

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, MAY 2, 2022
CITY HALL COUNCIL CHAMBERS, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

AGENDA ITEMS FOR THE COUNCIL MEETING - Present were Mayor Brandon Hembree, Mayor Pro Tem 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 and Ted Baggett.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

Presentation - GMA “Champion of Georgia Cities Award”, State Representative Bonnie Rich – Mayor Hembree

Youth Scholarship Award and Recipient Recognition – Council Member Hicks and Sugar Hill Historic Preservation Society

Presentation by Mark McCain & All In Futbol Club – Assistant City Manager

All of these will be presented at the Council Meeting.

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 that they have submitted a new site plan with 77 lots instead of 86. The new density is 8.2 per acre.

NEW BUSINESS

Appointment to Sugar Hill Historic Preservation Society – Council Member Thatcher explained that they will be appointing a new member next week, Varessa Butts.

Development Authority Member Appointments – Mayor Pro Tem Anderson explained that they will nominate three new members next week, Steve Graessle, Sherry Emigh and Denise Hoell.

RZ-22-001, Peachstate Family Homes, East Broad St., 3.5 acres in the Town Center Overlay District, Rezone from BG to R36 (public hearing 5-9) – Planning Director Awana explained that this and RZ-22-003 will be one public hearing next week but will require separate action for each. This is for townhomes and because it is in the TCO they would have to come back for design review approval. Council Member Roszel asked about pedestrian connectivity. Council Member Anderson expressed concerns about the length of the driveways and on-street parking.

RZ-22-003, Peachstate Realty, 7292-196. East Broad St. in TCO District, Rezone from LM to RS-100 (public hearing 5-9) – Planning Director Awana that this public hearing will be combined with RZ-22-004 next week. Staff recommends conditional approval for single family homes.

RZ-22-004, Peachstate Realty, 7292-123, East Broad St. in the TCO District, Rezone from LM to RS-100 (public hearing 5-9) – Planning Director

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 – Planning Director

DRB-TCO 22-001, Joshua & Jessica Mendoza, 985 Whitehead Rd., Design Review Approval for Single Family Detached House (public hearing 5-9) – Planning Director showed the plan for the house and carriage house attached. They will demolish the existing home to build this one.

Resolution Extending Moratorium on Massage or Spa Establishments – Planning Director Awana explained that the staff request is to extend the moratorium on massage establishments for one month to allow time to work on the ordinance amendments. This is to be put on the Consent Agenda for the Council Meeting.

Construction Contract Award: IFB22-003, Sugar Hill Historic Cemetery – Assistant City Manager Besseche explained that the city went out to bid and received three bids from Harco, TriScapes and Reeves Young. To make the project fall within the budget some of the scope of work was changed or removed. SPLOST funds will also be used for the project. Staff is recommending that the project be awarded to Arco Builders LLC for the Sugar Hill Cemetery 1FB-003 in the amount of \$619,497.

Contract Award, RFP 22-005, CMAR, Ridge Lake Park – Assistant City Manager explained that the city purchased the 22-acre park on Highway 20 to develop a passive park. A design charette was held to encourage public involvement. The city went out to bid for the project and received two bids Magnum Contracting LLC and Reeves Young. Staff is recommending that the Construction Manager at Risk contract be awarded to Reeves Young LLC. The contract's value will be determined once a Guaranteed Maximum price is established.

Alcohol Ordinance Amendment, "SHINE" District Consumption on the premises – the City Clerk/Attorney explained the amendment is to establish a section in the alcohol ordinance to allow n establishment to serve beer and wine in the downtown entertainment district without a requirement of 50% food. The final ordinance will be brought forward at the June meeting.

CITY MANAGER DISCUSSIONS/UPDATES

Public Safety

Operations

Construction

Development/Events

EXECUTIVE SESSION LEGAL REAL ESTATE PERSONNEL – Council Member Cohen motioned to adjourn into Executive Session. Council Member Roszel 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 Hicks seconded the motion. Approved 5-0.

Brandon Hembree, Mayor

Jane Whittington, City Clerk