

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, MARCH 9, 2015, 7:30 P.M.  
CITY HALL COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA**

**CALL TO ORDER** – 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 Attorney Frank Hartley.

**PLEDGE OF ALLEGIANCE TO THE FLAG** – led by Boy Scout Troop 513, Hunter Robertson and Walker Greene.

**INVOCATION** – given by Mayor Edwards.

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

**APPROVAL OF MINUTES** – Council Meeting February 9, 2015, Work Session February 2, 2015, Special Called Meeting February 19, 2015. Council Member Northrup motioned to approve the 3 sets of minutes as written. Council Member Cohen seconded the motion. Approved 5-0.

**RECOGNITION** – Georgia Force Ring Ceremony Presentation – Mayor Edwards recognized the Georgia Force for their efforts. They defeated two different nationally ranked teams in the Beach Bowl at Panama City. Tonight the team was awarded with a ring ceremony.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS** – Garland Hitchcock spoke regarding Westbrook Road. He stated that the city does not know what is in the city versus what is in the county on Westbrook Rd. He stated that drug paraphernalia was found on Westbrook Rd and he feels there is a drug problem there.

**CONSENT AGENDA**

**OLD BUSINESS**

**Unique Refinishers Development Waiver** – the Planning Director explained that the City received a request to renew a waiver of development regulations originally approved by City Council on September 17, 2012. The waiver expires February 9, 2015, and the applicant is requesting an extension of the waiver until February 9, 2017. This is in the Town Center Overlay and the staff is recommending a two year timeline. The applicant cannot complete the permanent site improvements until the GDOT widening work is complete. The public hearing was opened and there were no comments for or against the waiver so the hearing was closed. Council Member Cohen motioned to approve the Waiver of development Regulations for Unique Refinishers under the following conditions: (1) allow continued occupancy of temporary site as shown on the applicant's site plan and elevation until February 8, 2017;

(2) applicant shall submit permanent site plan to the City for approval prior to September 15, 2016 and shall be completed per code prior to February 9, 2017. Council Member Northrup seconded the motion. Approved 5-0.

## **NEW BUSINESS**

**RZ-15-001, Homesouth Communities, LLC requesting a Change in Conditions for AX-14-003 to include 4.86 Acres at 4040 Westbrook Rd.** – the Planning Director explained that the City received an application from Homesouth Communities, Inc., requesting a change in zoning conditions to match those conditions of the adjacent 19.46 acres. Per the applicant, the combined acreage will be developed for 64 single family homes on 24.3 acres for a net density of 2.6 acres for a net density of 2.6 units per acre. This request is to modify those conditions simply to align with the requirements imposed by approval of AX-14-003 so that both tracts may be developed as one subdivision. Staff recommends approval with five conditions.

The public hearing was opened and Mitch Peavy, 4480 Commerce Drive, Buford spoke for the applicant. He stated that this rezoning would match the property zoned last year. These homes will be bigger with a minimum dwelling size of 2500 square ft.

Garland Hitchcock, 4111 Hillcrest Glen Ct. stated that they felt like second class citizens on Westbrook Rd. There is no pool in this development and he hopes that no one trespasses into Ruby Forest to use their amenities. He read a quote by Mayor Pirkle from 2004 and stated that the Westbrook residents were not talking anymore, they would be going to the media.

Mayor Pro Tem Hembree motioned to approve RZ-15-001 with the five conditions as recommended by staff. Council Member Sullivan seconded the motion. Approved 5-0.

**2014 Budget Reconciliation** – the City Manager explained that this budget reconciliation will keep the Administration Department Budget within the 3% margin allowed by the State. The expense coverages were unbudgeted expenses to purchase three parcels of property in December, 2014 and to allow for other SPLOST approved projects all of which were actions approved during the last fiscal year. Revenue funding will come from transfers in from Reserves and from SPLOST funding sources. Council Member Cohen motioned to approve the proposed budget amendment to reconcile the Administration Department Budget for 2014. Council Member Sullivan seconded the motion. Approved 5-0.

**CBD Design Review Board, Sign for Home Spun Restaurant** – the Planning Director explained that the City received an application from Vicky Sign requesting design review board approval to permit two wall signs at 5192 Nelson Brogdon Blvd., located within the Central Business District Overlay. At the Work Session the Mayor and Council requested that the owner look at other options for the signs since the sign color does not match that other businesses within the CBD. The Public Hearing was opened and Vicky Sign representative stated that the applicant Man Su Lee did not want to change the sign color. He picked it out to represent vegetable colors. There were no other comments so the hearing was closed. Council Member Cohen motioned to table without prejudice CBD Design Review Board sign for Home Spun Restaurant. Council Member Gajewski seconded the motion. Approved 5-0.

**TCO Design Review Board, Sign for Pearl Foot Spa & Massage** – the Planning Director explained that the City received an application from Top Signs requesting design review board approval to permit one wall sign and two door signs at 1330 Peachtree Industrial Blvd., Suite B4, located within the Town Center Overlay District (TCO). The proposed wall sign is compatible with the building and other nearby signs. The proposed door signs are compatible provided visibility through the door and windows is maintained in accordance with the design criteria that no more than 30% of the glazed area of the window is covered or otherwise opaque. The staff recommends conditional approval. The public

hearing was opened and no one spoke for or against so the hearing was closed. Council Member Gajewski motioned to approve the TCO Design Review for signs located at 1330 Peachtree industrial Blvd., Suite B4, with condition that the windows and doors shall be no more than 30% opaque or otherwise obstructed by materials applied directly to the window or door surface other than the permitted sign. Council Member Sullivan seconded with comment. He wanted to make sure that the 30% opaque is in line with the Massage Ordinance. It is in line with the Massage Ordinance so the second stands. 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 –** There was no action taken out of Executive Session.

**ADJOURNMENT –** Council Member Gajewski motioned to adjourn at 8:48 p.m. Council Member Cohen seconded the motion. Approved 5-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk