

**CITY OF SUGAR HILL  
COUNCIL MEETING MINUTES  
MONDAY, MAY 14, 2018, 7:30 P.M.  
CITY HALL COUNCIL CHAMBERS  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA**

**CALL TO ORDER** - The meeting was called to order by Mayor Edwards at 7:30 p.m. Present were Mayor Steve Edwards, Mayor Pro Tem Curtis Northrup, Council Members Taylor Anderson, Marc Cohen, and Brandon Hembree. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorneys Frank Hartley and Lee Thompson. Council Member Gajewski was not present.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**INVOCATION** – given by Mayor Edwards.

**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 9, 2018; Work Session April 2, 2018 – Council Member Anderson motioned to approve the minutes as written. Council Member Cohen seconded the motion. Approved 4-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**All-in Futbol Club Player of the Month** – Mayor Edwards and the City Council presented signed soccer balls to four players of the month. The players are U10 Girls, Samantha Snyder; U12 Girls, Shelby Snyder; U12 Boys Guillermo Merino; U12 Boys, Macon Walker. They demonstrated unselfish attitudes, exceptional performance and unparalleled commitment to their teams and teammates.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS** – Mike Sullivan updated on the Youth Council. The Youth Council worked with the Youth Ambassadors to allow 8<sup>th</sup> graders to participate in Build a City Week. The Youth Mayor Spencer Williams was awarded an internship in Hollywood, CA on the set of the Bold and the Beautiful.

**CONSENT AGENDA**

**OLD BUSINESS**

**NEW BUSINESS**

**Historic Preservation Commission Appointments** – Council Member Hembree stated that the three vacancies created from the recent amendment to the Historic Preservation Commission which expanded the

board from 7 members to 11 members. The nominations will be Kathryn Baskin, Holli Stouffer and Ed Lanfear. There were no other nominations so those three will serve on the Commission.

**Public Hearing, Zoning Ordinance Amendment, Article 4** – Planning Director Awana explained that earlier this year, the City Council adopted an update to the regulations for body art establishments which included increased separation distances from alcohol sales, residential uses as well as other body art establishments. As currently written, the separation distances are to be measured in a straight line. This could be problematic so the revisions are proposed and adapted from similar regulations to allow measurement without specialized mapping or surveying equipment. The public hearing was opened and there were no comments so the hearing was closed. Council Member Hembree motioned to approve the Zoning Ordinance amendment, Article 4 as presented. Council Member Anderson seconded the motion. Approved 4-0.

**Municipal Code Amendment, License Requirement for Body Art Artists** – Planning Director Awana explained that when the city amended the municipal code for Body Art operators and artists they modeled it after the City of Lawrenceville which includes a minimum education requirement of a high school diploma or equivalent diploma. This is the only city in Gwinnett which has this requirement. The Planning Department staff recommends lifting the high school or GED diploma requirement as the county ordinance mandates specialized training by approved service providers. Council Member Hembree motioned to approve the amendment to the Municipal Code to remove the high school or GED diploma as a minimum qualification to issue a body art license. Council Member Anderson seconded. The motion was tied with a vote of 2-2 with Council Members Anderson and Hembree voting yea and Council Members Cohen and Northrup voting nay. The Mayor broke the tie with a yea vote. Motion carries.

**Public Hearing, SUP-18-002, 4749 Nelson Brogdon Blvd. Body Art Establishment** – Planning Director Awana explained that the city received an application from Amy Wilson for a special use permit to allow a body art establishment within her existing Muze Salon at 4749 Nelson Brogdon Blvd. The property is zoned BG. The tenants within the Muze Salon lease space for their health and beauty type businesses. A recent zoning ordinance amendment allows body art establishments under BG zoning with restrictions. The Planning Commission recommended approval of the special use permit as presented. The public hearing was opened and Amy Wilson spoke regarding the permit. Alisha Payne, 449 West Park Street, Buford stated that the Muze Salon is a well ran business. There were no other comments so the hearing was closed. Council Member Hembree motioned to approve the special use permit for a body art establishment. Mayor Pro Tem Northrup seconded the motion. Approved 4-0.

**Public Hearing, Design Review Board, TCO 17-00287, 7-292-142, First Avenue** – Planning Director Awana that the city received an application from Archon Homes, LLC, John Slappey requesting design review board approval for the construction of a duplex residential structure. The property is located within the Town Center Overlay and is currently vacant. The public hearing was opened and John Slappey spoke regarding the application. He is attempting to bring affordable housing to the city. There were no other comments so the hearing was closed. Council Member Cohen motioned to approve TCO 17-00287 with the 6 conditions as outlined by staff. Council Member Anderson seconded the motion. Approved 4-0.

**Public Hearing, Central Business District Design Review 17-01948, Alliance Realty Partners, LLC** – The Planning Director explained that the city received an application from Alliance Realty Partners, LLC requesting design review board approval for a mixed-use project at the block of West Broad Street, Church Street, Lee Street and Level Creek Rd. located within the Central Business District. The Central Business District requirements are designed to promote attractive and integrated urban design features small town urban character and pedestrian-oriented public and commercial spaces. The public hearing was opened and there were no comments so the hearing was closed. Council Member Cohen motioned to approve the site

plan, including apartments, retail and parking deck in material and architectural detail. Final design shall substantially resemble the attached exhibits labeled Exhibit 1-18. Council Member Hembree seconded the motion. Approved 4-0.

**Alcohol Amendment Restaurant Definition and Entertainment District** – Jane Whittington, City Clerk explained that this amendment to the Alcoholic Beverage Code is to re-define the definition and requirements for a restaurant and to allow an Entertainment District within the Central Business District. Open carry will be allowed within the defined area with requirements as defined within the ordinance. Mayor Pro Tem Northrup motioned to approve the Ordinance to amend the Alcoholic Beverage Code. Council Member Cohen seconded the motion. Approved 4-0.

**Resolution to set Boundaries of Downtown Entertainment District** – the City Clerk explained that this resolution will set the boundaries of the downtown entertainment district. This district can be modified by resolution of the Mayor and Council at any future date. Council Member Cohen motioned to approve the Resolution to set Boundaries of Downtown Entertainment District. Council Member Hembree seconded the motion. Approved 4-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – Council Member Cohen motioned to enter Executive Session. Council Member Anderson seconded the motion. Approved 4-0.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION** – the meeting was reconvened and the following action was approved in Executive Session. Council Member Cohen motioned to approve and authorize the Mayor to sign an Intergovernmental Agreement between Gwinnett County, Gwinnett County Water and Sewer Resources and the City of Sugar Hill for water and sewer related purposes and property acquisition. Council Member Anderson seconded the motion. Approved 4-0.

**ADJOURNMENT** – Council Member Hembree motioned to adjourn. Council Member Cohen seconded the motion. Approved 4-0.

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Steve Edwards, Mayor

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Jane Whittington, City Clerk