

**AGENDA SUMMARY  
COUNCIL MEETING  
CITY OF SUGAR HILL  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA  
MONDAY, JANUARY 8, 2024, 7:30 P.M.**

**CALL TO ORDER** – by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Alvin Hicks, Council Members Taylor Anderson, Meg Avery, Joshua Page and Gary Pirkle. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney Frank Hartley.

**Oath of Office - Council Member Joshua Page, Post #1; Council Member Gary Pirkle, Post #2; Council Member Meg Avery, Post #3** - Mayor Hembree administered the Oath of Office to the new Council Members.

**PLEDGE OF ALLEGIANCE TO THE FLAG  
INVOCATION** – given by Council Member Page

**APPROVAL OF AGENDA** – Council Member Hicks motioned to approve the Agenda as written. Council Member Pirkle seconded the motion. Approved 5-0.

**APPROVAL OF MINUTES** – Council Meeting December 11, 2023; Work Session December 4, 2023; Special Called Meeting December 28, 2023 – Council Member Avery motioned to amend the December 11, 2023 minutes with the addition of after the last sentence of the budget public hearing Approved 4-0 (reference attached 2024 Budget Ordinance). Also in the December 28, 2023 Special Called Meeting in the Presentation and Acceptance of the 2022 Audit when the City Manager explained why the audit was being presented in December it was explained that the auditor was overburdened and going through a peer review. Council Member Anderson seconded the motion. Approved 5-0.

Council Member Anderson motioned to approve the Minutes of the December 11, 2023 meeting as amended, the Minutes of the December 28, 2023 meeting as amended and the December 4, 2023 Work Session. Council Member Page seconded the motion. Approved 5-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS**

James January, 1282 Frontier Dr., stated that it was great to see all of the new Council Members up on there. He doesn't expect them all to always agree but keep the citizens in mind and keep them informed. He congratulated the Mayor on his article on the Gold Mine that ran in the North Gwinnett Voice.

**CONSENT AGENDA**

## **OLD BUSINESS**

### **NEW BUSINESS**

#### **Zoning Changes for R36 Zoning Classification for Maximum Height & Density; 3 Month Moratorium on R36 Zonings while changes are considered**

– Council Member Pirkle explained that the RM zoning was changed through the years to R36 and R72. The request for the agenda item was to address the current density per acre allowed in these new zoning classifications and allowable height. Developers can stack duplexes and flats on top of each other up to 50' in height. This agenda item requires two motions, one for a moratorium of 90 days to allow amendments to the R36 Zoning classification and to send these proposed changes to the Planning Commission then back to the Council for approval. There was considerable conversation from Council Member Anderson, the City Attorney and Council Member Pirkle regarding the language in the Moratorium Resolution and existing projects. Council Member Anderson stated that the wording of the proposed resolution restricted projects currently under construction from obtaining new permits that are part of the approved project but that they have not obtained yet. Council Member Pirkle stated that the intention was to stop new projects while they worked out the language of the Zoning amendments. Staff was directed to work through language of the zoning amendments, advertise and send to the Planning Commission and then the City Council. The Moratorium can be tabled to work through the language and then bring it back to the Council at the February Work Session. Council Member Pirkle motioned to table the Moratorium on R36 Zonings until the February Work Session and Council Meeting. Council Member Page seconded the motion. Approved 5-0.

#### **Zoning Changes for Central Business District (CBD) for Maximum Height; 3 Month Moratorium on CBD Zonings while changes are considered**

– Council Member Pirkle explained that this is the same type of Moratorium and request for Zoning Ordinance change for the Central Business District. There was discussion regarding the projects currently in the CBD that have not pulled all their permits yet. The Council agreed that the moratorium would be for buildings over 70' in height. Council Member Pirkle motioned to approve the Moratorium on buildings within the Central Business District zonings for a period of three months or until April 15, 2024. Council Member Avery seconded the motion. Approved 5-0.

The second part of the agenda item is to consider modifications to the Zoning Ordinance to remove the exception table on height of buildings within this district. The City Manager was given direction to have staff research what other comparable cities are doing within their Central Business areas and bring recommendations back to the February Work Session and Council Meeting.

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

– Council Member Pirkle motioned to enter Executive Session for legal, real estate and/or personnel. Council Member Hicks seconded the motion. Approved 5-0.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION** – the meeting was reconvened and there was no action taken out of Executive Session for legal, real estate or personnel.

**ADJOURNMENT** – Council Member Pirkle motioned to adjourn. Council Member Avery seconded the motion. Approved 5-0.

Jane Whittington, City Clerk