

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, MAY 9, 2022, 7:30 P.M.**

CALL TO ORDER by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Teem Taylor Anderson, Council Members Marc Cohen, Alvin Hicks, 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 Hicks.

APPROVAL OF AGENDA – Council Member Cohen motioned to approve the agenda as submitted. Council Member Roszel seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Regular Meeting April 11, 2022; Work Session & Executive Session April 5, 2022 – Council Member Thatcher motioned to approve the minutes as written. Council Member Hicks seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Presentation - GMA “Champion of Georgia Cities Award”, State Representative Bonnie Rich – Mayor Hembree introduced Tom Geihl from GMA who presented Representative Rich with the Champion of Georgia Cities Award.

Swearing in Marshal Tommy McElroy, Marshal Khamthanh Thongkoth – Mayor Hembree administered the oath and swore in the two Marshals.

Youth Scholarship Award and Recipient Recognition – Council Member Hicks and Sugar Hill Historic Preservation Society – Council Member Hicks introduced Lindsey Davis who presented the winner of this year’s scholarship Ariana Meyer. Ariana read her essay to the audience and was presented with the \$1,000 scholarship to help with her education costs.

Presentation by Mark McCain & All In Futbol Club – Assistant City Manager introduced Mark McCain and the coach of the 10 and under soccer team. They are ranked 6th nationally. The Mayor and Council presented them with a signed soccer ball.

Presentation to Youth Council Seniors – Mike Sullivan and the Mayor and Council presented the seniors with cords for graduation.

Proclamation City Clerk – Council Member Cohen read the proclamation honoring the 53rd Annual Professional Municipal Clerks Week and Sugar Hill Clerk Jane Whittington.

REPORTS

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

CITIZENS AND GUESTS COMMENTS – B.T. Parker, a candidate for Superior Court Judge Gwinnett County introduced herself.

CONSENT AGENDA

1. **Resolution Extending Moratorium on Massage or Spa Establishments** – Planning Director
2. **Construction Contract Award: IFB22-003, Sugar Hill Historic Cemetery** – Assistant City Manager
3. **Contract Award, RFP 22-005, CMAR, Ridge Lake Park** – Assistant City Manager
4. **Naming of City Parks** – City Manager
5. **22-007 Park Restroom Building CMAR – Rejection of two proposals** – Assistant City Manager
6. **Eagle Theatre Use Agreements** – City Manager

The City Manager Paul Radford explained the items on the Consent Agenda. These items were discussed at the Work Session and placed on the Consent Agenda for one vote by City Council. Council Member Cohen motioned to approve the Consent Agenda. Council Member Thatcher seconded the motion. Approved 5-0.

OLD BUSINESS

RZ-21-011, Elmington Residential, Sycamore Rd., 27.724 Acres, Rezone from RS-100 to RS-72 (public hearing held 3-14-22) – Planning Director Awana explained any updates that were made since the last meeting. The lots have been reduced to 77 and the developer will place \$20,000 in a capital reserve fund for the Homeowners Association for any costs associated with the roads, stormwater etc. Mayor Pro Tem Anderson motioned to table this to consider the changes that have not been thoroughly reviewed. Council Member Cohen seconded the motion. Motion to table approved 5-0.

NEW BUSINESS

Appointment to Sugar Hill Historic Preservation Society – Council Member Thatcher spoke regarding the accomplishments of the commission and the hard work that Varessa Butts has already put into it. Council Member Thatcher nominated her as a member. There were no other nominations so Varessa Butts will be the new Historic Preservation Society member.

Development Authority Member Appointments – Mayor Pro Tem Anderson nominated Steve Graessle, Sherry Emigh and Denise Hoell as the Development Authority members. There were no other nominations so they are appointed.

Public Hearing, RZ-22-001, Peachstate Family Homes, East Broad St., 3.5 acres in the Town Center Overlay District, Rezone from BG to R36 – Planning Director Awana explained that this is a 31-unit single-family attached potential townhome development in the Town Center Overlay. They will also have to present design review. The public hearing was opened and the Mayor explained that each side would have ten minutes to present. The applicant Bret Muetzelfield and David Sanders spoke. The Highway 20 bridge and its proximity to Peachtree Industrial Blvd. make it prime for this type of development. Chuck Ross spoke regarding the buffer and his client's property adjacent to this property. The way the buffer is designed he thought it would cause a taking of his clients' property. There were no other comments, so the hearing was closed. Mayor Pro Tem Anderson motioned to table this to allow more time to review the site plan. Council Member Thatcher seconded the motion. Motion to table approved 5-0.

Public Hearing, RZ-22-003, Peachstate Realty, 7292-196. East Broad St. in TCO District, Rezone from LM to RS-100 – Planning Director Awana explained that the public hearing for RZ-22-003 and RZ-22-004 would be combined with a separate action for each case. The city received an application from Peachstate Realty c/o Brett Muetzelfield requesting to change the zoning for a one-acre lot in the Town Center Overlay from LM light manufacturing to RS-100 medium density single-family residential for the construction of a single-family detached home. Staff recommends approval with one condition that the developer shall provide a minimum of three gas appliances in each unit. The public hearing was opened, and the applicant spoke regarding the application. They agree with the one staff condition. There were no other comments, so the hearing was closed. Council Member Cohen motioned to approve the rezoning to RS-100 with the one staff condition. Council Member Hicks seconded the motion. Approved 5-0.

Public Hearing, RZ-22-004, Peachstate Realty, 7292-123, East Broad St. in the TCO District, Rezone from LM to RS-100 – Council Member Roszel motioned to approve the RS-100 zoning with the one staff condition that the developer shall provide a minimum of three gas appliances in each unit. Council Member Thatcher seconded the motion. Approved 5-0.

APPLICANT REQUEST TO TABLE, RZ-22-002, SDH Atlanta, LLC, Nelson Brogdon Blvd at Old Cumming Rd., 10.1 acres in the TCO, Rezone from RS-150/RS-100/OI to R36 – Council Member Cohen motioned to table RZ-22-002. Mayor Pro Tem Anderson seconded the motion. Approved 5-0.

Public Hearing, DRB-TCO 22-001, Joshua & Jessica Mendoza, 985 Whitehead Rd., Design Review Approval for Single Family Detached House – Planning Director Awana explained that the city received an application from Joshua and Jessica Mendoza requesting a design review approval for construction of a single-family home with a 20' X 20' cottage house expansion and a new in-ground pool. The property currently has a single-family home that will be demolished and removed. The public hearing was opened and the applicant explained that the home will be located at the corner of Whitehead and Spring Hill Rd. His Father built a home across the street from this proposed one. Wilma Herrington expressed concerns about the trees that are near the creek in the back of the Mendoza's property. She also asked about the fence. Director Awana stated that there would have to be some fencing around the pool. Council Member Thatcher asked about the carriage house if this was permissible on one property. Director Awana explained that it was allowed as an accessory use. Council Member Roszel motioned to approve DRB-TCO 22-001 with the site plan and building elevation submitted in material and architectural detail with one condition – Final designs shall substantially resemble the attached exhibits labeled Exhibit 1 – 6. Council Member Hicks seconded the motion. Approved 5-0.

SPLOST Project List – City Manager Paul Radford explained the timeline of the SPLOST process. In July the city, along with the other Gwinnett cities, would need to pass a resolution for a November 8th referendum on the ballot in the Gwinnett County elections. This would be a six-year SPLOST. He went over the project allocation list for the portion of SPLOST that the city would receive which is estimated at around 34 million. Council Member Hicks motioned to approve the SPLOST project list as presented. Mayor Pro Tem Anderson 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 Roszel seconded the motion. Approved 5-0.

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

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk