

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
MONDAY, JUNE 11, 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, Brandon Hembree and Susie Gajewski. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorneys Frank Hartley and Lee Thompson.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Mayor Edwards.

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

APPROVAL OF MINUTES – Council Meeting May 14, 2018; Work Session May 7, 2018 – Council Member Gajewski motioned to approve the minutes as written. Council Member Anderson seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamation Leadership Gwinnett – Council Member Cohen

Proclamation Nicole DiMercurio, Boston Marathon – Mayor Edwards

REPORTS

CITY ATTORNEY

COUNCIL

MAYOR

CITY CLERK

CITY MANAGER

CITIZENS AND GUESTS COMMENTS – Mike Sullivan updated that the Youth Council had three graduating members which received cords from the city to wear at their graduation.

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

Public Hearing, RZ-18-002, Split Silk Properties, LLC, 679 Buford Highway, .63 Acres BG to LM

– Council Member Taylor Anderson recused himself and left the Council Chambers. Planning Director Awana explained that the city received an application from Split Silk Properties, LLC applicant Jonathan Holland requesting to rezone .64 acres to Light Manufacturing District LM. The property is currently zoned BG. Precision Turf, LLC recently purchased this property and an adjoining parcel and have cleaned up both parcels and made significant improvements. The Planning Commission recommended approval of the LM zoning. The public hearing was opened and a resident on Woodward Mill Rd. voiced concerns. Council Member Hembree motioned to approve RZ-18-002 with an LM zoning. Council Member Cohen seconded the motion. Approved 5-0.

Public Hearing, RZ-18-003, Buford Church of Christ, 1113 Buford Highway, 7.691 Acres BG to OI

– Planning Director Awana explained that the city had received an application from George Reece on behalf of the Buford Church of Christ requesting to rezone 7.6 acres to Office Institutional District (OI). The Planning Commission and staff recommend approval with conditions. The public hearing was opened and George Reese spoke in favor of the zoning. They are also concerned with speeding and cut through traffic going to Chatham Rd. They plan to install a gate in the future. The temporary gravel parking lot will be paved eventually.

Mike Washington, 1065 Chatham Rd. voiced concerns about how the traffic will come in on this lot. Daniel Ashmore, 1055 Chatham Rd. concerned with backing out of driveway and getting the mail because of speeding traffic. Mike Henderson, 1045 Chatham Rd. stated they will not walk the dog anymore since his 15 year old was bumped off of her skateboard on the street. He is pleased the church is growing but the speeding needs alleviated. The Mayor asked the City Manager to request that the police patrol on Chatham Rd. Also let the city look at the street.

Mayor Pro Tem Northrup motioned to approve RZ-18-003 to rezone OI with the three staff conditions adding a fourth condition to read the access to Chatham Rd. shall be restricted during the hours not used by the church. Council Member Hembree seconded the motion. Approved 5-0.

Public Hearing, Zoning Ordinance Amendment, Article 10, Expand Central Business District

Boundaries - Planning Director Awana explained that this is a request to expand the boundaries of the Central Business District to include parcel 7-305-062. This parcel is within a five minute walk of the downtown and E Center. Hillcrest Drive and Highway 20 are an important gateway to downtown. The public hearing was opened and there were no comments so the hearing was closed. Council Member Anderson motioned to approve the Zoning Ordinance amendment as outlined by staff. Council Member Gajewski seconded the motion. Approved 5-0.

Public Hearing, RZ-18-004, Ansley Hillcrest LLC, Highway 20 @ Hillcrest Dr., 11.69 Acres BG to BG

with Central Business Overlay – Planning Director Awana explained that the city received an application from Ansley Hillcrest, LLC requesting to rezone to General Business District (BG), change existing conditions and incorporate into the Central Business District Overlay (CBD) for the 11.69 acres at the Northeast corner of Hillcrest Drive and Highway 20. The public hearing was opened and John Mansour, owner of the property, spoke regarding the application. There were no other comments so the hearing was closed. Council Member Cohen motioned to approve RZ-18-004, BG zoning with the seven conditions as outlined by staff; and extension of the central business district boundary. Council Member Hembree seconded the motion. Approved 5-0.

Public Hearing, Design Review Board, Central Business District 18-00615, Ansley Hillcrest LLC,

Highway 20 @ Hillcrest Dr., 11.69 Acres Design Review Approval – Planning Director Awana explained that the city received an application from Prestwick Development Company for a mixed-use project at the corner of Hillcrest Drive and Nelson Brogdon Blvd., located within the Central Business District. The Central Business District requires design review approval by City Council and this application adequately addresses the overlay design standards. The final design must substantially resemble the attached exhibits. The public hearing was opened and John Mansour introduced Chuck Young. Mr. Young stated that he was a small developer out of Atlanta and he thanked staff for their assistance as he went through the process of the design review. There were no other comments so the public hearing was closed. Council Member Hembree motioned to approve the Design Review Board, CBD 18-00615 approving the site plan and residential buildings in material and architectural detail with two conditions as outlined by staff. Council Member Anderson seconded the motion. Approved 5-0.

Public Hearing, RZ-18-005, City of Sugar Hill West Broad Street Properties – Planning Director Awana explained that the city is requesting to rezone and re-align properties per the exemption/recombination plat prepared by Precision Planning Inc. The current zonings are Light Manufacturing (LM) and Highway Service Business (HSB) and the requested zoning is Office-Institutional (OI) for parcel 4 and General Business (BG) for parcels 1,2,3,5,6 and future right-of-way. The properties are located in the Central Business District. The public hearing was opened and there were no comments so the hearing was closed. Council Member Cohen motioned to approve RZ-18-005. The City Attorney requested that the zoning be placed with the motion. Council Member Cohen re-stated the motion to approve RZ-18-005 with approval of rezoning to OI for the City Hall parcel four and BG for parcels one, two, three,

five and six as shown on the attached exemption/recommendation plat prepared by Precision Planning, Inc. dated 3/22/18. Council Member Gajewski seconded the motion. Approved 5-0.

Public Hearing, Comprehensive Plan Update – Planning Director explained that state law requires that the City hold a public hearing before the process of updating the Comprehensive Plan can begin. The Mayor opened the public hearing and there were no comments so the hearing was closed.

Resolution & Agreement, Landfill Expense Reimbursement – Assistant City Manager Besseche explained that the request is for budgeted expenses to maintain the city’s landfill during the most recent year of the 30-year closure and monitoring period. The amount of the request is \$34,168.97. Mayor Pro Tem Northrup motioned to approved the Hazardous Waste Trust Fund Resolution and authorize the Mayor to sign the Agreement approving reimbursement. Council Member Anderson seconded the motion. Approved 5-0.

Agreement American Red Cross – Assistant City Manager Besseche explained that this is a request to extend the current contract with The American Red cross for using our facility at the Community Center. They hold CPR/AED training. Council Member Cohen motioned to approve the agreement. Council Member Anderson seconded the motion. Approved 5-0.

CDBG Cooperation Agreement Gwinnett County – City Manager Paul Radford explained that this is an agreement with Gwinnett County CDBG to continue to work with them on the qualification of funds for qualifying approved projects. Council Member Hembree motioned to approve the CDBG Cooperation Agreement with Gwinnett County. Council Member Cohen seconded the motion. Approved 5-0.

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

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – there was no public action taken out of Executive Session.

ADJOURNMENT – Council Member Gajewski motioned to adjourn. Council Member Anderson seconded the motion. Approved 5-0.

Steve Edwards, Mayor

Jane Whittington, City Clerk