

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, MAY 8, 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 and Mike Sullivan. Council Member Susie Gajewski entered the meeting during the Council Reports. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney Frank Hartley and Lee Thompson.

**PLEDGE OF ALLEGIANCE TO THE FLAG** – Chris Brown of Boy Scout Troop 619 led the pledge.

**INVOCATION** – Mayor Edwards gave the invocation.

**APPROVAL OF AGENDA** – Council Member Hembree motioned to approve the agenda as submitted. Mayor Pro Tem Northrup seconded the motion. Approved 4-0.

**APPROVAL OF MINUTES** – Council Meeting April 10, 2017; Work Session April 3, 2017. Mayor Pro Tem Northrup motioned to approve the minutes as written. Council Member Sullivan seconded the motion. Approved 4-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Youth Council Maker Fest** – Council Member Sullivan read and presented the proclamation to Lanier High School student leaders Nate Stiltner, Analisa Rodriguez, Marissa Sorkin, Elisa Mendez, and Elaina Bednarczyk who planned and executed the Maker Fest event.

**Municipal Clerks Week, Jane Whittington, City Clerk** – Mayor Edwards read the proclamation and the Mayor and Council presented the proclamation to Ms. Whittington in honor of Municipal Clerk's Week.

**REPORTS**

**CITY ATTORNEY  
COUNCIL  
MAYOR  
CITY CLERK  
CITY MANAGER  
YOUTH COUNCIL REPORT**

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

**CONSENT AGENDA**

**OLD BUSINESS**

**Public Hearing, VAR-17-003, Linda and Robert Johnson, 1080 J. Dorothy Place, Allow metal siding on 12 X 16 storage building** – Director Awana explained that the city received an application requesting a variance of the requirement for metal siding on a 12' X 16' storage building already constructed in the rear yard of their property at 1005 J. Dorothy Place. The applicant selected the green color to match the shutters and the front door. The floor area of the storage building exceeds 120 square feet so it requires a variance if the exterior is not constructed of wood, fiber cement, brick or stone. The staff is recommending that the building be painted to match the exterior of the home. In the next few months planning staff will bring forward a text amendment of the Zoning Ordinance regarding accessory buildings. The public hearing was opened and there were no comments for or against the variance application so the hearing was closed. Council Member Cohen motioned to approve the variance with the condition that the accessory building be painted to match the principal building color. Council Member Hembree seconded the motion. Approved 5-0.

## **NEW BUSINESS**

**Final Plat Ratification The Gates at Lanier Residential Subdivision** – Director Awana explained that the SDC Gwinnett, LLC requested ratification of the final plat for Gates at Lanier Subdivision. The development includes 33 lots for single-family homes on 13.89 acres. Some items remain to be finalized but staff is continuing to work with the developer to make sure they are executed. Council Member Sullivan motioned to ratify the subdivision final plat for Gates at Lanier Subdivision approved by staff and recorded on 4-20-17. Council Member Cohen seconded the motion. Approved 5-0.

**Public Hearing, Central Business District Design Review Solomon Development, LLC Dogwood Forest of Sugar Hill Assisted Living and Memory Care Senior Residential Facility** – Director Awana explained that the city received an application from Solomon Development, LLC requesting a design review board approval for a proposed assisted living and memory care senior living project at 5145, 5164, 5139, 5131 and 5123 West Broad Street, within the Central Business District Overlay. Some adjustments were made from the one just built in Grayson. They have also pushed the building closer to the streetscape. Staff recommends approval. The public hearing was opened and Davis Hunt, President, Solomon Development, spoke regarding the building and what changes have been made to the design. No one else spoke in favor or against so the hearing was closed. Council Member Cohen motioned to approve the Central Business District Overlay Design Review 17-00811 with the condition that the façade along West Broad Street and the site layout are appropriately modified to contribute to a pedestrian-oriented streetscape as identified in Exhibit 1. Council Member Gajewski seconded the motion. Approved 5-0.

**Home South Communities Waiver of 12 month re-application waiting period for RZ-16-001 denied in July, 2016** – Director Awana explained that the Zoning Ordinance, Section 1705 requires a time-lapse of a 12 month period to re-apply for a zoning application if denied but the City Council can waive this time limit if at least six months have lapsed. The planning department has been approached by Home South Communities regarding their re-submittal for RZ-16-001 and nine months have passed. They are requesting that the 12 month time period be waived. In light of recent updates in market research and policy discussions staff recommends that the council consider this ahead of the 12 month waiting period. Council Member Cohen motioned to waive the 12 month reapplication waiting period for Home South Communities rezoning request RZ-16-001 denied in July 2016. Council Member Hembree seconded the motion. Approved 5-0.

**Election of GMA's District 3 Officers for 2017-2018** – Council Member Cohen explained that the following city officials have been nominated as GMA's District 3 Northeast Officers for 2017-2018:

President, Mayor Steve Edwards; Vice-President, Johnny Crist, Lilburn Mayor. He stated that he is proud to request that the city support Steve Edwards and Johnny Crist in the June election. Council Member Cohen motioned to approve the slate of officers as proposed. Council Member Hembree 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 Gajewski 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. Mayor Pro Tem Northrup seconded the motion. Approved 5-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk