

**AGENDA SUMMARY  
COUNCIL MEETING  
CITY OF SUGAR HILL  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA  
MONDAY, MARCH 11, 2024, 7:30 P.M.**

**CALL TO ORDER** – by Mayor Hembree. Present were Mayor Brandon Hembree, Council Members Taylor Anderson, Meg Avery, Joshua Page and Gary Pirkle. Mayor Pro Tem Alvin Hicks 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 Council Member Anderson.

**APPROVAL OF AGENDA** – Council Member Pirkle motioned to approve the agenda as submitted. Council Member Page seconded the motion. Approved 4-0

**APPROVAL OF MINUTES** – Council Meeting & Executive Session February 12, 2024; Work Session February 5, 2024 (no Executive Session) – Council Member Page motioned to approve the minutes as written. Council Member Anderson seconded the motion. Approved 4-0.

**AWARDS/PRESENTATIONS/PROCLAMATIONS**

**Proclamation Marc Cohen, Council Service, Community Champion** – Council Member Anderson read the proclamation and presented it to Mr. Cohen who served on the City Council for 20 years. He thanked Marc for his years of service to the city and community.

**Proclamation Lanier High School Longhorn Baseball** – Mayor Hembree read the proclamation and explained that it will be presented on Friday. The proclamation is to raise awareness of the baseball program.

**Proclamation Colorectal Cancer Awareness Month** – Mayor Hembree read the proclamation and introduced Mr. Miller who was present with Betty Lee and Denise Rumbaugh. They are opening a GI facility in Sugar Hill with two providers. The purpose of the Colorectal Awareness month is to make people aware of the screenings that could help prevent cancer by finding potential problems early.

**REPORTS**

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

**CITIZENS AND GUESTS COMMENTS**

Rusty Sanburgh, Sycamore Dr. expressed concerns about the dump at Richland Creek. He wanted to complain about the smell and is not sure who to contact. He was referring to the garbage dump at Richland Creek which does not belong to Buford or Sugar Hill. Council Member Pirkle told him that at one time they were covering it with a tarp instead of the required dirt and it smelled. The Mayor asked if he would talk to them after the meeting maybe they could assist him.

## **CONSENT AGENDA**

### **OLD BUSINESS**

**PUBLIC HEARING, Zoning Ordinance Amendment Building Height & Density in R36 & CBD** – Planning Director Awana explained the changes to the Zoning Ordinance. At the January 8<sup>th</sup>, 2024 City Council Meeting the Council instructed staff to review and recommend revisions to the maximum building height and density bonuses in RS72, R36 and CBD zoning districts. This is intended to provide a framework for these zoning districts who have different height maximums and density. The changes to Table 9.1 will add three-story maximum to all residential zoning districts, remove building height dimensional from Appendix C Supplemental Use Provisions and Design Guidelines, add 35' maximum height for R36 zoning district, remove footnote for alley access density bonus, clean up footnote references. In Central Business District (CBD) it will remove maximum building height exception for 130 feet and 84 feet, add building step back requirement over 41' or three stories, whichever is less. The Planning Commission approved the Zoning Ordinance amendment at their February 19<sup>th</sup> meeting. The public hearing was opened and James January 1282 Frontier Dr., spoke in favor of this ordinance amendment. He stated that we do not need ten to thirteen story buildings in Sugar Hill. He is a big proponent of home ownership. Maybe the requirement for the minimum home size should be changed to below 1400 square feet for single story homes. There were no other comments for or against the Zoning Ordinance amendment.

Council Member Pirkle motioned to approve ZOA 24-001 as written. Council Member Page seconded the motion. Approved 4-0.

### **NEW BUSINESS**

**PUBLIC HEARING, Change in Conditions, 5952 Cumming Highway** – Planning Director Awana explained that the site was rezoned and annexed into the city in 2007. A retail strip was proposed for the site as AX-07-010. The public hearing was opening and there were no comments, so the hearing was closed. Council Member Anderson motioned to approve the change in conditions of zoning request for AX-07-10, retaining previously established conditions with a modification to condition 6s to read as follows: No intercom or speakers except for bank branch with a drive-thru and/or a drive-up ATM using an interactive teller machine. Council Member Avery seconded the motion. Approved 4-0.

**Planning Commission Appointment Posts 3 (Term Expires 12/31/26)**- Mayor and City Council – Council Member Avery nominated Mark Daniels for Post 3. Council Member Anderson nominated Joe Hoover for Post 3. The Mayor called for the vote for Mark Daniels. The vote was 3-1 with Council Members Avery, Page and Pirkle voting for the nomination.

**Planning Commission Appointment Post 4 (Term Expires 12/31/26)** – Mayor and City Council – Council Member Pirkle nominated Brian Shebs for Post 4. There were no other nominations, so Mayor Hembree administered the Oath of Office to Mr. Shebs and Mr. Daniels.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL**  
– there was no Executive Session held.

### **PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION**

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

Jane Whittington, City Clerk