

**COUNCIL MEETING MINUTES  
CITY OF SUGAR HILL  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA  
MONDAY, SEPTEMBER 13, 2021, 7:30 P.M.**

**CALL TO ORDER** – by Mayor Edwards. Present were Mayor Steve Edwards, Mayor Pro Tem Taylor Anderson, Council Members Marc Cohen, Nic Greene and Susie Walker. 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** – The pledge was led by Boy Scout Troop 513.

**INVOCATION** – given by Mayor Edwards.

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

**APPROVAL OF MINUTES** – Council Meeting & Executive Session August 10, 2021; Work Session & Executive Session August 2, 2021 – Mayor Pro Tem Anderson motioned to approve the minutes as written. Council Member Greene seconded the motion. Approved 4-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Proclamation Daughters of American Revolution Suwanee Chapter Constitution Week** – Council Member Greene read the proclamation and presented it to Kathryn Baskin of the Suwanee Chapter DAR.

**September Awareness** – Council Member Cohen reminded everyone that September is Childhood Cancer Awareness Month. He also asked everyone to be cognizant of Suicide Awareness and Patriots Day of Remembrance.

**2021-2022 Youth Council Oath of Office** – Mike Sullivan had each Youth Council Member introduce themselves with their school and years served on the Council. Mayor Edwards administered the Oath of Office to the whole Youth Council.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS** – Matt Harris, 5025 Mill Ridge Court, spoke regarding service to the country or to the local area. He served in two branches of the military and also as a police officer. He said if you want to thank them for their service just be a good citizen.

## CONSENT AGENDA

1. **Contract Award, 21-012 Sugar Hill E Center Conference & Event Room** – City Manager
2. **Contract Award, 21-014 Sugar Hill Parking Deck Resurfacing** – City Manager
3. **Contract Award, 21-011 Bowl Pond Storm & Flood Control Project** – City Manager

The Mayor read the three items on the Consent Agenda. The City Manager gave a brief explanation of each item as explained at the Work Session. Council Member Cohen motioned to approve the Consent Agenda. Council Member Greene seconded the motion. Approved 4-0.

## OLD BUSINESS

## NEW BUSINESS

**PUBLIC HEARING, RZ-21-005 – Dennis Jordan, c/o Mahaffey Pickens Tucker, LLP – 5252 Nelson Brogdon Blvd. & 5000 Bailey Avenue – 10.5+/- acres. Rezone from LM/TCO to BG/TCO/CBD for a mixed-use development with townhomes and commercial use** – Planning Director Awana explained that this is the site of the former Bailey Cabinet Shop. They will have to come back before Council for the design review. The city received an application from Dennis Jordan c/o Mahaffey Pickens Tucker, LLP requesting to rezone from light manufacturing district (LM) to general business (BG). The applicant is also requesting to remain in the Town Center Overlay District (TCO) and to expand the Central Business District (CBD) to include the subject property for the development of a mixed-use development with 126 townhome style rental dwellings. Director Awana explained that this property at the intersection of Bailey Avenue and Highway 20 is an important gateway marking the entrance to downtown Sugar Hill from the west. It is also within a ten-minute walk of the downtown. This site will provide pedestrian connection via Whitehead Rd. to the other downtown amenities.

The public hearing was opened, and Sharna Lu from Mahaffey Pickens Tucker spoke for the applicant. She explained the site plan and that there would be 126 townhomes that are rentals. Tom Lobonc, 809 Whitehead Rd. spoke in opposition of the townhome project. He asked the Council how many apartments and townhomes are enough? There were no other comments, so the hearing was closed. Council Member Cohen asked the square footage of the 3 & 4 bedroom units. Ms. Lu said that the 4-bedroom units were 2,012 square feet and the 3 bedroom were 1,600 square feet. Council Member Cohen asked if they removed the word destination from condition #2 what type of retail would they have. Ms. Lu stated that it would not be strip mall type of businesses. Mayor Pro Tem Anderson asked what the rent would be, and they stated around \$2,400 per month.

Mayor Pro Tem Anderson motioned to approve RZ-21-005 rezoning the property to BG and expand the Central Business Overlay to include the subject property with the seven conditions recommended by staff striking the word destination from condition #2. Council Member Walker seconded the motion. Approved 4-0.

**PUBLIC HEARING, DRB-CBD 21-002 – Kittle Homes – W. Broad Street & Hillcrest Drive – 2.6+/- acres. Design review for a mixed-use development with townhomes and commercial use** – Planning Director Awana explained that the city received an application from Kittle Homes requesting design review board approval for a mixed-use development with single-family attached homes (35 fee simple townhomes) and a 2,100 square foot commercial building with space for outdoor gathering and

dining located within the Central Business District Overlay at the corner of Hillcrest Dr., West Broad St. and Nelson Brogdon Blvd. Staff recommends approval with four conditions.

The public hearing was opened and Katrina Evans the architect and Billy Folsom of Kittle Homes explained that the townhomes would be four story each having an additional indoor living space and outdoor terrace on the top level. Each home has a staircase and an elevator accessing all four levels. The garages are located at the rear. They are fine with the four conditions. Tom Lobonc spoke in opposition to the project. He thought there was going to be a high-end hotel and conference center on the property.

Council Member Cohen motioned to approve CBD Design Review 21-002 with four conditions as presented by staff. Council Member Greene seconded the motion. Approved 4-0.

**Resolution Livable Center Initiative (LCI)** – Planning Director Awana explained that this is the next step to connecting the east side of town to downtown. The city could have to approve a 20% local match of a 9.8 million total project cost. Mayor Pro Tem Anderson motioned to approve the LCI Livable Center Resolution and approve a 20% local match. Council Member Cohen seconded the motion. Approved 4-0.

**Call for Special Election & Notice of Qualifying Dates, Special Election November 2, 2021** – City Clerk/Election Superintendent explained that the city will hold a Special Election on November 2, 2021, along with the General Election for the unexpired term of City Council Post #1 formerly held by Brandon Hembree and City Council Post #3 formerly held by Susie Walker. The election would be held at City Hall between the hours of 7:00 a.m. until 7:00 p.m. The Mayor and Council will need to ratify the call for election and the qualifying dates of Wednesday, September 15 until Friday, September 17, 2021, between the hours of 8:30 a.m. until 4:30 p.m. each day. The legal ad ran in the Gwinnett Daily Post on August 29, 2021, and September 5, 2021. Council Member Cohen motioned to ratify the Call for Election and qualifying dates as outlined by the Election Superintendent. Council Member Greene seconded the motion. Approved 4-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL –**

Council Member Greene motioned to enter Executive Session. Council Member Walker seconded the motion. Approved 4-0.

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

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

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Steve Edwards, Mayor

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Jane Whittington, City Clerk