

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
TUESDAY, NOVEMBER 13, 2018, 7:30 P.M.  
CITY HALL COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA**

**CALL TO ORDER** - Present were Mayor Steve Edwards, Mayor Pro Tem Curtis Northrup, Council Members Taylor Anderson, Marc Cohen, Brandon Hembree and Susie Gajewski. 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 Gajewski motioned to approve the agenda as submitted. Council Member Cohen seconded the motion. Approved 5-0.

**APPROVAL OF MINUTES** – Council Meeting and Executive Session October 8, 2018; Work Session October 1, 2018; Special Called Meeting and Executive Session October 26, 2018. Council Member Hembree motioned to approve the minutes as written. Council Member Anderson seconded the motion. Approved 5-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Proclamations Teacher of the Year North Gwinnett Cluster** – Council Member Cohen read and presented the proclamations to the teachers and their principals.

**Arts Presentation** – Council Member Cohen presented the art donated to the Arts Commission by Vivian Antonini.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS** – Mike Sullivan spoke regarding the status of the Youth Council. The Youth Council Mayor broke her fibula playing soccer. They are also assisting with the tree lighting.

**CONSENT AGENDA  
OLD BUSINESS**

**NEW BUSINESS**

**Public Hearing, Zoning Ordinance Amendment, Article 3, 4, 9 & 10, Consider Expansion of the Central Business District** – Planning Director Awana explained the ordinance amendment. The applicant 360 Residential, LLC has requested consideration of expanding the central business district (CBD) overlay

zoning district boundary concurrently with their application for a proposed multi-family and attached residential development (RZ-18-007). The public hearing was opened and there were no comments so the hearing was closed. Council Member Hembree motioned to approve the Zoning Ordinance Amendment as discussed and recommended by the Planning Director. Council Member Cohen seconded the motion. Approved 5-0.

**Public Hearing, RZ-18-006, 360 Residential LLC, 1091 Level Creek Rd., 7.6 acres, RM to BG for Retail Development** – Planning Director Awana explained that RZ-18-006 and RZ-18-007 cases will be a joint public hearing. The city received an application from 360 Residential, LLC requesting to rezone to general business district (BG) and Town Center Overlay District (TCO) for the 7.67 acres at 1091 Level Creek Rd. The staff and Planning Commission have attached thirteen conditions. The public hearing was opened and Carl Westmoreland spoke for the applicant, He requested that drive-through restaurant not be a prohibited use. There were no other comments so the hearing was closed. Council Member Anderson motioned to approve RZ-18-006 rezoning RM to BG for retail development with the 13 conditions striking from the prohibited uses in condition #13 restaurants with drive through service and adding a condition that states that any retaining wall facing a public road shall have a decorative covering or facing subject to the Planning Director approval. Council Member Hembree seconded the motion. Approved 5-0.

**Public Hearing, RZ-18-007, 360 Residential LLC, 1091 Level Creek Rd., 26.6 Acres, RS-100/HSB to RM for Multi-Family Townhome Development** – Council Member Cohen motioned to approve RZ-18-007 rezoning the property (shown as Tract 2 and Tract 3 on the attached concept plan) to Residential Multi-family District (RM) with 9 conditions taking the first of the 9 conditions and splitting it into 2. The first one becomes no more than 302 apartments shall be permitted and the second condition becomes maximum number of surface parking spaces for the multi-family residential (Tract 2) shall not exceed 1.5 spaces per dwelling unit. Council Member Gajewski seconded the motion. Approved 5-0.

**Public Hearing, DRB-CBD 18-01552, 360 Residential LLC, 1091 Level Creek Rd., 12.04 Acres, Design Review Approval** – Planning Director explained that the city received an application from 360 Residential LLC requesting design review board approval for a mid-rise courtyard multi-family residential development at 1091 Level Creek Rd. The applicant is requesting five variances from the Central Business District overlay: (1) allow setback of more than 12' from Peachtree Industrial Blvd. and New Road A; (2) allow block length of more than 500'; (3) allow pedestrian access as shown; (4) allow surface parking adjacent to right-of-way; (5) waive requirement for 24' inter-parcel access driveway for two-way traffic. The public hearing was opened and Carl Westmoreland spoke for the applicant explaining their application and reason for the variances. There were no other comments so the public hearing was closed. Council Member Hembree motioned to approve the site design concept and buildings in material and architectural detail with 7 conditions as listed by staff. Council Member Cohen seconded the motion. Approved 5-0.

**DRB-CBD 18-01557, DonRob Investments LP, 1091 Level Creek Rd., 14.5 Acres, Design Review Approval – Applicant Request to Withdraw**, Council Member Cohen motioned to allow the applicant to withdraw without prejudice. Council Member Hembree seconded the motion. Approved 5-0

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

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

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

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Steve Edwards, Mayor

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Jane Whittington, City Clerk