

**CITY OF SUGAR HILL  
MAYOR & COUNCIL WORK SESSION MINUTES  
TUESDAY, JULY 5, 2016  
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.

**AWARDS AND PRESENTATIONS/PROCLAMATIONS**

**OLD BUSINESS**

**1. RZ-16-001, Home South Communities, 11.1 acres proposed rezoning from BG/OI/RS/100/RS150 to Residential Multi-Family (RM) for 79 unit townhome development** (Public Hearing 7/11/16) – the applicant has assembled five parcels on eleven acres and is requesting townhome development. The staff and the Planning Commission have both recommended denial.

**NEW BUSINESS**

**2. Riverside Manor Final Plat Ratification** – Director Awana explained that this project is ready and has passed the inspections.

**3. AX-16-004, MTI Whirlpools, 612 North Price Rd.** (Public Hearing 7/11/16) – Director Awana stated that most of this area is developing as industrial. Both staff and the Planning Commission recommend approval.

**4. VAR-16-005, Stream Buffer Variance, 227 Woods Creek Dr.** (Public Hearing 7/11/16) – Director Awana explained that staff cannot approve a variance for a storage building in this stream buffer. Most of the items included in this variance are already built.

**5. RZ-16-002, Change in Conditions & Multiple Variances, Bellagio Properties, 5769, 6001 & 5711 Cumming Hwy. & 5705 Old Cumming Rd. for a 36,170 sq. ft. Grocery Store** (Public Hearing 7/11/16) – Director Awana explained that this is a change in conditions not a rezoning. The zoning was approved in 2004. The applicant is requesting to put the loading dock and bay door in the front of the building. The zoning prohibits this and requires a screening for the dumpster.

**6. Central Business District Design Review Board, Mixed Use Project, JWM Ventures, LLC, block of Hillcrest Dr., Nelson Brogdon Blvd., Temple Dr. & West Broad St.** (Public Hearing 7/11/16) – Director Awana showed renderings of the hotel and conference center along

with the condo units and parking deck. The condo units could change as they are put in place later. Council asked clarification on what they were approving. The zoning ordinance will be amended to allow the height that is necessary for development of projects of this type. The staff and the Planning Commission recommend approval.

**7. SPLOST 2017 Resolution & Intergovernmental Agreement** – the Assistant City Manager updated the Mayor and Council on the spreadsheet list of projects both for the city and joint projects with Gwinnett County. There is a Resolution and an Intergovernmental Agreement with Gwinnett County that will need to be signed by the Mayor. The official signing will be August 9<sup>th</sup> at the GwMA meeting here in City Hall.

**8. On-Call Engineering Services Contract Award** – the Assistant City Manager explained the engineering firms and how the team rated and selected them.

**9. Historic Preservation Society Appointment** – Mayor Pro Tem Hembree recommended Erin Stachowiak for the seat vacated by Haley Tolbert.

**10. Development Authority Appointment** – Mayor Pro Tem Hembree recommended Aaron Aliaga to fill the vacant seat of Craig Schmidle.

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

##### **2017 Millage Rate Public Hearings 7/11/16 at 8:30 a.m. and 7:30 p.m., 7/18/16 at 6:45**

**p.m.** - City Manager, Paul Radford explained the state requirement for three public hearings. The Mayor and Council will hold the final public hearing and set the millage rate on July 18<sup>th</sup> at 6:45 p.m.

**EpiCenter Update** – the City Manager explained that the city will be starting the construction soon.

**Downtown Development Project Update** – Macauley requested more time to revamp the look of his project. Solomon will be on the agenda soon for Design Review Board (DRB) approval.

**Sugar Loop Greenway** – Mayor Pro Tem Hembree and Council Member Gajewski are working on sponsorships. Options include one mile stretches, etc.

**Construction Update** – there is a business partner interested in Orr's Ferry.

**EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL** – Council Member Cohen motioned to enter Executive Session. Council Member Gajewski 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