

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, NOVEMBER 10, 2014, 7:30 P.M.  
CITY HALL COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA**

**CALL TO ORDER** – by Mayor Edwards. Present were Mayor Steve Edwards, Mayor Pro Tem Marc Cohen, Council Members Susie Gajewski, Brandon Hembree, Curtis Northrup and Mike Sullivan. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney’s Lee Thompson and Frank Hartley.

**PLEDGE OF ALLEGIANCE TO THE FLAG** – led by Boy Scout Troop 608.

**INVOCATION** – given by Mayor Edwards.

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

**APPROVAL OF MINUTES** – Council Meeting October 13, 2014, Work Session October 6, 2014, Retreat October 24 – 25, 2014 – Council Member Sullivan motioned to approve the minutes as written. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

**PROCLAMATIONS NORTH GWINNETT TEACHERS OF THE YEAR** – Mayor Pro Tem Cohen explained what each of the teacher of the year nominees teach and read the proclamation. The Mayor and Council presented the proclamations to them.

**REPORTS**

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

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

**CONSENT AGENDA**

**OLD BUSINESS**

**Arts Commission – Oath of Office** – Mayor Pro Tem Cohen explained the role of the Arts Commission and the members that were appointed at the October meeting. Mayor Edwards administered the oath of office to the members.

**NEW BUSINESS**

**Chief Municipal Court Judge Margaret Washburn (update on Municipal Court)** – Judge Washburn gave the Mayor and Council an update on the Sugar Hill Municipal Court.

**Resolution Hazardous Waste Trust Fund** – Assistant City Manager Besseche explained the resolution allowing the City to seek reimbursement for the upkeep of the closed landfill. The landfill was closed in 1999 and the City bears the expense of monitoring and testing. The reimbursement is \$19,640 and staff recommends the signing of this agreement and the resolution to seek reimbursement. Mayor Pro Tem Cohen motioned to approve the resolution to authorize execution of the agreement governing expenditures for state and local government costs. Council Member Sullivan seconded the motion. Approved 5-0.

**Downtown Void Analysis and Master Plan Overview** – Planning Director Awana explained that for the past three months the Sugar Hill Downtown Development Authority (DDA) has been working with a consultant and City staff on an updated market analysis and master plan for downtown Sugar Hill. Extensive public input was coordinated by the DDA at multiple workshops. The plan contains elements which represent strong consensus in the vision for development of downtown. Council Member Hembree thanked DDA Chairman Taylor Anderson for his vision and hard work to complete this study. Council Member Hembree motioned to approve the Downtown Void Analysis and Master Plan Overview as presented. Council Member Sullivan seconded the motion. Approved 5-0.

**PUBLIC HEARING - Zoning Ordinance Amendment Article 10. Central Business District Boundary Expansion** – Planning Director explained that on September 30<sup>th</sup>, the DDA formally adopted an updated plan and voted to recommend expanding the boundary of the Central Business District (CBD) north to Highway 20. In follow up and coordination with the DDA, planning staff has proposed a slightly modified version to include Hannah Street, Great Beginnings and the intersection of Roosevelt Circle and Peachtree Industrial Blvd. The public hearing was opened and there were no comments for or against the action. Wayne Hill and Chris Knight voiced concerns or opposition at the Work Session. There were no other comments so the hearing was closed. Mayor Pro Tem Cohen requested that staff continue to work with the property owners. The City Manager will continue to work with them with the belief that the Town Center Overlay and the Central Business District provides wider variety but does have restrictions. Mayor Pro Tem Cohen motioned to approve the amended Central Business Boundary Map as presented. Council Member Hembree seconded the motion. Approved 5-0.

**PUBLIC HEARING - Zoning Ordinance Amendment Article 4. Zoning District and Use Provision Amendment related to Accessory Uses** – Planning Director Awana explained that this is a revision to Article 4, Table 4.2 – Accessory Uses to clarify outdoor storage associated with garden supply center and service facilities associated with automobile sales lots (new or used). It updates Section 407, restrictions on accessory uses. The public hearing was opened and there were no comments for or against. Mayor Pro Tem Cohen asked how many businesses this affected. Director Awana stated one Northside Garden and this will make it compliant. Mayor Pro Tem Cohen motioned to approve this Zoning Ordinance Amendment as presented. Council Member Gajewski seconded the motion. Approved 5-0.

**PUBLIC HEARING - RZ-14-008, 1148 Old Atlanta Hwy., Rezone to BG with Special Use Permit to allow Auto Repair and Auto Sales as an Accessory Use** – Planning Director Awana explained that this application is to rezone the property from LM to BG with a Special Use Permit for automotive sales and repair service. Staff recommends approval with eleven (11) conditions. The Future Land Use shows this property as residential and staff feels that this will help transition the property towards residential. The public hearing was opened and the applicant David Wilke spoke in favor of the application. He will mostly work on and sell classic cars. There were no other comments so the public hearing was closed. Mayor Pro Tem Cohen had concerns with condition ten (10) regarding the hours on Sundays. The Council agreed to modify condition # 10. Mayor Pro Tem Cohen motioned to approve RZ-14-008 to rezone from LM to BG with a Special Use Permit for Automobile sales and repair service with the eleven staff conditions modifying condition 10 to make the hours of operation from 7:00 a.m. until 7:00 p.m. Monday through Saturday and 9:00 a.m. until 4:00 p.m. on Sunday. Council Member Sullivan seconded the motion. Approved 5-0.

**2015 Capital Improvement & Operating Budget** – The City Manager Paul Radford summarized the 2015 proposed operating and capital improvement budget. He covered the 2014 year in review and the 2015 budget highlights. This is to give the Mayor and Council a first look at the budget and address any questions they may have before the December 1<sup>st</sup> public hearing and the December 8<sup>th</sup> public hearing and subsequent adoption.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – Council Member Northrup motioned to adjourn into Executive Session at 9:00 p.m. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION** – there was no action taken out of Executive Session.

**ADJOURNMENT** – Mayor Pro Tem Cohen motioned to adjourn. Council Member Gajewski seconded the motion. Approved 4-0. Council Member Sullivan left the meeting before adjournment.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk