

**COUNCIL MEETING MINUTES  
CITY OF SUGAR HILL  
COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA  
MONDAY, MAY 8, 2023, 7:30 P.M.**

**CALL TO ORDER** - by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Marc Cohen, Council Members Taylor Anderson, Alvin Hicks Mason Roszel and Jenn Thatcher. Also present were 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 Anderson motioned to amend the agenda by adding two items #7 2023 Budget Amendment, Golf Course Enterprise Fund and #8 Ridge Lake Park Project, Phase 1, Project 22-005, and adopting the agenda as amended. Council Member Cohen seconded the motion. Approved 5-0.

**APPROVAL OF MINUTES** – Regular Meeting & Executive Session April 10, 2023; Work Session & Executive Session April 3, 2023, Council Member Thatcher motioned to approve the minutes as written. Council Member Roszel seconded the motion. Approved 5-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Recognition of Jean Loethen Retired Principal White Oak Elementary** – Mayor Hembree read the proclamation and the Council congratulated her on her retirement, her service to the community and White Oak Elementary.

**Proclamation, Foster Care Awareness Month** – Council Member Roszel read the proclamation and shared the importance of promoting the foster system as he and his family have done.

**Recognition of Youth Council Seniors and Presentation of Cords** – Council Member Hicks presented the cords to the two Youth Council seniors Romit Chunduri and Sanjijithsaai Dineshkumar.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS**

Gary Pirkle, 5440 Silk Oak Way, spoke regarding the Alton Tucker Road extension. He expressed concerns over the distance of signal crossings on Highway 20. Requested that the schools be notified of paving so they can be aware of traffic implications.

**CONSENT AGENDA**

## OLD BUSINESS

**REQUEST TO TABLE, Supplemental Contract – Natural Gas Connections** – Mayor Hembree explained that this has been tabled by the Council and will remain on the table until the City Council votes to take it off.

**Public Hearing, RZ-22-007, Rezoning RS-100 Medium Density Single-family Residential to BG General Business, 5422 Sugar Ridge Drive** – Planning Director Awana explained that the city received an application from Jason Nam Kim dated September 28, 2022, to change the zoning of 5422 Sugar Ridge Drive from RS-100 to BG for retail, restaurant and office uses. The staff recommended conditional approval with four conditions. The Planning Commission held a public hearing on the application on February 20, 2023. They approved it with changes and additions to the staff changes (no restaurants allowed, 2 story cap on the height of the building and no buffer reductions. They also limited one building to be serviced with the septic system.

The public hearing was opened and Bryceson Meker of Miles Hansford & Tallant spoke for the applicant. He said that the applicant was in agreement with the conditions except the warrant analysis, the 2-story high building and they wanted to make sure the one structure restriction did not exclude accessory buildings.

Perry Gaulterrey, 5319 Blue Grass Lane, spoke that his support was pending agreement of the city to what the residents have agreed to.

Angy Lamb, 5425 Sugar Ridge Drive, spoke regarding her opposition to the project, but she agrees with the agreement that they had come to with Mr. Kim. She also spoke regarding a decel lane on Highway 20.

The Mayor stated that several people had turned in comment cards regarding the project. There were no other comments, so the hearing was closed. The Council had some questions regarding design review, warrant analysis and access from Highway 20. Council Member Roszel motioned to deny RZ-22-007. Council Member Hicks seconded the motion. Approved 5-0.

## NEW BUSINESS

**Public Hearing, AX-23-001 Corbitt Woods, 5630, 5696, 5699, 5686, 5726, 5716, & 5696 Kennedy Road, and 0 & 160 Ramey Road, Tax Parcel ID's: R7-341-015, 7-341-260, 7-341- 263, 7-341-264, 7-341-273, 7-341-302, 7-342-008, 7-342-010 & 7-341-261 (Public Hearing 5-8-23)** Presently zoned R100 in Gwinnett County, Proposed Annexation with Zoning of RS- 150 for future development of 12 new lots ranging from 1.4 acres to 3.9 acres with access from an existing private gated access drive. – Director Awana explained that the city received an application from Corbitt Woods dated March 10, 2023, for low density residential. They are seeking RS-150 single family low density for twelve single-family detached homes. The access will be a private gated drive. The annexation is the 100% method and does not create an island. Staff is recommending approval with two staff conditions. Corbitt Wood had a conflict tonight, so they were represented by another developer. They agree with the project as Director Awana presented tonight.

Gary Pirkle spoke in favor of annexation and the low-density housing. It matches the surrounding area.

There were no other comments, so the public hearing was closed. Council Member Cohen asked Director Awana if the access to this project was off of Ramey Rd. Director Awana answered that it was not. Council Member Cohen motioned to approve AX-23-001 with the two conditions as presented by staff; (1) All streets, alleys, sidewalks, storm water facilities and other common areas or facilities shall be privately owned and maintained; (2) Builder shall provide a minimum of three gas appliances in each home prior to certificate of occupancy. Council Member Thatcher seconded the motion. Approved 5-0.

**GMA District 3 Officers Voting Delegate** – Mayor Hembree explained that every year at the GMA Convention they vote on various matters brought forward. Each district has officers that represent them in different matters. The city is voting tonight to name a delegate to vote on the GMA’s District 3 Northeast Officers. Mayor Hembree is nominating Mayor Pro Tem Cohen to be that voting delegate. Council Member Thatcher seconded the motion. Approved 5-0.

**Appointments to the Sugar Hill Historic Preservation Society** – Mayor Hembree stated that the Historic Preservation Society has a few openings. One opening is because Joann Burrell is having to step down for health reasons. He is nominating Donna Mullock and Kim Landers to serve on the Society. There were no other nominations so Council Member Anderson motioned to approve these two nominees as the new members. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

**Resolution Grant Pre-Application Land & Water Conservation Fund** – the City Manager explained that the Georgia Department of Natural Resources Land and Water Conservation Fund (LWCF) has federal grant opportunities. These grants are available for land acquisition development and renovation of outdoor recreation land and facilities. This resolution is part of the pre-application process. If selected to proceed the city will have to commit to a 50% match. Council Member Anderson motioned to approve the Resolution to agree to submit a pre-application for funding from (LWCF). Council Member Roszel seconded the motion. Approved 5-0.

**2023 Budget Amendment Golf Course Enterprise Fund** – Due to fire, the restroom at #15 hole of the Sugar Hill Golf Course was a total loss. An estimate of \$106,000 to rebuild the restroom was provided by the city’s insurance carrier Gallagher Bassett through GMA. The city is in receipt of the insurance settlement of \$106,028.32 less our deductible of \$1,000. The request is to amend the Golf Fund Budget by increasing it by \$106,000 to rebuild the golf course restroom hole #15. This is offset by the receipt of the insurance carrier’s payment to the city. Mayor Pro Tem Cohen motioned to approve the proposed budget amendment to increase the Golf Fund budget by \$106,000 to rebuild a golf course restroom destroyed by fire. Council Member Thatcher seconded the motion. Approved 5-0.

**Ridge Lake Park Project, Phase 1, Project 22-005** – Assistant City Manager Besseche explained that Reeves Young was awarded the Construction Manager at Risk contract in May 2022 for the construction portion. During the month of March, it was discovered that the lower dam was constructed of more organics and contaminants than previously found in geotechnical borings on the site. The contractor will need to bring in fresh soil to reconstruct the dam. The original budget for 2022 amended was \$3,280,718. The budget will need to be amended to \$3,910,000 for the rebuilding of the dam on the lower level. This will delay the finishing of the project by one month. Council Member Anderson motioned to approve the budget amendment increasing the project from \$3,280,718 to \$3,910,000 in order to replace the dam for the lower pond in its entirety. Approve the corresponding change order to the construction contract for the Ridge Lake Park Project (#22-005) with Reeves Young, in the amount of \$628,866. Council Member Roszel seconded the motion. Approved 5-0

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL -**  
Council Member Roszel 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 Roszel motioned to adjourn. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

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Brandon Hembree, Mayor

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Jane Whittington, City Clerk