

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
TUESDAY, SEPTEMBER 3, 2024
CITY HALL COUNCIL CHAMBERS, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

AGENDA ITEMS FOR THE COUNCIL MEETING - Present were Mayor Brandon Hembree, Mayor Pro Tem Alvin Hicks, Council Members Taylor Anderson, Meg Avery, Joshua Page and Gary Pirkle, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington, and City Attorney Frank Hartley.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

OLD BUSINESS

NEW BUSINESS

AX-24-002 (APPLICATION WITHDRAWN) –Tax Parcel IDs: 7-9-24: 7-339-121, 7-339-294, 7-339-221, 7-339-293, 7-339-057, 7-339-026A, and 7-339-025 Interim Planning Director Rebecca Keefer stated that the Planning Commission voted to table this item. The applicant is requesting to table it and address it at a later date.

RZ-24-002 – 1374 Hillcrest Drive, Phelps Family Properties, Rezone from RS-100 to RS-100 SRD (Senior Family District) for detached and attached senior residences (PUBLIC HEARING 9-9-24) – City Manager/Planning. Logan Witter, Planner, explained that the application is for 4.8 units per acre which is revised from ten per acre. He presented the staff conditions. There was discussion from the Council regarding the number of units and traffic concerns on Hillcrest Dr.

RZ-24-004 - 1036 and 1040 Whitehead Road, Whitehead Road Investments LLC, Rezone from AF, RS-100 & RS-150 to RS-100 CBD within the Central Business District for future Single-Family Residences (PUBLIC HEARING 9-9-24) – City Manager/Planning. The Planning Commission voted to table because of a lack of a site plan. The City Attorney explained that the Council would need to table this to a date certain at the Council meeting. He will help guide the motion.

DRB-CBD 24-001 5021 Nelson Brogdon Blvd., Novarre Group Sugar Hill Parcel Owner LLC, Central Business District Design Review, (PUBLIC HEARING 9-9-24) – City Manager/Planning. This would be a 13,000 sq. ft. retail space with a greenspace area dedicated to the city. The staff is recommending approval with seven conditions. The Assistant City Manager is to look at the ability to have deceleration lanes off of Highway 20.

DRB-TCO 24-002 1011 Level Creek Road, Kennet Johansson, Design Review Board Approval to remodel and add onto existing residence within the Town Center Overlay (PUBLIC HEARING 9-9-24) – City Manager/Planning. The home currently is undergoing renovation. It has two existing driveways, one is gravel and located in the side yard. Applicant requests to keep two driveways and has a design with two porches.

Resolution Gwinnett County Hazard Mitigation Plan– Assistant City Manager Besseche explained that staff recommends approval for a multi-jurisdictional hazard mitigation plan in partner with Gwinnett County.

Zoning Ordinance Amendment, ZOA 24-002, Residential Driveway Policies – the City Manager explained that the staff is still working on this amendment regarding driveways in residential neighborhoods. Council Member Pirkle suggested that this be tabled to another Work Session before going before the Planning Commission.

CITY MANAGER DISCUSSIONS/UPDATES

Public Safety

Operations

Construction

Development/Events

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – Mayor Pro Tem Hicks motioned to enter Executive Session. Council Member Anderson seconded the motion. Approved 5-0.

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

ADJOURNMENT – The meeting was reconvened and the Mayor stated that there were two matters of real estate discussed. The city will come forward with a Memorandum of Understanding for the Downtown Development Authority to enter into the sale of city property which will be part of action for the September 16th meeting.

Brandon Hembree, Mayor

Jane Whittington, City Clerk