

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

**CALL TO ORDER** – by Mayor Edwards at 7:30 p.m. 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 Bob Hail, City Clerk Jane Whittington, City Attorney Frank Hartley and Paul Radford.

**PLEDGE OF ALLEGIANCE TO THE FLAG** – led by Ryan Edwards  
**INVOCATION** – given by Pastor Chuck Allen

**PROCLAMATIONS – Lanier School Cluster Teachers of the Year.** Council Member Cohen read the proclamation and each Teacher’s summary of credentials.

**Christi Wells** – Buice School, **Dr. Carrie Doker** – Sugar Hill Elementary, **Beverly B. Carlan** – Sycamore Elementary, **Terri Turner** – White Oak Elementary, **Jennifer Diaz**, Counselor – White Oak Elementary, **Joan McElroy** – Lanier Middle School, **Roger Prill** – Lanier High School. Paul Radford read and the Mayor and Council presented a proclamation to **Karen Wing** Past Principal of Lanier High School.

**Dawn P, Gober** was recognized for her years of service on the Downtown Development Authority

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

**APPROVAL OF MINUTES** – Council Meeting January 13, 2014, Work Session January 6, 2014, Mayor & Council Retreat January 18, 2014 – Council Member Northrup motioned to approve the Minutes as written. Council Member Hembree 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** – Tommy Brightwell requested that more Plaza Security patrols be made in his subdivision Lakefield Forest. Also consider a police department for Sugar Hill.

**CONSENT AGENDA**

**DDA Budget Amendment** – Council Member Hembree explained that the DDA is requesting that their budget be increased from \$15,000 to \$50,000 for 2014. He presented a detailed project list.

**Precision Planning Engineer of Record** – The City Manager Bob Hail explained that naming Precision Planning as Engineer of Record will shorten the process for government proposals on every project. Precision Planning has submitted a proposal for the last ten years on every project that the City has done.

**Council Member Cohen motioned to approve the Consent Agenda. Council Member Hembree seconded the motion. Approved 5-0.**

## **OLD BUSINESS**

### **NEW BUSINESS**

**Alcohol Ord. Amendment, Special Events** – Mayor Pro Tem Cohen explained that now that the City has the amphitheater there is a need to modify the Alcohol Ordinance to allow beer and or wine at City sponsored and City co-sponsored events. The City Attorney was asked to draft the amendment. City Attorney Frank Hartley explained that the retail sales are regulated by state law. The City included in this Ordinance a reduction in distance from church and schools from 75' to 0' in the Town Center Overlay District only. This will modify consumption of beer and wine but retail will have to comply within the state law requirements. The Ordinance amendment was drafted from a combination of a previous special event ordinance the City proposed and the ordinances from Duluth Suwanee and Grayson. Council Member Cohen explained that the events would be limited to from one to three days, Gwinnett Police would be notified and the events are limited to the Town Green and Town Lawn/Amphitheater. Council Member Cohen would also like to have some type of wristband that cannot be removed for those 21 and older that are allowed to consume the beer and/or wine beverages. He would also like for the ordinance to include the Town Green, Town Lawn and City Hall property. Council Member Cohen motioned to approve the Ordinance to amend the alcoholic beverage code for special events. Council Member Northrup seconded the motion for discussion. Council Member Cohen restated the motion to include the changes discussed and given to the City Attorney. Council Member Northrup seconded the motion. Approved 5-0.

**RZ-13-009, Change in Conditions Riverside Manor** – Director Awana explained that this application is from Taylor Anderson representative for RES GA SEVEN, LLC to amend the zoning conditions placed on the property with annexation case AX-04-014 to reduce minimum front yard setback from 17.5 ft. to 12.5 ft. and is proposing side entry garages. The staff and Planning Commission is recommending approval with conditions. The Public Hearing was opened and Taylor Anderson spoke for the applicant. He described the topo as a challenge. The homes will have side entry garages the house will be 35' from the sidewalk so vehicles will not block the sidewalk. No one else spoke in favor or against so the hearing was closed. Council Member Sullivan motioned to approve RZ-13-009 Change in Conditions for Riverside Manor per staff recommendation with ten conditions. Council Member Hembree seconded the motion. Approved 5-0. There was discussion regarding the enhanced ten ft. buffer. It was agreed at the Planning Commission to include that the buffer be enhanced and the design to be approved at the discretion of the City Manager or Planning Director. Council Member Sullivan motioned to approved RZ-13-009 with staff conditions including the additions from the Planning Commission. Council Member Northrup seconded the motion. Approved 5-0.

**VAR-13-008, 800 Peachtree Ind. Blvd., McFarland Dyer & Associates** – Director Awana explained that the variance request was filed by David Blackley of McFarland Dyer & Associates on behalf of Gwinnett County Parks & Recreation. The variance is for relief from the 75 ft. impervious setback requirement under the Stream Buffer Protection Ordinance to install a retaining wall to allow for paved walking trails and to preserve natural views associated with the development of Level Creek Park on Peachtree Industrial Blvd. The public hearing was opened David Blackley spoke in favor of the variance. He explained the wall height and rest of the project. The Mayor stated that Mr. Breedlove has requested that a fence be installed on the portion that borders his property. Mr. Blackley stated that Gwinnett Parks and Recreation has never installed a fence in their parks. They normally use a landscape buffer. They are willing to work with Mr. Breedlove. Mr. Ed Breedlove, 521 Level Creek Rd. spoke regarding the fence. He is requesting some sort of chain link for protection. This is to keep people from wandering back on his property. It would be the length of 600 to 800 ft. The City

Manager stated that there should be some delineation to keep people from leaving the park property onto personal property. Council Member Cohen motioned to approve VAR-13-008 with staff recommendation that the area immediately surrounding the retaining wall be heavily vegetated with appropriate plantings as approved by the City Manager and approval, point of privilege by Council Member Northrup that the public hearing is still opened. The Mayor asked if there were further comments, being none the public hearing was closed. Council Member Cohen motioned to approve VAR-13-008 with staff recommendation that the area immediately surrounding the retaining wall be heavily vegetated with appropriate plantings as approved by the City Manager and that there is construction of a fence or delineation of the park and Mr. Breedlove's property with approval by the City Manager and the Director of Planning & Development and the county. Council Member Sullivan seconded the motion. Approved 5-0.

**VAR-13-009, 1498 Buford Hwy., Papa John's Ground Sign** – Director Awana explained that this variance is for the ground sign requirements in the Zoning Ordinance. The applicant is requesting relief from the maximum sign face area by replacing the existing non-conforming sign with a newly proposed monument ground sign. The public hearing was opened and the applicant presented a rendering of the sign. The Council would like to see it made of brick but not as red as in the rendering. The applicant stated that the stucco is more cost effective. No one else spoke in favor or against so the hearing was closed. Council Member Northrup motioned to approve VAR-13-009 with the following condition that the sign is to the dimension of the drawing presented at tonight's meeting, that the hard portion of the sign, the monument be intentionally similar to the architecture of the stone on the building and be like in color. Council Member Sullivan seconded for discussion. He asked if Council Member Northrup is stating brick. He stated that it is to be like the building emulating brick. Council Member Sullivan second stands. Approved 5-0.

**AX-13-002, 856 Level Creek Rd., Rockhaven Homes, LLC** – Director Awana explained that this annexation is an application from Nick Thompson representative for Rockhaven Homes, LLC for the annexation and rezoning of 856 Level Creek Rd. which is partially in unincorporated Gwinnett County and partially in the City of Sugar Hill. The applicant requested a medium density single family residential (RS-100) zoning classification with a Conservation Subdivision District (CSD) overlay for 51 lot residential subdivision. The public hearing was opened and Nick Thompson spoke for the applicant. He stated that they have reduced the number of lots over the past 90 days. There is no stream buffer reduction or reduction of setbacks. There will be a pool and cabana amenity. There will be a fence to run the perimeter of stated lots. The Mayor would like to walk the property and table to look at in March. The public hearing was closed. Council Member Sullivan motioned to table AX-13-002 until the March meeting. Council Member Cohen seconded the motion. Approved 5-0.

**Emergency Preparedness** – Council Member Northrup will work with staff to help set a policy and outlining where the emergency shelter will be and what are the parameters of who, what, how long, etc. The Mayor and Council gave directive to Council Member Northrup to proceed investigating the options.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL;**

Council Member Northrup motioned to enter Executive Session. Council Member Sullivan 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 Gajewski motioned to adjourn at 10:06 p.m. Council Member Sullivan seconded the motion. Approved 5-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk