

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, JULY 10, 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 Susie Gajewski. Council Member Mike Sullivan was not present. 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 Gajewski motioned to approve the agenda as submitted. Council Member Hembree seconded the motion. Approved 4-0.

**APPROVAL OF MINUTES** – Council Meeting June 12, 2017; Work Session June 5, 2017 – Council Member Cohen motioned to approve the minutes as written. Council Member Hembree seconded the motion.

**AWARDS/PRESENTATIONS/PROCLAMATIONS – Oath of Office, Barbara Pugh Planning Commission** – Mayor Edwards administered the Oath to newly appointed Planning Commission Member Barbara Pugh.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS** – Allen Worthy spoke regarding the theater and the concerts. He attended the Boz Scaggs concert and thought it was very nice.

**CONSENT AGENDA**

**Resolution Acceptance of Level Creek Right of Way  
Resolution Acceptance of Henry Bailey Right of Way  
Supplemental Agreement; Suwanee Dam Rd. at Riverside  
2018 LMIG Request**

The Mayor requested that the City Manager explain the items on the Consent Agenda. Mr. Radford explained that these four items were explained in detail at the Work Session. Mayor Pro Tem Northrup motioned to approve the Consent Agenda. Council Member Cohen seconded the motion. Approved 4-0.

**OLD BUSINESS**

**NEW BUSINESS**

**Final Public Hearing, 2017 Property Tax Millage Rate** – City Manager Paul Radford explained that the city is not proposing to increase the tax rate but rather keep the millage rate at 3.8 mills. The increase in revenue is reflective of an increase in the tax digest. The city has kept the tax rate the same for 13 years. The staff recommendation is to approve the millage rate for 2017 at 3.8 mills. The public hearing was opened and the resident at 809 Whitehead Rd. wanted to know if there were specific plans for the revenue increase. He hoped it would benefit most members of the community. Nick Thompson thanked the council for keeping the millage rate at 3.8 mills even with all the progress going on within the city. There were no other comments so the hearing was closed. Council Member Hembree motioned to maintain the millage rate at 3.8 mills for 2017. Council Member Gajewski seconded the motion. Approved 4-0.

**Public Hearing, RZ-17-001, Home South Communities request to Rezone 11.1 Acres at 1162 Buford Highway and White Oak Drive, RM for 81 Townhome Community** – Administrative Staff Member Tim Schick explained that the city received an application from Home South Communities c/o Mitch Peevy with Millcreek Consulting requesting to rezone five parcels totaling 11.131 acres to Residential Multi-Family (RM). The five parcels are currently zoned as follows: BG, OL, RS-100, RS-150. Additionally the applicant is requesting a variance to reduce the undisturbed buffer along the RS-100 property from 50' to 25' enhanced buffer for a townhome development. The applicant came before Council last year but was denied. Staff is recommending correction to the width of the street and length of the driveways (27' street, 24' driveway). It was discussed in the Work Session to allow sidewalks on one side of the street not both sides. Staff is recommending approval with 13 conditions and approval of 3 variances. The variances are to reduce heated square footage of each unit from 2,400 square feet to 1,800 sf minimum; reduce the rear setback along the Frontier Forest property line from 20 ft. to 5 ft.; reduce the undisturbed buffer along parcel R7257010A from 50 ft. to 5 ft.

Mayor Edwards opened the public hearing and Mitch Peevy spoke regarding the project. He explained that these are private streets that will be maintained by the homeowners association. They would like to keep the road and driveways as it. It would be difficult to do both.

Dr. Reece, Pastor of the adjacent church spoke in favor of the project. He and Mr. Peevy have an agreement for the church property. Dr. Reece understands that there will be a zoning buffer created. If they develop in the future, they will have to request variances to encroach on this buffer.

No one else spoke so the public hearing was closed. Mayor Pro Tem Northrup motioned to approve RZ-17-001 with the 13 conditions and 3 variances changing #6 to read 24 ft. from back of curb to back of curb; and adding condition #14 no overnight parking signs would be posted. Council Member Gajewski seconded the motion. Approved 4-0.

**Public Hearing, Zoning Ordinance Amendment Articles 4, 7 & 14 related to Accessory Uses & Associated Administrative Processes** – Planning Director Awana explained the summary of significant changes to the Zoning Ordinance for Article 4, Section 407 and Table 4.3, Restrictions on Accessory Uses; Article 7, Section 700, Fences and Walls and Article 14, Administration, Enforcement, Penalties and Remedies. Mayor Edwards opened the public hearing. There were no comments so the hearing was closed. Council Member Cohen motioned to approve The Zoning Ordinance Amendments as listed. Council Member Hembree seconded the motion. Approved 4-0.

**Public Hearing, VAR-17-005, Doug Duffee request to allow gravel parking area at Sugar Hill Auto Collision** – Planning Director Awana explained that these two cases will be heard as one public hearing but require separate action.

**Public Hearing, Town Center Overlay Design Review, Doug Duffee request approval for gravel parking area at Sugar Hill Collision**

Director Awana explained that the city received an application from Sugar Hill Auto Collision requesting a variance to leave the gravel construction parking area in place to be used as an employee parking lot. This is about 3 acres at 1090 Old Cumming Road. They also received an application requesting design review board approval for a gravel lot for employee parking located within the Town Center Overlay District. The gravel parking lot would be screened with a privacy fence. The Zoning Ordinance, Article 11, Section 1101 requires all off-street parking lots whether public or private to be concrete, asphalt or other approved paving method.

The Mayor opened the public hearing and Doug Duffey spoke as the applicant. They need this parking lot so they will have more available at their shop. Eventually they will be expanding the auto body shop into this proposed area. They will fence it and it will be just for employees. There was some discussion of alternate methods such as pervious pavers. There were no other comments so the hearing was closed. Mayor Pro Tem Northrup motioned to table until next month and requested that the staff explore pervious pavers or other alternate options for this parking area. Council Member Cohen seconded the motion with clarification that this tables both VAR-17-005 and the Town Center Overlay District Design Review 17-01277. Approved 4-0.

**Public Hearing, Mercado Fresco 2, LLC Beer and Wine Retail Sales, 4450 Nelson Brogdon Blvd.**

– The public hearing was opened and there were no comments for or against so the hearing was closed. There are some portions of the application that is incomplete. Council member Hembree motioned to table this item until next month. Council member Cohen seconded the motion. Approved 4-0.

**Alcohol Ordinance Amendment, Indoor Recreational Facilities** – Planning Director Awana explained that staff has proposed a text amendment to Chapter 6, Alcoholic Beverages of the Municipal Code to include provisions for allowing alcohol sales for consumption on the premises at Indoor Recreation facilities. This updated language in Section 6-300 and Section 6-401 and deleted from Section 6-300 and Section 6-401 “Such sales shall be permitted in the following zoning districts: BG and HSB”. This text is similar to Gwinnett County and the City of Suwanee codes. Council member Cohen motioned to approve the Alcohol Ordinance Amendment, Indoor Recreational Facilities. Council Member Gajewski seconded the motion. Approved 4-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL –**

Council Member Hembree motioned to enter Executive Session. Mayor Pro Tem Northrup seconded the notice. Approved 4-0.

**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 4-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk