

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

AGENDA ITEMS FOR THE COUNCIL MEETING - by Mayor Hembree. 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, City Clerk Jane Whittington, and City Attorney Frank Hartley. Assistant City Manager Troy Besseche was not present.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

OLD BUSINESS

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 10-14-24) – Interim Planning Director Rebecca Keefer explained the housing plan located off of Whitehead Rd. and Bailey Ave. Bailey Ave. would extend all the way through to Whitehead Rd. with homes from 1,000 to 3,000 square feet. The neighborhood would contain 54 units. If the zoning is approved, then the design review would be a separate council public hearing and action. Staff recommended approval of the rezoning and Central Business District expansion with two conditions.

NEW BUSINESS

DRB-CBD-24-002, 1125 Whitehead Rd., Renovation to office use and provide an addition of a two-car garage (PUBLIC HEARING 10-14-24) – City Planner Logan Witter explained that this home is located at the roundabout on Whitehead Rd. and West Broad St. The home was built in 1951 would be remodeled for commercial office use for Vets Off Leash. The garage would be built for storage. Staff recommended approval with one condition.

DRB-TCO-24-003, 5017 Spring Hill Drive, remodel & provide an addition to existing single-family residence (PUBLIC HEARING 10-14-24) – City Planner Logan Witter explained that the renovation to this existing home would include a covered front porch and an addition to the rear. Staff recommended approval with one condition.

DRB-TCO 24-004 1011 Level Creek Road, Kennet Johansson, Design Review Board Approval to remodel and provide an addition to existing single-family residence (PUBLIC HEARING 10-14-24) – City Planner Claire Weatherly explained that the home is being remodeled by the existing owner and includes the addition of two decks on the back and two driveways. Council Member Pirkle recommended that the applicant remove one of the driveways and build one deck. If the intent is for a duplex, then it would need to go through a rezoning process. Staff recommended approval of the design review with one condition.

Contract Award, Highway 20 Pedestrian Bridge Construction – City Manager Paul Radford explained where the funding would come from for construction of the bridge. The majority would be from ARPA funds and the rest from SPLOST. The project was partially budgeted in 2024 and will be in the capital improvement budget for 2025. Bids were received from three

GOT approved vendors and OhmShiv was the lowest bidder at \$7,222,626.50. Council Member Anderson requested that staff keep the aesthetic when value engineering.

Contract Award, 4605 Creek Bluff Stormwater Improvements – City Manager Paul Radford explained that the project would be funded from ARPA as a stormwater improvement. Three bids were received and the Dickerson Group was the lowest bid at \$ 210,268.50.

International Residential Code Amendments – Planner Logan Witter explained that this amendment is needed to clarify language within Section 302.1 Exterior Walls. It would remove the word projections from Exception 1. The proposed amendment has been submitted to DCA for a recommendation in accordance with the Uniform Codes Act.

CITY MANAGER UPDATES

Zoning Ordinance Amendment, ZOA 24-002, Residential Driveways – the language was discussed and the provisions such as allowing gravel driveways for a temporary timeframe.

Board Meeting Times and Locations – Council Member Avery recommended that the boards such as the Downtown Development Authority and the Development Authority or Riverland Authority meet at the same time. It was also discussed that the meeting location be consistent as well.

2025 Proposed Budget Timeline Discussion – Council Member Avery explained that the Charter requires that the budget be presented ninety days prior to the end of the year. The City Manager stated that the budget is on the schedule for the November Work Session and November Council Meeting. Council Member Page recommended that the city either amend the Charter or present the budget as it states.

Public Safety
Operations
Construction
Development/Events

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – there was no Executive Session held.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk