution – Landfill Expense Reimbursement** – Assistant City Manager  
**Contract Award, Sidewalks PIB** – Assistant City Manager

The Assistant City Manager Troy Besseche explained the items on the Consent Agenda. All items were discussed at length at the Work Session and placed on the Consent Agenda. Council Member Hembree motioned to approve the Consent Agenda items as discussed. Council Member Cohen seconded the motion. Approved 4-0.

**OLD BUSINESS**

**VAR-17-005, Doug Duffee request to allow gravel parking area at Sugar Hill Auto Collision** – Planning Director Awana explained that the city received an application back in May from Sugar Hill Auto Collision requesting a variance to leave the gravel construction exit in place to be used as an employee parking lot. This was tabled at the July 10, 2017 Council Meeting, where the public hearing was held, to allow more consideration of the fencing and time frame. Council Member Cohen motioned to approve VAR-17-005

with the six staff conditions as presented by the Planning Director at this 8-14-17 meeting for an 18 month duration. Council Member Gajewski seconded the motion. Approved 3-1 with Mayor Pro Tem Northrup voting nay.

**Town Center Overlay Design Review, Doug Duffee request approval for gravel parking area at Sugar Hill Collision** – Council Member Hembree motioned to approve the TCO Design review. Council Member Cohen seconded the motion. Approved 3-1 with Mayor Pro Tem Northrup voting nay.

**Mercado Fresco 2, LLC Beer and Wine Retail Sales, 4450 Nelson Brogdon Blvd.** – City Clerk Jane Whittington explained that this is a new grocery store that has applied to sell beer and wine. The public hearing was held at the Council Meeting held August 14th. They needed to submit a survey and a few more items which have since been completed. Council member Cohen motioned to approve the beer and wine retail sales license to Mercado Fresco 2, LLC. Council Member Gajewski seconded the motion. Approved 4-0.

#### **NEW BUSINESS**

**Public Hearing, RaceTrac Petroleum, Inc. dba RaceTrac #2424, Beer and Wine Retail Sales, 4930 Nelson Brogdon Blvd.** – City Clerk Jane Whittington explained that RaceTrac #2424 is a new facility and they have applied for retail sales of beer and wine. A public hearing will need to be held. Mayor Edwards opened the public hearing and there were no comments so the hearing was closed. Council Member Hembree motioned to approve the application from RaceTrac #2424 for beer and wine retail sales. Council Member Cohen seconded the motion. Approved 4-0.

**Call for 2017 Municipal Election & Qualifying Dates** – the City Clerk explained that the City of Sugar Hill will be holding qualifying for the Municipal General Election. State Election law requires that the qualifying period be held the week of August 21 – 25. The qualifying period can be no less than 3 days and no more than 5 days. It has to be between the hours of 8:30 a.m. – 4:30 p.m. each day. The City Clerk is recommending that the qualifying period be August 21, 2017 – August 23, 2017 between the hours of 8:30 a.m. until 4:30 p.m. each day. The necessary legal ads ran in the legal organ. Council Member Cohen motioned to set the qualifying period as recommended by the City Clerk. Council Member Hembree seconded the motion.

**Public Hearing, RZ-17-002, Southern Heritage Home Builders, 1335 Hillcrest Rd., rezone from RS-100 to RM** – Planning Director Awana explained that the city received an application from Southern Heritage Home Builders to rezone tax parcels 7 305 422, 7-305-066, and 7-305-423 containing 1.29 acres located at 1335 Hillcrest Drive. The Planning Commission met July 17<sup>th</sup> and approved the rezoning as recommended by staff. This property is located next to the parking lot of the Sugar Hill Church. The public hearings were combined for RZ-17-002 and DRB-TCO-17-01893. The public hearing was opened and Michael Phelps stated that they have owned the property for three months. They are requesting to build rear-entry townhome units. They are trying to re-align the units for an alleyway so that they do not lose two units. Allen Worthy commended the builders stating that the townhomes looked beautiful. There were no other comments so the hearing was closed. The Planning Director recommended that the two projects be tabled to allow time to work on the elevations and conditions. Council Member Cohen motioned to table RZ-17-002. Council Member Gajewski seconded the motion. Approved 4-0.

**Public Hearing, DRB-TCO-17-01893, Southern Heritage Home Builders, Design Review for new Townhome Development at 1335 Hillcrest Drive – Public Hearing combined with RZ-17-002.** Council Member Cohen motioned to table RZ-17-002. Council Member Gajewski seconded the motion. Approved 4-0.

**Public Hearing, DRB-CBD 170-1948, Alliance Realty Partners, LLC, design review for mixed use project at West Broad St., Church St. & Level Creek Rd.** – Planning Director Awana explained that this property belongs to the city and is the former Buice School. The city received an application from Alliance Realty Partners, LLC requesting design review board approval for a mixed-use project at the block of West Broad Street, Church Street, Lee Street and Level Creek Road located within the Central Business District Overlay. The public hearing was opened and the Ellen Garlan the architect for the applicant explained the design. This project will be planned apartments with retail lined up with the corners. There will be live work units that can be converted to retail when the market calls for it. There were no other comments so the public hearing was closed. Mayor Pro Tem Northrup motioned to approve DRB-CBD 170-1948 approving the site plan including apartments, retail and parking deck in material and architectural detail. The final design shall substantially resemble the attached exhibits labeled Exhibit 1-14. Council Member Gajewski seconded the motion. Approved 4-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – Council Member Cohen motioned to enter Executive Session. Council Member Hembree seconded the motion. Approved 4-0

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

**ADJOURNMENT** – Council Member Gajewski motioned to adjourn. Council Member Hembree seconded the motion. Approved 4-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk