

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, AUGUST 8, 2016, 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

INVOCATION – given by Mayor Edwards.

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

APPROVAL OF MINUTES – Council Meeting July 11, 2016; Work Session July 5, 2016; Special Called Meeting July 18, 2016 – Council Member Cohen motioned to approve the minutes as written. Council Member Gajewski seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Downtown Development Authority Presentation – Mayor Edwards read the proclamation honoring Dawn P. Gober. The Mayor and Council dedicated the Plaza area of the lawn of The Bowl as Dawn P. Gober Community Plaza. They presented her with the proclamation and the plaque representing the one that will be placed at the lawn area.

REPORTS

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

CITIZENS AND GUESTS COMMENTS – There were no comments from citizens or guests.

CONSENT AGENDA

OLD BUSINESS

VAR-16-005, Stream Buffer Variance, 227 Woods Creek Dr. (Public Hearing held 7/11/16) – Director Awana explained that the city received an application from Geoffrey Berrios requesting relief from the Stream Buffer Protection Ordinance to construct a 10' X 14' storage shed, retaining walls, pavers, stone stairs and fire pit at his home located at 227 Woods Creek Drive. The public hearing was held at the July 11th Council Meeting where this item was tabled. The applicant worked with staff and on July 20, 2016, submitted a revised site plan to reduce encroachments. Staff recommends conditional approval. Council Member Northrup motioned to approve VAR-16-005 with the condition on-site mitigation is accomplished in accordance with the procedures set up in the Gwinnett County Storm Water Design Manual. Council Member Sullivan seconded the motion. Approved 5-0.

NEW BUSINESS

Final Plat Ratification, Parkside Landing, 51 lots, Level Creek Rd. – Director Awana reported that Spartan Investors 1, LLC has requested ratification of the final plat for the Parkside Landing Subdivision. The development includes 51 lots for detached single family residential homes on 23.68 acres. Staff recommends approval and will continue to work with the developer to finalize any existing elements that are not completed. Council Member Cohen motioned to approve the final plat dated July 8, 2016 for Parkside Landing. Mayor Pro Tem Hembree seconded. Approved 5-0.

Final Plat Ratification, Regency at Westbrook, 52 Lots, Westbrook Rd. – Director Awana explained that Homesouth Communities has requested ratification of the final plat for the Regency at Westbrook Subdivision. This development includes 52 lots for detached single family homes on 24.5 acres. Council Member Cohen motioned to ratify the final plat for Regency at Westbrook dated May 26, 2016. Mayor Pro Tem Hembree seconded for discussion. The motion was amended by Council Member Cohen to approve the final plat as signed by the City Manager. Mayor Pro Tem Hembree's second stands. Approved 5-0.

Public Hearing, RZ-16-003, Licet Naranjo request to rezone 2 acres from LM to HM-1 or Change in Conditions for Equipment Storage and Future Contractors Office – Director Awana explained that the city received an application from Licet E. Naranjo to rezone tax parcel 7-292-123 and 7-292-196 containing 2 acres located at 4719 East Broad St. The parcel is zoned light manufacturing (LM) and located within the Town Center Overlay. The applicant proposes to rezone the parcels to heavy Manufacturing (HM-1) for a gravel parking lot and construction of three sheds for storage of equipment and future development of a Contractor's Office. It was previously considered and approved as RZ-03-005 with conditions and three variances. The staff and Planning Commission are recommending no change in the zoning classification but to modify the existing conditions with five new ones. The public hearing was opened and the applicant agreed with the recommendation of staff. There were no other comments so the hearing was closed. Council Member Cohen motioned to approve RZ-16-003 no change in the zoning classification but to modify the existing conditions to replace with five new conditions. Council Member Sullivan seconded the motion. Approved 5-0.

Public Hearing, RZ-16-004, Solomon Development Services request to rezone 7.14 acres from RM to BG for Senior Living Duplex Cottages – Director Awana explained that the city received an application from Solomon Development Services to rezone tax parcel 7-306-017, 6.5 acres located at Whitehead Rd. The parcel is currently zoned residential multi-family (RM). The applicant is requesting general business district (BG) in the central business district (CBD) for senior living duplex cottages. This will add an additional 16 to 20 cottages to the previously approved 14 cottages within their proposed project. The public hearing was opened and Davis Hunt spoke for Solomon Development Services. No one spoke in opposition so the hearing was closed. Mayor Pro Tem Hembree motioned to approve RZ-16-004 and expansion of the Central Business District boundary with one condition; 1) Development plans shall substantially resemble the attached concept plan, labeled Exhibit 1.

Public Hearing, Zoning Ordinance Amendment, Art.10, Overlay Zoning Districts – Director Awana explained that this ordinance change removes planned shopping centers, planned industrial parks and planned office parks. Maximum density for planned senior residential developments have been updated to 12 units per acre for attached dwelling units where access is from an alley or from the rear of the lot. Revisions also included and increased maximum building height within the Central Business District to accommodate mixed use. The public hearing was opened and there were no comments so the hearing was closed. Council Member Sullivan motioned to approve the Zoning Ordinance Amendment, Article 10 as presented. Council member Gajewski seconded the motion. Approved 5-0.

On-Call Engineering Services, RFP # 16-011 – Assistant City Manager Besseche explained that in order to keep up with the aggressive delivery schedule of the city’s five-year capital program, staff is proposing to engage engineering firms in an on-call capacity to provide civil engineering services for projects. An advertisement for this opportunity was issued as RFP-16-011 in April of this year. Proposals were received and the three person selection committee reviewed them for a final recommendation. Mayor Pro Tem Hembree motioned to approve the slate of firms as pre-qualified to provide engineering and civil design services in an on-call capacity with cost and scope to be determined with each project. Council Member Cohen seconded the motion. Approved 5-0.

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

Steve Edwards, Mayor

Jane Whittington, City Clerk