

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, MARCH 11, 2013, 7:30 P.M.  
CITY HALL  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA**

**CALL TO ORDER** – Mayor Pirkle called the meeting to order. Present were Mayor Gary Pirkle, Mayor Pro Tem Susie Gajewski, Council Members Marc Cohen, Steve Edwards, Curtis Northrup and Mike Sullivan. Also present were City Manager Bob Hail, City Clerk Jane Whittington and City Attorney Frank Hartley.

**PLEDGE OF ALLEGIANCE TO THE FLAG** – the pledge was led by Boy Scout Troop 513 from Sugar Hill Church.

**INVOCATION** – given by Mayor Pirkle.

**APPROVAL OF AGENDA** – Council Member Cohen motioned to approve the Agenda as submitted. Council Member Gajewski seconded the motion. Approved 5-0.

**APPROVAL OF MINUTES** – Council Meeting February 11, 2013, Work Session February 4, 2013, Retreat February 23, 2013 – Council Member Northrup motioned to approve the Minutes as written. Council Member Sullivan seconded the motion. Approved 5-0.

CITY ATTORNEY’S REPORT  
COUNCIL REPORTS  
MAYOR’S REPORT  
CITY CLERK’S REPORT  
CITY MANAGER’S REPORT

**CITIZENS AND GUESTS COMMENTS** – There were no comments from citizens or guests.

**CONSENT AGENDA**

**OLD BUSINESS**

**PUBLIC HEARING - Zoning Ordinance Amendments: Walls and Fences, Restrictions on Accessory Uses** – Director Awana explained the ordinance changes. The Planning Commission recommended approval as presented. The Public Hearing was opened and there were no comments from the public. The following amendments to the proposed ordinance were approved by Mayor and Council. Section 700, A. 7. Strike the word required, sentence now reads “Fences in the front yard require approval of an administrative variance”; D. 1. strike separated by a horizontal distance of at least four (4) inches, sentence now reads “Electrified fences shall be limited to a side and rear yard and shall be enclosed by at least a four (4) foot high perimeter fence”; D. 2. shall not extend above exterior perimeter fence, sentence now reads “Electrified fences shall not extend above exterior perimeter fence”; D. 6. Strike in its entirety. Council Member Sullivan motioned to approve the Zoning Ordinance Amendments: Walls and Fences per the above comments. Council Member Cohen seconded the motion. Approved 5-0.

## **NEW BUSINESS**

### **PUBLIC HEARING - RZ-13-002 – Change in Conditions, Lake Forest Estates Residential**

**Subdivision** – Director Awana explained the application. The developer requested that condition #2 be deleted which requires three sided brick. The Planning Commission recommended denial as well as staff. The Public Hearing was opened and the applicant Jeff Rimmell presented pictures of similar neighborhoods. Some of the homes that he had built featured a percentage of brick or stone on the front and sides. They used different products above the brick or stone. Joyce Jones, a broker stated that she had four of five buyers already interested and ready to break ground on these homes at a price point of \$350,000 to \$450,000.

Wendy Green a resident of Daniel Creek, stated that Daniel Creek has to be 3 sided brick. This helps with better resale, energy efficiency and property maintenance. She voiced concerns regarding removing the 3 sided brick condition to the zoning.

Robert Simpson voiced concerns regarding size of homes. The developer can squeeze less home at a lower price point. The neighborhoods around this area are 3 or 4 sided brick and larger homes.

Director Awana explained that the original application square footage requirement was changed from 2400 to 2800 because of the reduced lot size and the lack of amenities.

Council Member Cohen stated that if the homes are not three sided brick and less than 3,000 square ft. he could not see people paying that kind of money for, especially with no amenities. He asked Jeff Rimmell if he had priced out 3 sided brick to see if he could still make money on the homes. Jeff Rimmell stated that he could still build them brick and make money.

Council Member Edwards motioned to deny RZ-13-002 Change in Conditions. He agreed with the Planning Commission and Planning staff. Council Member Sullivan seconded the motion. Denial approved 5-0.

### **PUBLIC HEARING - RZ-13-001 – Application for Rezoning of City Properties in the Downtown**

**Area** – Director Awana explained that this application is to rezone the City owned properties in the downtown area. Parcel 7-291-064 zoning to remain unchanged. Parcels 7-291-269 and 7-291-073 to be rezoned to BG. This is the remainder of properties on West Broad Street that the City owns and wishes to rezone commercial. The Public Hearing was opened and there were no comments from the public so the hearing was closed. Council Member Sullivan motioned to accept the application and rezone the two parcels as submitted. Council Member Cohen seconded the motion. Council Member Northrup requested that the motion be amended to remove the parcel 7-291-064 without prejudice. Council Member Sullivan accepted the amended motion. Council Member Northrup seconded the amended motion. Approved 5-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – no Executive Session was held.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION**

ADJOURNMENT: Council Member Cohen motioned to adjourn. Council Member Gajewski seconded the motion. Approved 5-0.

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Gary Pirkle, Mayor

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Jane Whittington, City Clerk