

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, AUGUST 11, 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 Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney's Frank Hartley and Lee Thompson.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Mayor Edwards.

RECOGNITION – White Oak Elementary Clean Up Day Founders – Communications, Events and Downtown Manager, Scott Andrews, read the letter of recognition and the Mayor and Council presented it to each of the students and teachers who founded the White Oak Elementary Clean-up Day held on June 15, 2014 (Father's Day).

CITY HALL MERIT AWARD PRESENTATION – Van Winkle Construction Company – Robert Roe of Van Winkle Construction Company explained the award and presented it to Mayor and Council. Mayor Edwards explained the success of the City Hall project.

RECOGNITION - 75th Anniversary Committee – Mayor Pro Tem Cohen congratulated the 75th Anniversary Committee on the success of a great event. The committee were introduced and thanked by the Mayor and Council.

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

APPROVAL OF MINUTES – Council Meeting July 14, 2014, Work Session July 7, 2014 – Mayor Pro Tem Cohen motioned to approve the minutes as submitted. Council Member Gajewski seconded the motion. Approved 5-0.

REPORTS

CITY ATTORNEY

MAYOR

COUNCIL

CITY CLERK

CITY MANAGER – Accept Annexation Applications

AX-14-002 | 11 Acres on Level Creek Rd, Home South Communities LLC requesting RS-100

AX-14-003 | 19 Acres on Westbrook Rd, Home South Communities LLC requesting RS-100

City Manager Paul Radford explained that the Mayor and Council are accepting the application of these two annexations at this meeting. The annexations then go to the August Planning Commission Meeting and back to the Mayor and Council for consideration at their September Council Meeting.

CITIZENS AND GUESTS COMMENTS – Tommy Brightwell spoke regarding the prospect of a Police Department.

CONSENT AGENDA

Alcohol Ordinance Amendment Growlers, Microbreweries, Etc.

All-In-Futbol Club Field Construction Agreement

Golden Productions Inc. Change Order – Ratify Action from Work Session

BB&T Facility Resolution

Procurement, Purchasing & Travel Rate Schedule

SPLOST Intergovernmental Agreement – County-City Transportation Projects

Proposed EpiCenter Schematic Design Phase Services – Precision Planning, Inc.

Extension of Lease for 5059 West Broad St. Tenant

City Manager, Paul Radford, explained the items on the Consent Agenda. All of these items were discussed at the August Work Session and placed on the consent agenda for approval with one collective action. Council member Sullivan motioned to approve the Consent Agenda. Council Member Northrup seconded the motion. Approved 5-0.

OLD BUSINESS

VAR-14-006, Sampson Property, Inc., Reduce Stream buffer for properties along Cumming Hwy.

– Director Awana explained that the Public Hearing regarding this variance was held on July 14, 2014. The case was tabled until the August meeting for further review. The applicant Greg Sampson of Sampson Properties, Inc. requested relief from the 75’ impervious setback and the 50 ft. undisturbed stream buffer requirements under the Stream Buffer Protection Ordinance to construct a Zaxby’s Restaurant building and associated site improvements. These are the two discussion issues. The staff recommends approval with condition. Public comments were opened and Brett Werbach, a Twin Creeks resident, had comments regarding the process and the public hearing last month. There were no other comments for or against the variance. Council Member Sullivan motioned to approve Variance 14-006 with the condition that on-site mitigation is accomplished in accordance with the procedures set up in the Gwinnett County Storm Water Design Manual prior to receiving a land disturbance permit. Council Member Hembree seconded the motion. Approved 5-0.

City of Sugar Hill Logo – The City Manager explained that staff needs direction to implement the new City log over time. This will be a phased process. The City staff believes there to be negligible impacts as it related to consumables such as letter head, however there is a sizable impact to some of the signs, gates and other assets around the City that will be phased in over the next six to twelve months at a cost of around \$87,317. The next steps in the process would be to have a final cleanup of the logo, establishment of graphic usage standards/brand guidelines and then replacement. Mayor Pro Tem Cohen motioned to approve the use of the “Hands” logo associated with the 75th Anniversary celebration and retire the use of the “Sugar Maple” logo. Council Gajewski seconded the motion. Approved 5-0.

CBD Design Review – Peachtree Industrial Blvd., Entrance Drive – Director Awana - The applicant requested to table until the September Council Meeting. The staff recommends tabling to request more information as it relates to the overlay requirements for CBD and consideration of the variance. Council Member Northrup motioned to table. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

NEW BUSINESS

VAR-14-008 | Peachtree Industrial Blvd. Entrance Drive – Property owner is requesting a waiver of the development regulations to eliminate a deceleration lane along the Peachtree Industrial Blvd. frontage. Tax Parcels: 7-292-138, 139 & 141- Director Awana stated that the staff is recommending tabling until the October City Council Meeting and request a traffic design plan be completed and stamped by a registered professional engineer in the State of Georgia. Mayor Pro Tem Cohen motioned to table as recommended by staff. Council Member Hembree seconded the motion. Approved 5-0.

Public Hearing, RZ-14-007, Level Creek Park, Tax Parcel 7274 123, 66.6 acres, 800 Peachtree Industrial Blvd., Gwinnett County Parks & Recreation is requesting Change in Conditions – Director Awana explained that this request comes from Gwinnett County Parks and Recreation for the Level Creek Park. Prior to the County obtaining the property, three zoning conditions were imposed in conjunction with approval of zoning case RZ-04-006. The County is requesting that all zoning conditions be removed. The Planning Commission recommended approval as presented by staff. The staff recommends approval and removal of all zoning conditions placed on the property. The public hearing was opened and there were no comments for or against so the hearing was closed. Mayor Pro Tem Cohen motioned to approve RZ-14-007 and to remove all zoning conditions placed on the property in conjunction with RZ-04-006 such that the requirements of the underlying zoning classification govern the use and development of the site. Council Member Sullivan seconded the motion. Approved 5-0.

Public Hearing, VAR-14-009 | MTI Gravel Overflow Parking - MTI Baths is requesting a variance to construct a small gravel overflow parking area at 670 North Price Road, Building #4 near Tax Parcel: 7-256-156 – Director Awana explained that MTI Baths has submitted an application requesting allowance for a small gravel parking area (4 to 5 cars) as an extension of the existing paved parking lot in front of their office at 670 North Price Rd., Building #4. This parking area will be to accommodate their employees. The staff recommends conditional approval. The public hearing was opened and there were no comments for or against the variance so the hearing was closed. Council Member Sullivan motioned to approve VAR-14-009 per the recommended action of staff. The recommended action is as follows: Approve the variance VAR-14-009 to allow a temporary gravel parking surface with the following conditions: (1) The temporary gravel parking area shall be allowed for a period of two years from date of approval with a one year extension approvable by the City Manager, (2) The gravel surface shall be less than 5,000 square feet in area, maintained to a uniform depth of at least two inches of crusher run or stone aggregate not larger than #57 stone; and kept free of debris, weeds and uneven holes or depressions; and can be contained with concrete vertical curbing or minimum twelve inch height earthen berm; and graded to ensure rain water runoff flows into a detention facility as designed, (3) The gravel parking is intended to accommodate employee vehicles and is to clearly posted “Employees Only”. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

Public Hearing, VAR-14-010 | Family Tree Inc. Fence Height Family Tree Inc. is requesting a change in conditions of a variance to reduce the required fence height from eight feet to six feet. Tax Parcel: 7-254-011 – Director Awana explained that this is a request from Barry Johnsa to change the conditions of Variance #11-002 reducing the fence height from 8’ to 6’ on a portion of lot #3 Sweetwater Court, a proposed commercial subdivision on Buford Hwy. across from Roberts Elementary School. Staff recommends approval with three conditions. The public hearing was opened and there were no comments for or against so the hearing was closed. Council Member Hembree motioned to approve VAR-14-10, replacing and superseding the conditions imposed by VAR-11-002 with the following three staff conditions: (1) the gravel parking/storage lot shall be limited to the area as shown on the attached Exhibit #1, (2) the owner shall install a curb or earthen berm around the parking/storage area to contain the gravel and drainage shall be diverted to the detention pond, (3) landscaping or a 6’ opaque privacy fence shall be provided to effectively screen the parking lot as viewed from Buford Highway. Mayor Pro Tem Cohen seconded the motion. Approved 5-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Mayor Pro Tem 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 and there was no action taken out of Executive Session.

ADJOURNMENT – Council Member Sullivan motioned to adjourn. Council Member Gajewski seconded the motion. Approved 5-0.

Steve Edwards, Mayor

Jane Whittington, City Clerk