

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, MARCH 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 Edwards, Mayor Pro Tem Cohen, Council Members Susie Gajewski, Brandon Hembree, Curtis Northrup and Mike Sullivan. Also present were City Manager Bob Hail, City Clerk Jane Whittington and City Attorney Frank Hartley and Paul Radford.

PLEDGE OF ALLEGIANCE TO THE FLAG – The pledge was led by Boy Scout Troop 513.
INVOCATION – given by Mayor Edwards

PROCLAMATIONS – North Gwinnett Cluster Teachers of the Year – The Mayor and Council came forward to present the proclamations to the teachers. Mayor Pro Tem Cohen read the proclamation and presented one to each of the recognized teachers.

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

APPROVAL OF MINUTES – Council Meeting February 10, 2014, Work Session February 3, 2014 – Council Member Cohen 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 – there were no comments from Citizens or Guests.

CONSENT AGENDA

Resolution GDOT Gateway Grant

Resolution – Adopt Short Term Work Program, Amend Comprehensive Plan

Mayor Edwards explained the items on the Consent Agenda. The Resolution for the GDOT Gateway Grant is for W. Broad St. and Highway 20, Alton Tucker Blvd. signage. The Resolution to adopt the Short Term Work Program will be submitted to ARC for review. Council Member Sullivan motioned to approve the Consent Agenda. Council Member Cohen seconded the motion. Approved 5-0.

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARING, AX-13-002, 856 Level Creek Rd., Rockhaven Homes, LLC –

Director Awana explained the application. Rockhaven Homes is requesting to develop with two homes per acre. The Work Session discussions called for adjustments to the proposed zoning conditions. The Mayor and Council had concerns regarding the aesthetics of the proposed fence. It was agreed that there would be a 8 ft. high black chain link fence around the amenity area and a 8 ft. high wood fence around the lots. The staff recommendation is to approve AX-13-002 and rezone the property to RS-100 and Conservation Subdivision Overlay with five conditions. The public hearing was opened and Nick Thompson spoke for the applicant. The homes will have a 40% brick or stacked stone front façade. He stated that the Planning Commission did unanimously approve this. There were no other comments for or against the application so the hearing was closed. Council Member Sullivan motioned to approve AX-13-002 with the five staff conditions. Council Member Gajewski seconded the motion. Approved 5-0.

Final Plat Ratification – Lake Forest Estates – Director Awana explained that Lake Forest Estates is to be a private gated subdivision with 41 lots. The proposed amenities consist of a 1.9 acre pond and gazebo. Pulte Homes has recently acquired the property and is actively working to correct several issues left behind by the previous developer. They are requesting final plat approval. All final signed original documentation has not yet been received. The staff recommendation is to ratify the Lake Forest Estates final plat as a private gated subdivision once all documentation is finalized. Council Member Cohen motioned to approve the final plat ratification as presented by staff. Council Member Northrup seconded the motion. Approved 5-0.

Final Plat Ratification – Rivendale Estates (Revision) – Director Awana explained that Rivendale Crossing was final platted by Gwinnett County and recorded on November 27, 2013 prior to being annexed into the City of Sugar Hill on December 1, 2013. The property owner/developer Fisher Development Co. II, Inc. has submitted a revision to clearly show the relocation of a drainage easement to correctly match up with a drainage channel within the field. The staff recommends approval to ratify the Rivendale Crossing final plat. Council Member Hembree motioned to approve and ratify the final plat for Rivendale Crossing. Council Member Cohen seconded the motion. Approved 5-0.

PUBLIC HEARING, VAR-14-001, Sugar Hill Overlook – Director Awana explained that at the Work Session Mayor and Council called for minor adjustments to the proposed zoning conditions as originally presented by staff and the Planning Commission. There were concerns regarding the minimum allowance for brick/stone. The conditions were updated to reflect these concerns. The staff recommendation is to approve VAR-14-001 with four staff conditions and to reduce the minimum dwelling unit size and allow fiber cement siding as an exterior building material. The public hearing was opened and Karen Lange spoke regarding the variance request. No one else spoke in favor or against the variance so the hearing was closed. Council Member Sullivan motioned to approve VAR-14-001. Council Member Gajewski seconded the motion. The City Attorney had a point of clarification does this motion include the staff conditions? Council Member Sullivan motioned to approve VAR-14-001 with the four staff conditions. Council Member Gajewski seconded the motion. Approved 5-0.

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

Council Member Cohen motioned to enter Executive Session. Council Member Sullivan seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – The meeting was reconvened at 8:50 p.m. There was no action taken out of Executive Session.

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

Steve Edwards, Mayor

Jane Whittington, City Clerk