

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, JUNE 6, 2022, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
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.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

Proclamation Wanda Law, Principal (Retired) North Gwinnett Middle – Council Member Cohen will present the proclamation to Ms. Law at the June 13th 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 explained that this application now is requesting 77 lots on 2.8 acres with private roads. Staff is proposing seven conditions with a \$20,000 capital reserve fund.

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 – Planning Director

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 (public hearing 6-13) – Planning Director Awana explained that this is within the downtown character area. It is a proposed townhome subdivision. The staff is recommending six conditions and the Planning Commission recommended conditional approval. The applicant is expressing some concern regarding three gas appliances. The streets are private with a two-car garage minimum. They would have a minimum driveway length and no overnight parking. The Council had questions regarding the entrance exits, sidewalks all the way to Lidl, and the buffer improvements plant new or modify existing buffer.

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 (public hearing 6-13) – Planning Director Awana explained that this is the same project as RZ-22-002. The hearings can be combined but the vote will need to be separate.

RZ-22-005, Can Wang, 467 Buford Highway, 4.7 acres rezone from HSB to R36 (public hearing 6-13) – Planning Director Awana showed the site plan for this rezoning application. The Council did suggest that the orientation of the buildings on the Buford Hwy. side be oriented toward the project not Buford Highway. The proposed Sugarloaf Extension runs to the left of this property.

Zoning Ordinance Amendment, Massage Establishments (public hearing 6-13) – Planning Director Awana explained that this amendment will make the zoning ordinance align with the municipal code ordinance for massage establishments.

Municipal Code Amendment, Massage Establishments – Planning Director Awana explained that the amendments in this ordinance would align it with state law.

Intergovernmental Agreement Gwinnett LCI Greenway Project – Assistant City Manager Besseche explained that this IGA is to allow Gwinnett County to represent the city as the project sponsor for the LCI greenway project.

Intergovernmental Agreement Gwinnett 2022 SPLOST Referendum – the City Manager explained that the SPLOST program will generate approximately \$34.6 million dollars funding to improve infrastructure and invest in facilities within the city. This IGA indicates the city is willing to participate in the program and accept these funds. The county will have to approve the IGA and call for a referendum for November’s election.

Contract Guaranteed Maximum Price (GMP) Bowl Pond Storm & Flood Control Project, Project 21-011 – Assistant City Manager Besseche explained that the downtown stormwater pond was designed for up to a 100-year flood. The flooding cuts off all access to the stage and surrounding parts of the Bowl area. The pond’s water quality is also compromised. The city would use ARP funding for the stormwater component and SPLOST funding to support the plaza at the east end of the pond.

Alcohol Ordinance Amendment, Downtown Entertainment District – the City Clerk explained that this ordinance will allow downtown pubs within the entertainment district. Staff is working on the wording of the ordinance with the City Attorney.

CITY MANAGER DISCUSSIONS/UPDATES

Public Safety

Operations

Construction

Development/Events

EXECUTIVE SESSION LEGAL REAL ESTATE PERSONNEL – Council Member Cohen motioned to enter Executive Session for legal, real estate and/or personnel. Council Member Thatcher 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 Thatcher motioned to adjourn. Council Member Roszel seconded the motion. Approved 5-0.

Brandon Hembree, Mayor

Jane Whittington, City Clerk