

**COUNCIL MEETING MINUTES  
CITY OF SUGAR HILL  
COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA  
MONDAY, JUNE 13, 2022, 7:30 P.M.**

**CALL TO ORDER** - by Mayor Hembree. 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 Lee Thompson.

**PLEDGE OF ALLEGIANCE TO THE FLAG** – led by Boy Scout Troops 533 and 1534.  
**INVOCATION** – given by Mayor Pro Tem Anderson.

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

**APPROVAL OF MINUTES** – Regular Meeting & Executive Session May 9, 2022; Work Session & Executive Session May 2, 2022; Special Called Meeting May 2, 2022 – Council Member Hicks motioned to approve the minutes as written. Council Member Thatcher seconded the motion. Approved 5-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Proclamation, Wanda Law, North Gwinnett Middle School Principal (Retired)** – Council Member Cohen read the proclamation. He thanked Ms. Law for her years of service in Sugar Hill and presented her with some Sugar Hill items. He also introduced the new principal of North Gwinnett Middle Ms. Sheri Gilbert.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS** - Rob Tesser from Representative Carolyn Bordeaux’s office spoke regarding the transportation bill and opportunities for local government.

**CONSENT AGENDA**

- 1. Intergovernmental Agreement Gwinnett LCI Greenway Project** – Assistant City Manager
- 2. Intergovernmental Agreement Gwinnett 2022 SPLOST Referendum** – City Manager
- 3. Contract Guaranteed Maximum Price (GMP) Bowl Pond Storm & Flood Control Project, Project 21-011** – Assistant City Manager
- 4. Alcohol Ordinance Amendment, Downtown Entertainment District** – City Clerk

The City Manager explained the items on the Consent Agenda. They were reviewed at the Work Session. Council Member Cohen motioned to approve the Consent Agenda. Council Member Roszel 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 that This project consists of 77 homes single-family detached. They are for rental purposes only. The Planning staff recommends approval with eight conditions. The public hearing was held on March 14, 2022. Council Member Roszel motioned to deny without prejudice then amended his motion to withdraw without prejudice. Council Member Thatcher seconded the motion. The motion was approved 3-2 with Council Members Roszel, Thatcher and Mayor Pro Tem Anderson voting for and Council Members Cohen and Hicks voting against.

**Applicant request to table, RZ-22-001, Peachstate Family Homes, East Broad St., 3.5 acres in the Town Center Overlay District, Rezone from BG to R36** – Mayor Pro Tem Anderson motioned to table RZ-22-001. Council Member Cohen seconded the motion. Approved 5-0.

## **NEW BUSINESS**

**RZ-22-002, SDH Atlanta, LLC, c/o Mahaffey, Pickens Tucker LLP, Nelson Brogdon Blvd at Old Cumming Rd., 10.1 acres in the TCO, Rezone from RS-150/RS-100/OI to R36** – Planning Director Awana explained the application for rezoning. The planning staff recommends approval with six conditions. The public hearing for this project and for the Design Review TCO 22-002 will be combined. The public hearing was opened, and the applicant was represented by Shane Latham of Mahaffey, Pickens Tucker. He introduced Earl Roberts with Smith Douglas Homes who explained some of their other projects. The price point would be in the high 300's.

The following residents spoke in opposition: Sharon Sullivan, Andrew Schultz, Bobby Reese, Pete Rizzo and James Reinhart. Shane Latham spoke in rebuttal that the storm water would have to meet the state and local regulations. He stated that this project was part of the missing middle housing the city needs and that it is an appropriate location for this type of housing.

The public hearing was closed, and Mayor Pro Tem Anderson suggested a warrant study for a signal at that location. Council Member Cohen asked if a second entrance and exit was possible. Council Member Hicks asked about affordable housing in Sugar Hill. Council Member Cohen motioned to table RZ-22-002 pending further discussion. Council Member Hicks seconded the motion. Approved 5-0.

**DRB-TCO-22-002, SDH Atlanta, LLC c/o Mahaffey, Pickens Tucker LLP, 10.1 acres at Nelson Brogdon Blvd. and Old Cumming Rd. request design review approval for single-family attached townhomes.** Mayor Pro Tem Anderson motioned to table DRB-TCO-22-002. Council Member Roszel seconded the motion. Approved 5-0.

**RZ-22-005, Can Wang, 467 Buford Highway, 4.7 acres rezone from HSB to R36** – Planning Director Awana explained that this would be 37 townhomes. The planning staff recommends approval with eight conditions. The public hearing was opened, and Eric Hayes spoke regarding the rezoning application. The price point is between \$450,000 to \$500,000. No one spoke in opposition, so the hearing was closed. Council Member Cohen motioned to approve RZ-22-005 with the eight staff conditions. Mayor Pro Tem Anderson seconded the motion. The motion was approved 3-2 with Mayor Pro Tem Anderson and Council Members Cohen and Hicks voting for and Council Members Roszel and Thatcher voting against.

**Zoning Ordinance Amendment, Massage Establishments** – Planning Director Awana explained that staff needs more time to work on both the zoning ordinance and the municipal code ordinance. He further requested that the moratorium on massage establishments be extended to allow staff time to amend forms and other materials. The public hearing was opened, and no one spoke regarding support or opposition, so the hearing

was closed. Mayor Pro Tem Anderson motioned to table both the Zoning Ordinance amendment and the Municipal Code ordinance amendment and to extend the moratorium until August 31, 2022. Council Member Cohen seconded the motion. Approved 5-0.

**Municipal Code Amendment, Massage Establishments** – tabled.

**Solid Waste & Recycling Collection Contract Extension Revision** – Assistant City Manager Besseche explained that the city recently approved a contract extension for the solid waste and recycling. After the recent spring-cleaning event staff is proposing that the city amend the contract and go with a drop-off only event for next year. Council Member Thatcher suggested that this be tabled. Council suggested that the staff look at all options. Council Member Cohen motioned to deny the contract extension revision. Council Member Roszel seconded the motion. Approved 5-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – Mayor Pro Tem Anderson motioned to enter Executive Session for legal, real estate and/or personnel matters. Council Member Thatcher seconded the motion. Approved 5-0.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION** – the meeting was reconvened and there was no public action out of Executive Session.

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

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Brandon Hembree, Mayor

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Jane Whittington, City Clerk