

MINUTES SUGAR HILL COUNCIL WORK SESSION
MONDAY, MARCH 7, 2005, 7:00 P.M.
CITY HALL ANNEX
4988 WEST BROAD STREET
SUGAR HILL, GEORGIA

Present at the meeting were Mayor Gary Pirkle, Council Members Edwards, Johnson, Clint Thompson and Nick Thompson. Also present were City Manager Bob Hail, City Attorney Lee Thompson and City Clerk Jane Whittington. Council Member Marc Cohen was not present.

1. Work Session Issues for Council Meeting

1. **Veto by Mayor – AX-04-29** – City Clerk received veto from Mayor Pirkle
2. **AX-04-028, Tax Parcel 7-319-023, 7-319-024 & 7-319-025, Plantation Associates, LLC request to annex 8.67 acres off Suwanee Dam Rd., currently zoned R-100 in Gwinnett proposed zoning in City RS-100/PRD, for 38 single Family Residential Homes.** – Hail presented application for 34 Single family houses, density 3.9 per acre. There is recreation area with gazebo, open field. Private gated community with a surrounding privacy fence. Explained the variances requested by applicant and the staff recommendations and conditions.
3. **Ordinance Zoning Amendment – Parking on Grass** – Hail explained this ordinance includes all residential zonings. It limits area of concrete, gravel and asphalt to no more than 35% of a combination of the front, side and rear yards.
4. **Ordinance Adoption of City Code** – City Attorney explained that the City has been working on updating the City Code with Municipal Code Corporation since 2000. The ordinances and updates included go up to November 2001. Consent Agenda for Council Meeting.
5. **Ordinance Vector Control** – City Attorney explained that it brings the current code into compliance and makes it more enforceable by Gwinnett County Health Department and the City. Consent Agenda for Council Meeting.
6. **Ordinance Pawn Shop** – Hail explained that Gwinnett County requested that we bring it more into compliance with their ordinance. Will have to have ID's from the United States, accounting and proper control for the County. Will include fingerprinting and daily reports to Gwinnett County Police on the same software as they use. Council Member Johnson requested that we find out the type of software that they use. The City Attorney explained that Gwinnett County does not want to enforce the ordinance unless we make it consistent with the County's Pawn Shop Ord.
7. **Election Polling Location Change** – City Clerk explained that there have been requests to change the polling location for City elections from the City Hall Annex to the Community Center at 1166 Church Street. The annex will soon become a meeting room that will not be able to accommodate an election. Gwinnett County used the Community Center as their polling location for 2004 and were very comfortable there and pleased with the efficiency. When both the County and City are conducting elections we would have to use partitions. Consent Agenda for Council Meeting.
8. **Unsafe Abandonment** – Johnson requested that the City look at the abandoned house in the Links. The City Attorney explained that under the Unsafe Building Abatement Act the City could do a title search and contact all the lien holders who have a financial interest that they are going to proceed with condemning and or demolishing this unsafe structure and placing a lien on the property. The other choice would be to sue in Superior Court. The Council directed the City Manager to take care of this structure under the Unsafe Abandonment Act. Remove from Council Meeting Agenda.
9. **Ordinances Board Appointments by Post Planning Comm. & Alcohol Review** – Cohen requested that this be placed on the agenda. It aligns the Planning Commission and Alcohol Review Board appointments with the posts of the City Council. They appoint the members to align with their election.
10. **Land Donation** – The City Manager and City Attorney have negotiated and have the documents for donation of land to the City. The Mayor requested that they be presented with a Proclamation to go on the agenda after the Acceptance of the Donation of Land at the Council Meeting.

2. Updates by City Manager – Hail

Planning Commission 3/21/05 & City Council 4/11/05.

- 1. Annexation AX-05-001: 23.5 acres on Hwy 20 for County R-75 to City RS-100/PRD**
- 2. Rezoning RZ-05-001: 36.6 acres on Hwy 20 from OI,MH,AF,RM,RS-150,BG & LM to BG.**
- 3. Rezoning RZ-05-002: 41.5 acres on Hwy 20 from AF,RM,BG,LM & RS-150 to RS-100/PRD single family residential with a density of 3.8.**
4. Communications Policy – Revised policy for information only.
5. Park Renovation Presented plans for renovation of E.E. Robinson Park
6. 2005 Movie Schedule List of upcoming summer movies
7. 2005 Festival request that the Swinging Medallions perform for the final event. Try and get someone else for next year.
8. City Hall Annex Renovation begin drawing up plans for expanding and making the Annex a permanent meeting room. Technology and wiring to be looked at later date.
9. GwMA Hosting (Legislative Committee) Sugar Hill to offer to host upcoming GwMA Meetings.

3. Work Session Discussion Issues

1. Charter Amendment, Grounds for Removal – N. Thompson requested this proceed and be placed on the Agenda for March 14. Council Member Johnson requested changing the wording regarding doing business inside the City limits.
2. 3rd July Ideas/Planning – Edwards wants the band to perform, color guard at dusk, fireworks and then Shrek 2 will be shown. Recommended bands to contact: Diana Digarmo, Bill Gentry and the Mustangs.
3. Recreation Master Plan – C. Thompson concerned that the city should have a formalized Recreation Master Plan to determine what the potential recreation package will look like. Is a Director needed as this process transpires or should the Master Plan come first. Council decided to hire a Recreation Director now and proceed with the RFP for a Recreation Master Plan. Use the current job description and assess fund raising capabilities to it.
4. Auto Ministries – Johnson reported that the Sugar Hill United Methodist Church is operating an auto ministries. They obtain donated cars and repair them to give to the needy. Fenske Automotive is helping them with the repairs. They want to use a current metal building as a garage for these cars. The City Attorney stated that as long as it stays a ministry it would violate the zoning ordinance. They would have to comply with all the City's current building regulations.
5. Georgia Power Franchise Agreement Amendment – City Attorney reported that GMA is asking that cities hold off signing this agreement until it is clear who will bear the costs. The Council agreed to wait.
6. Charitable Contributions on Streets & Highways – City Attorney reported that the City received a letter from the Georgia Department of Transportation. If the City does not write a new ordinance and keeps the current regulations in place then it is prohibited. Council agreed to leave it as is.
7. Resolution Land Use Plan – Mayor & Council discussed draft presented at the last meeting. They have changes to the maps and the text. Requested that Paige Hatley come to the April Work Session for discussion and modifications. They also would like Kevin McOmber of Clark Patterson & Associates to be at the April Work Session to review the Downtown Master Plan. They requested that he have a draft text and get more to nuts and bolts such as streetscapes and lamps, architectural designs, etc. They would like both plans to integrate. They are not happy with the market study and feel like it should be corrected.
8. Zoning Ordinance Amendment – PUD Revision – Mayor requested that this be drafted. To go to the April Planning Commission and May Council Meeting.
9. Zoning Ordinance Amendment Churches – Direction to Clerk and Attorney is to send this to the April Planning Commission and the May Council Meeting.

The Mayor and Council directed the City Attorney to draft a response to a letter they received regarding their annexation application and zoning request. They stated that they were assured that the property would be rezoned and annexed with the plans attached to the zoning request. It was not brought forward as shown on their engineering plans. They stated that incurred expenses and damages because of the misrepresentation. The City Attorney is to let them know that all zonings are speculative and they risk their own money. Staff does not vote on zonings and cannot give you an answer.

10. District Overlay – They want to see a written Downtown Master Plan including lighting, architecture and street scapes. Place extending the moratorium on West Broad Street until May 15, 2005 on the Agenda for the March Council Meeting. Add the Jorgenson’s dental office to the exceptions list.

4. Executive Session – Legal, Real Estate, and/or Personnel - Motion to enter Executive Session and no action was taken from the Council out of session.

5. Adjournment - Motion made to adjourn at 10:20 p.m.