

**CITY OF SUGAR HILL  
MAYOR & COUNCIL WORK SESSION MINUTES  
MONDAY, OCTOBER 5, 2015  
CITY HALL COMMUNITY ROOM, 7:00 P.M.  
5039 WEST BROAD STREET  
SUGAR HILL, GA 30518**

**AGENDA ITEMS FOR THE COUNCIL MEETING** – 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 Attorney Frank Hartley.

**OLD BUSINESS**

**NEW BUSINESS**

**RZ-15-009 5208 & 5214 Nelson Brogdon Blvd, 5228 North Avenue, & 5174 West Broad Street. Solomon Development Services LLC** is requesting to rezone to BG for a mixed use Development with a Special Use Permit for a Nursing Home, and request to expand the boundaries of the Central Business District to include the subject area, and seeking Design Review approval – Planning Director Awana explained the application. The Planning Commission approved subject to development plans. There was a short presentation from the Solomon Group regarding this development.

**AX-15-005 combined with public hearing AX-15-004**, 5608 Suwanee Dam Road, Holt Persinger with Ridgeline Land Planning, is requesting to Annex 5.019 Acres to OI – the Planning Director explained the project. The public hearing will be combined with AX-15-004 at the Council Meeting.

**AX-15-004 combined with public hearing AX-15-005**, 5608, 5722, & 5872 Suwanee Dam Road, Holt Persinger with Ridgeline Land Planning, is requesting to Annex 25.971 Acres to RS-100/CSD – the Planning Director explained that there are no amenities required because of the density. They will let the market drive whether they have them. The staff requires a condition for a warrant study to determine if a left turn lane off of Suwanee Dam Rd. is required. The Planning Commission made a condition requiring a left turn lane.

**SUP-15-001, First Avenue & Peachtree Industrial Blvd. RaceTrac Petroleum Inc.** has filed an application for Special Use Permit on the property known as 7-292-139, 7-292-141 & 7-292-074 for a convenience store with fuel pumps and associated variances, and Central Business District Design Review approval – the Planning Director explained the option of First Avenue as an alley. If they determine that it is an alley then the 16 variances are not necessary. The staff will have conditions that replace these variances.

**RZ-15-008 1068,1080, & 1090 Old Cumming Road, Doug Duffee** is requesting to rezone to HM-1 for Auto Body Repair and Painting Facility, and seeking Central Business District Design Review approval – the Planning Director explained the application. There is residential on two sides of this property. There is some objection from the residents.

**Residential Final Plat Ratification** - Hadley Township Phase One, Beazer Homes is requesting ratification of a final plat for Hadley Township (phase one of two) on Peachtree Industrial Boulevard – the Planning Director explained that they are not completely ready but are close and did not want to wait until next month.

**Budget Amendment Bowl Improvements** – the Assistant City Manager explained that if we don't have all of the pricing this will be pulled from the agenda until next month.

**Intergovernmental Agreement Gwinnett County, Buford Hwy. at Westbrook Intersection Improvements** – the Assistant City Manager explained that this IGA will be a cost sharing between the city and Gwinnett County for a traffic device.

#### **CITY MANAGER DISCUSSIONS/UPDATES**

**EpiCenter Intergovernmental Lease Agreement** – City Manager

**Update Bowl Improvements** – Assistant City Manager

**Sugar Loop Greenway** – City Manager

**Partnership Gwinnett Redevelopment Forum** – City Manager

**EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL** – Council Member Sullivan motioned to enter Executive Session. Mayor Pro Tem Hembree seconded the motion. Approved 5-0.

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

#### **ADJOURNMENT**

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Steve Edwards, Mayor

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Jane Whittington, City Clerk