

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, MARCH 6, 2023
CITY HALL COUNCIL CHAMBERS, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

AGENDA ITEMS FOR THE COUNCIL MEETING – The meeting was called to order by Mayor Pro Tem Cohen. Also present were Council Members Alvin Hicks, Taylor Anderson, Mason Roszel and Jenn Thatcher, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney Frank Hartley. Mayor Hembree was not present.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

OLD BUSINESS

NEW BUSINESS

RZ-22-006, Rezoning RS-100 Medium Density Single-family Residential to R36 Medium Density Mixed Residential, 5383, 5585, 5597, 5605 & 5613 Henry Bailey Rd. (public hearing 3-13-23) – Planning Director Awana stated that the applicant is planning on developing 78 Single-family homes, 12 detached and 66 attached townhomes. The Council discussed the price point, and whether the neighborhood will be gated. They also discussed the safety of the closest media cut on Highway 20 being at Arbor Close. The applicant should consider having the entrance and exit on Henry Bailey instead. The Planning Director was asked to go over the townhome developments that have been approved whether developed or in progress.

RZ-22-007, Rezoning RS-100 Medium Density Single-family Residential to BG General Business, 5422 Sugar Ridge Drive, (public hearing 3-13-23) – Planning Director explained that this rezoning application is for a commercial development at the corner of Sugar Ridge Drive and Highway 20. The applicant proposes retail office and a restaurant. Some residents expressed concerns regarding safety of the Sugar Ridge since it is residential. There were discussions from the Council regarding the restaurant and the proposed use of septic instead of sewer. Also concerns regarding the pedestrian access next to Highway 20 instead of being offset backed away from Highway 20. The public hearing will be held at the March 13th Council Meeting

Nuisance Ordinance Amendment – Planning Director explained that this ordinance will assist code enforcement with addressing issues related to nuisances within properties in the city.

GDOT Widening Project #0015439, GDOT Utility Agreement, Natural Gas Main Relocation – Assistant City Manager City Manager Besseche explained that the city's natural gas distribution mains are in the portion of the Highway 20 widening project. The relocation agreement is necessary to complete the preconstruction phase of the widening that extends from Peachtree Industrial Blvd. to Buford Highway. The work has been designed by the city's consultant and will be ready to start later in 2023. Staff is recommending approval with the city's cost (\$151,763.50) to be funded from the gas department reserve funds.

CITY MANAGER DISCUSSIONS/UPDATES

Public Safety

Operations

Construction

Development/Events

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – Council Member Anderson motioned to enter Executive Session for legal, real estate and/or personnel. Council Member Roszel seconded the motion. Approved 4-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – the meeting was reconvened and there was no public action taken.

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk