

**COUNCIL MEETING MINUTES  
CITY OF SUGAR HILL E CENTER  
WATERFALL ROOM  
5009 WEST BROAD STREET  
SUGAR HILL, GEORGIA  
MONDAY, MARCH 14, 2022, 7:30 P.M.**

**CALL TO ORDER** – Present were Mayor Brandon Hembree, Mayor Pro Tem Taylor Anderson, Council Members Marc Cohen, Mason Roszel and Jenn Thatcher, 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 Council Member Roszel.

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

**APPROVAL OF MINUTES** – Regular Meeting & Executive Session February 15, 2022; Work Session & Executive Session February 7, 2022 – Mayor Pro Tem Anderson motioned to approve the minutes as written. Council Member Roszel seconded the motion. Approved 4-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Proclamation CDAT – STEM Program Lanier High School** – Council Member Thatcher explained that Stephanie Isaacs the City’s Cemeterian was working on trying to put markers at unidentified graves in the city cemetery. The elements would eliminate them over time. Mike Reilly a teacher at Lanier High School and leader of the STEM CDAT program got involved. He took left over countertops donated by MTI baths and engraved markers for the graves. This allowed the unmarked graves to have permanent markers. Council Member Thatcher read the proclamation it was presented to Mike Reilly.

**Proclamation Natural Gas Utility Workers Day** – Assistant City Manager Besseche read the proclamation honoring gas utility workers and thanking them for the risky work that they do.

**Arts Commission Updates** – Council Member Cohen introduced Chandra Brandel the incoming Chairperson of the Arts Commission. She reviewed the accomplishments that the Arts Commission had for 2021 and the beginning of 2022. They had nine exhibits over that time. She thanked Council Member Cohen for his hard work involving the arts.

**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**

**RZ-21-009, ACR Engineering, Inc., 1250 Hickory Hills Dr., rezone from MH to R36 for 12 Cottage Court Units (Public Hearing held 2-15-22)** – Planning Director was not present, so the City Manager presented the case to the Mayor and Council. ACR Engineering requested to rezone from MH mobile homes to R36 to build cottage homes. They would be 600 square feet minimum which is inline with our code. A new condition was added to require that a \$15,000 reserve be provided to the homeowner's association to allow for maintenance of the stormwater facilities and roads. Council Member Cohen motioned to approve RZ-21-009 to rezone the R36 with the 5 conditions as presented by staff. Mayor Pro Tem Anderson seconded the motion. Approved 4-0.

## **NEW BUSINESS**

**Public Hearing - RZ-21-011, Elmington Residential, 27.7 acres Sycamore Rd. from RS-100 to RS-72 for 87 Home Subdivision** – the City Manager explained that the city received an application from Megan Peace (Elmington Residential) requesting to change the zoning from the existing RS-100 to RS-72 for a residential subdivision with 87 single-family detached homes. The homes would be 1600 to 200 square feet with an average rent of \$2,500 per month. The public hearing was opened and Chuck Ross, with the Powell and Edwards law firm spoke for the applicant. He introduced Megan Peace with Elmington Residential that explained the project. The management company would maintain all the units including yard and interior maintenance. There would be no subleases and no air bnb allowed. Mayor Hembree read the support comments that were received.

Denise Hoell, 115 Summer Breeze, spoke in opposition to the project. She stated that homeowners are more supportive of the community. Myron Fredy, 5508 Sycamore Rd., expressed concerns about run-off and the dynamite blasting. Katrina Coker spoke in favor of renters. She lives at Plantation Ridge apartments and stated that renters are usually an important part of the community.

There were no other comments, so the public hearing was closed. Mayor Pro Tem Anderson suggested several new conditions. He recommended and motioned to table this item to allow time to consider the new conditions. Council Member Cohen seconded the motion. Motion to table approved 4-0.

**GDOT Pedestrian Lighting Agreement, Highway 20** – Assistant City Manager Besseche explained the agreement is for lighting in the state right-of-way on Highway 20. This agreement would include the Sugar Hill city limits. The agreement was revised after a few concerns at the work session. The term is for 50 years. Mayor Pro Tem Anderson motioned to approve the general agreement with the Georgia Department of Transportation for the operation, Maintenance and costs associated with decorative pedestrian scale streetlights along Highway 20 serving new developments along the state route. Council Member Thatcher seconded the motion.

**Adopt Parking Ordinance Amendment** – Assistant City Manager Besseche explained that this will be Chapter 72, Parking and Signs. It will include timeline parking and other issues on city-maintained streets. This will be included and codified in the next Municode update of the city code. Council Member Cohen motioned to approve the ordinance amendment regulating enforcement, traffic, parking and signs. Council Member Roszel seconded the motion. Approved 4-0.

**GDOT Right of Way Easement Request** – Assistant City Manager explained that Georgia Department of Transportation (GDOT) requested that the city approve the offer to acquire the permanent easement of Highway 20 across a vacant parcel owned by the city. It was once used for the city’s water and sewer utility systems. Staff is recommending that the easement be provided to GDOT at no cost through the application and agreement. Mayor Pro Tem Anderson motioned to approve the transfer of the permanent easement to the Georgia Department of Transportation (GDOT) for the construction, maintenance and utilities associated with the project to widen state route 20 as staff recommended. Council Member Cohen seconded the motion. Approved 4-0.

**DDA Council Liaison Appointment** – Mayor Pro Tem Anderson is resigning as the Council liaison for the DDA. He nominated Council Member Mason Roszel as the Council liaison to the Downtown Development Authority. There were no other nominations so Council Member Roszel will be sworn in at the next DDA meeting.

**Resolution ARPA Funding** – the City Manager explained that the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program provides flexibility to cities and counties to meet local needs within four eligible categories. One option allows local governments to elect and use the standard revenue loss allowance of up to \$10,000,000 based on average revenue loss calculations. They can be spent on government services that includes but is not limited to roads, streets, bridges and other infrastructure. Council Member Roszel motioned to approve the adoption of the “standard revenue loss allowance” authorized in the U.S. Department of Treasury’s Final Rule, effective 4-1-2022 for the State and Local Fiscal Recovery Funds (SLFRD) program of the American Rescue Plan Act (ARPA). In addition, approve the categories and cost estimates of eligible expenditures as outlined below.

1. Replace lost public sector revenue
2. Address public health and negative economic impacts
3. Provide premium pay for essential government workers, including retention incentives
4. Invest in critical water, sewer, stormwater and broadband infrastructure

Council Member Thatcher seconded the motion. Approved 4-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – there was no Executive Session held.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION**

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

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Brandon Hembree, Mayor

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Jane Whittington, City Clerk