

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, MARCH 9, 2020, 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 Susie Walker, Council Members Taylor Anderson, Marc Cohen, Brandon Hembree, Curtis Northrup, 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 – Mayor Pro Tem Walker motioned to approve the agenda as submitted. Council Member Cohen seconded the motion. Approved 5-0

APPROVAL OF MINUTES – Council Meeting February 10, 2020; Work Session February 3, 2020 – Council Member Hembree motioned to approve the minutes as written. Council Member Northrup seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamation Natural Gas Utility Worker Day in Sugar Hill – Assistant City Manager Besseche read the proclamation and presented it to Matt Allen the Gas Supervisor. Assistant City Manager Besseche asked Matt Allen to express the gratitude of the city to the employee of the gas system and thank them for their hard work. There will be a cook-out for Matt and all the Gas Department staff on March 18th.

REPORTS

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

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

CONSENT AGENDA

OLD BUSINESS

Public Hearing, Zoning Ordinance Amendment, Sale of Cannabidiol, Tobacco & Vape Products

– Director Awana explained that the Planning staff has prepared recommended policy changes to several sections of the zoning ordinance pertaining to the sale of cannabidiol, tobacco and vape products. The summary of the proposed amendments are: vape stores are not allowed; cannabidiol stores are only allowed as special use with restrictions in certain zoning districts and prohibited within the Town Center Overlay and Central Business District; tobacco stores are allowed with restrictions in certain zoning districts, Town Center Overlay and Central Business District. The Planning Commission recommended approval. The public hearing was opened and there were no comments so the hearing was closed. Council Member Cohen motioned to approve the ordinance amendments as presented. Council Member Anderson seconded the motion. Approved 5-0

NEW BUSINESS

Historic Preservation Society Appointments – Council Member Cohen explained that eleven existing members and one new member would need to be appointed tonight. Council Member Cohen nominated to re-appoint Kathryn Baskin, Stephanie Isaacs, JoAnn Burel, Holi Stouffer, Tiffany Hale Carter, Ryckie Fernandez, Darrell Pruitt, Chris Walker, Brandon Hembree, Margaret Neal and Bill Harting. He also nominated Ryan Butts as the new appointment. This will leave one seat open. There were no other nominations so the named members are appointed.

Community Garden Update – Mayor Pro Tem Walker introduced Steve Graessle, President of the Community Garden Board. The garden has come a long way since it started. Steve Graessle reported that all the plots at the garden are taken and they have a waiting list. Some of the vegetables are taken to the North Gwinnett Co-op which has been popular and appreciated.

RZ-20-001, Primrose Creek, change in conditions – Planning Director Awana explained that the City of Sugar Hill filed an application dated January 13, 2020, requesting to change the conditions of zoning for the Primrose Creek Subdivision. The property was previously approved with conditions on July 14, 2004 for 168.1 acres. The subdivision was originally approved with 33 conditions. Certain requirements placed on the property when it was originally approved in 2004 may not be desirable to the current residents of Primrose Creek. Responses from the public have been supportive of not extending Hillcrest Drive to South Richland Creek Road. Council Member Anderson motioned to approve RZ-20-001 with conditions as presented by Planning Director. Council Member Cohen seconded the motion. Approved 5-0.

Right-of-Way Acceptance Deed, Primrose Creek Phase 2, 40 lots – Planning Director Awana explained that Grand Communities, LTD has requested that the city accept streets in Primrose Creek Phase 2 subdivision. Primrose Creek is a 371-lot subdivision on 168.1 acres located off Sycamore Rd. and Hillcrest Rd. There is a total of 40 lots in this phase on streets Primrose Park Rd. and Avalon Creek Rd. which have been constructed to city standards and the maintenance period along with all the performance and maintenance agreements have been closed out. In coordination with the city public works department, recent inspections of the streets and associated public improvements found no outstanding issues. Council Member Anderson motioned to approve Right-of-Way Acceptance Deed as presented. Council Member Anderson seconded the motion. Approved 5-0.

Public Hearing, VAR-20-001 Gaultney Development Company, LLC, Variance to allow metal as a building material – Planning Director Awana explained that the city received an application from Gaultney Development Company, LLC requesting a variance to allow metal as a building material. The property is currently undeveloped. The proposed use is compatible with the city's land use plan, current zoning and surrounding uses. Use of metal as an exterior building material is consistent with nearby properties and the character of the area. Staff recommends approval with 5 conditions. The public hearing was opened and John Adams of Anderson, Tate and Carr spoke for the applicant. There were no other comments so the hearing was closed. Council Member Hembree motioned to approve VAR-20-001 with the 5 conditions as presented by staff. Council Member Northrup seconded the motion. Approved 5-0.

Resolution Supporting Locally Established Building Design Standards for Residential Dwellings - City Manager Paul Radford explained that this resolution is in support of local control over building designs while several pieces of proposed legislation are trying to pre-empt that control. The legislation would eliminate local control over design standards and community standards. Local development efforts should reflect the community and their vision. This resolution once signed will be forwarded to the Gwinnett Delegation. Council Member Northrup motioned to approve the resolution. Council Member Cohen seconded the motion. Approved 5-0.

Contract Award, Peachtree Industrial Greenway Trail Realignment – Assistant City Manager Besseche explained that during the late design phase of the greenway project, Gwinnett County water resources identified a segment of the proposed alignment that would be in conflict with their future project for a sewer main. This led the city to re-align a segment onto Peachtree Industrial Blvd. from behind Shiv Mandir and county park E.E. Robinson south. Funds for this project are allotted in the 2020 Budget with a combination of local and SPLOST funds. The split is 81% county and 19% city. Council Member Hembree motioned to award the construction contract to Ohmshiv in the amount of \$769,012.50 for the completion of the Peachtree Industrial Blvd. Greenway Trail construction and authorize the Mayor to sign the contract. Mayor Pro Tem Walker seconded the motion. Approved 5-0.

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

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 Anderson seconded the motion. Approved 4-0.

Mayor Steve Edwards

Jane Whittington, City Clerk