

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, DECEMBER 11, 2017, 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 Curtis Northrup, Council Members Marc Cohen, Brandon Hembree, Susie Gajewski 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** – Boy Scout Troop 419 led the pledge.

**INVOCATION** – the invocation was given by Mayor Edwards.

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

**APPROVAL OF MINUTES** – Council Meeting November 13, 2017; Work Session November 6, 2017; Special Called November 6, 2017 – Council member Cohen motioned to approve the minutes as written. Council Member Sullivan seconded the motion. Approved 5-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Proclamations – Teachers of the Year, Lanier Cluster** – Council Member Cohen read the list of teachers and principals from each school along with their years of service. The proclamations were presented to the teachers.

**Proclamation – Seth Cohen Eagle Scout** – Mayor Edwards congratulated Seth Cohen for his accomplishments of being awarded Eagle Scout.

Mayor Edwards presented Council Member Mike Sullivan with an award for his 12 years of service on the City Council. All of the Council, the Mayor and City Clerk and City Manager had a few words about their time with Council Member Sullivan.

**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**

**Public Hearing, Zoning Ordinance Amendment Article 4, 9 & 10** – Planning Director Awana explained that this zoning ordinance amendment incorporates broad changes to Articles 4 Zoning Districts and 9 Dimensional Standards. The bulk of changes occur in the principal and accessory uses with corresponding updates to the restrictions for affected uses and the dimensional standards for the particular zoning classifications were reviewed. This amendment also incorporates recommendations from the 2016 Housing

Study to diversify housing choices, elevate and maintain visual integrity of neighborhoods. It also includes updates to permitted uses to clean up various irregularities and outdated restrictions and removes the 75% off-site sales for a microbrewery to coincide with passage of SB85 earlier this year. Staff recommends approval of this zoning ordinance amendment. The public hearing was opened and there were no comments so the hearing was closed. Council Member Cohen motioned to approve Zoning Ordinance amendment Article 4, 9 & 10. Council Member Sullivan seconded the motion. Approved 5-0.

## **NEW BUSINESS**

**Planning Commission Appointments, Post 3 Julie Adams, Post 5 Jeremy White** – Planning Director Awana explained that the term for Post 3 & Post 4 expires on December 31, 2017. Ms. Julie Adams, Post #3 and Jeremy White Post #4 have indicated that they want to continue serving. There were no other nominations so they will both be re-appointed to the Planning Commission for three year terms.

**Public Hearing, RZ-17-003, Marcos Fernandes, 5385 Cumming Highway, change in conditions to allow a contractors office** – Planning Director Awana explained that this property would continue to be zoned general business district with amending the current conditions. The conditions will replace and supersede all prior stipulations and conditions including any and all prior zoning actions, variances and special use permits that are currently in place on the property. There are seven new conditions. The public hearing was opened and there were no comments so the hearing was closed. Council Member Cohen motioned to approve RZ-17-003 with the seven conditions as outlined by staff. Council Member Sullivan seconded the motion. Approved 5-0.

**Soil Erosion & Sedimentation Control Ordinance Amendment** – Planning Director explained that the City is obligated to maintain our Soil Erosion and Sedimentation Control Ordinance to be as stringent as the state general NPDES permit for stormwater discharges from construction activities. In order to be in compliance with EPD staff has revised the definition for Final Stabilization. Council Member Hembree motioned to revise the definition for Final Stabilization to match current National Pollution Discharge and Elimination System Permit (NPDES). Council Member Sullivan seconded the motion. Approved 5-0

**2<sup>nd</sup> and Final Public Hearing 2018 Proposed Operating and Capital Improvement Budget** – City Manager Paul Radford explained the 2017 Year in Review and the 2018 Operating & Capital Improvement Budget. This is the second public hearing. The public hearing was opened and there were no comments so the hearing was closed. Council Member Sullivan motioned to accept and approve the 2018 Operating and Capital Improvement Budget as presented by the City Manager. Council Member Northrup 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 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 Sullivan motioned to adjourn. Council Member Gajewski seconded the motion. Approved 5-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk