

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, DECEMBER 14, 2015, 7:30 P.M.
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA**

CALL TO ORDER at 7:30 p.m. by Mayor Edwards. Present were Mayor Steve Edwards, Mayor Pro Tem Brandon Hembree, Council Members Marc Cohen, Susie Gajewski, Curtis Northrup and Mike Sullivan. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorneys Frank Hartley and Lee Thompson.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – led by Mayor Edwards.

PROCLAMATION

Lanier Cluster Teachers of the Year – Mayor Edwards welcomed the Lanier Cluster Teachers of the Year and their principals. Council Member Cohen read the proclamation and each teacher and their principal was introduced and came forward for the presentation of their proclamation.

Thrombosis Awareness – Dr. Atul Laddu updated the Mayor and Council on Thrombosis and the need for awareness of the disease. Mayor Edwards read the proclamation and the Mayor and Council presented it to Dr. Laddu and the students that are ambassadors for Thrombosis awareness.

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 November 9, 2015; Work Session November 2, 2015; Special Called Meeting November 2, 2015, Special Called Meeting Thursday, November 12, 2015 – Mayor Pro Tem Hembree motioned to approve the Minutes as written. Council Member Northrup seconded the motion. Approved 5-0.

REPORTS

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

CITIZENS AND GUESTS COMMENTS – Garland Hitchcock, Westbrook Homeowners Association, stated that there would be only one pool to service all of these new subdivisions. This would not be adequate and may cause residents to cross over into other subdivisions like his and use the pool.

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

2nd Public Hearing, 2016 Proposed Budget – the City Manager Paul Radford reviewed some of the highlights of 2015. He explained the 2016 proposed Budget and Capital Improvement Budget. The Public Hearing was opened and there were no comments from the public so the hearing was closed. Mayor Pro Tem Hembree motioned to approve the 2016 Budget and Capital Improvement Budget as presented. Council Member Cohen seconded the motion. Approved 5-0.

Public Hearing, Zoning Ordinance Amendment. Article 7, Fences and Walls, Increase maximum height from 6' to 8' – Director Awana explained that this amendment would increase the allowed fence height to increase from six feet to eight feet. If there are private covenants within a neighborhood, they would still have to meet those covenants. The Planning Commission and staff recommended approval. The public hearing was opened and there were no comments so the hearing was closed. Council Member Cohen motioned to approve this ordinance amendment. Council Member Sullivan seconded the motion. Approved 5-0.

Public Hearing, 2015 Zoning Map Adoption – Director Awana explained that this is an administrative task taken to update all of the parcels that have been annexed or the rezoned for 2015. The Planning Commission and staff recommended approval. The public hearing was opened and there were no comments from the public or staff so the hearing was closed. Council Member Sullivan motioned to approve the 2015 Zoning Map as presented. Mayor Pro Tem Hembree seconded the motion. Approved 5-0.

Public Hearing, Variance, VAR-15-004. Regency at Westbrook, Allow disturbance of construction buffer and reduced side setback for three-car, side entry garages – Director Awana explained the application. The applicant is Home South Communities and they are requesting a variance to allow the construction of a retaining wall within the 20' construction buffer and to reduce the side setbacks to 5'. A preliminary plat was approved for the Regency at Westbrook subdivision with 64 lots with a minimum side setback of 10'. The subdivision was conceived with two-car garages facing the front. The applicant is requesting a reduction in the minimum side setback to 5' to allow room for three-car, side-entry garages. The applicant is also requesting a variance to allow a 10' encroachment into the 20' construction buffer for a retaining wall behind five lots. The wall is needed to grade level those back yards. The public hearing was opened and Mitch Peavy spoke for the applicant. He stated that they are requesting this change to allow three car side-entry garages because they feel that the market would warrant some buyers to request a three car garage for a house of this size. If they built the three car garage then the setback would still be 10' on the other side.

David Houve, 3990 Suwanee Place Drive stated he was concerned about the retaining wall and drainage into his lot which is behind where the wall would be. Mitch Peavy explained that they will take water south and it will not be flowing down from this wall.

The public hearing was closed. Council Member Sullivan motioned to approve VAR-15-004 with approval of the five foot side setback for three-car side-entry garage and allow encroachment of the construction buffer as requested with the following condition: Subdivision preliminary plat shall substantially resemble the attached concept plan marked Exhibit 1 and include a pool and cabana as proposed by the applicant. The applicant Mitch Peavy asked if this motion could be stated to allow flexibility for a five foot setback on any of the lots. Director Awana agreed that flexibility would be warranted. Council Member Sullivan re-stated the motion to approve VAR-15-004 and approval of the five foot side setback and allow encroachment of the construction buffer as requested with the following conditions: Subdivision preliminary plat shall substantially resemble the attached concept plan marked Exhibit 1 and include a pool and cabana as proposed by the applicant. Council Member Cohen seconded the motion for discussion. Council Member Cohen asked the Planning Director if the motion

needed to state subject to the Planning Director's approval. Director Awana stated that it did not. Council Member Cohen's second stands. Motion approved 5-0.

Final Plat Ratification - Primrose Creek Phase Two, Single-family residential subdivision, 40 lots – Council Member Cohen motioned to table this item until the next Council Meeting. Mayor Pro Tem Hembree seconded the motion. Approved 5-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Council Member Sullivan motioned to enter Executive Session. Council Member Gajewski seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – the Meeting was reconvened. Mayor Edwards explained that the City Council annually review the salary and benefits for the City Manager and City Clerk. Council Member Cohen motioned to increase the City Clerk, Jane Whittington's salary 3.5% and to increase the City Manager's salary 3.5% as well, with the addition of a 7.5% city contribution increase to his 457 retirement fund. Mayor Pro Tem Hembree seconded the motion. Approved 5-0.

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

Steve Edwards, Mayor

Jane Whittington, City Clerk