

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, NOVEMBER 4, 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, Josh Page and Gary Pirkle. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Attorney Frank Hartley and City Clerk Jane Whittington.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

OLD BUSINESS

NEW BUSINESS

Veto by Mayor Hembree RZ-24-004, 1030 & 1040 Whitehead Rd. – the City Clerk explained the process of the veto. The Mayor vetoed the ordinance on October 21, 2024 and the Council will need to vote on whether to approve the original ordinance thereby overriding the veto.

Public Hearing, 2025 Proposed Operation & Capital Improvement Budgets – the City Manager explained the proposed budget. The budget is 3% less than last year with a 4% compensation increase for city employees. No new positions in the general fund are proposed and the only position proposed is for a Golf Clubhouse professional. The Council travel and training line item is reduced. The Assistant City Manager explained the Capital Improvement budget. The CIP includes a Transco regulator station, future trails and playground at Ridge Lake Park. There are also proposed sidewalks on Whitehead Rd., ten pickleball courts at a new Oak Street Park, Council had questions and/or discussion regarding software, property tax, paving of city streets, two new parks, concerts, Eagle Theater, golf course revenue, parking garage, financial transparency status. It was suggested that a new position be added for a Code Enforcement Officer.

The public hearing was opened and there were no comments, so the hearing was closed.

DRB-CBD 24-003, 5000 Bailey Ave. and Nelson Brogdon Blvd., Two Packard, LLC Design Review Board approval for new retail space within the Central Business District (CBD) (public hearing 11-12-24) – Logan Witter, Planner, explained that this application is for a 4700 square foot retail space located within the Central Business District (CBD) near the corner of Nelson Brogdon Blvd. and Bailey Ave. The commercial space will have three tenant spaces which includes possible restaurant, retail and other capabilities. As part of the rezoning of the parcels it requires that a minimum of 4500 square feet of commercial space be constructed prior to 50% occupancy of the residential units. Council Member Pirkle noted that it didn't seem to be enough parking spaces.

DRB-TCO 24-005, 5305 Nelson Brogdon Blvd. Accessory Storage Structure (public hearing 11-12-24) – Logan Witter, Planner, explained that the city received an application from Gary Nicholson requesting to construct an outdoor storage shed on the site of Sugar Hill Animal Hospital at 5305 Nelson Brogdon Blvd. The storage shed would be at the rear of the property near an existing fenced dog run. It would be 10' X 16' in a gambrel barn style. Staff

recommended approval with one condition. Council Member Pirkle suggested screening so it is not as visible from the road.

FY25 Local Maintenance and Improvement Grant (LMIG) Application – the Assistant City Manager explained that the city should be able to complete repairs on about three miles of roads for this year. Staff recommended a list of streets based on roadway scores. Funding from the state through the LMIG program is around \$252,007.

Resolution Moratorium on Development or Issuance of Permits for Apartment Houses and Dwellings, Multiple within the CBD & TCO – Council Member Pirkle explained that the resolution would place a moratorium on apartments in these areas until February 15, 2025.

Resolution to require Special Use Permit for the development and approval of Apartment Houses and Dwellings, Multiple within the CBD & TCO – Council Member Pirkle explained that this resolution would require a special use permit for apartments and multiple dwellings within the CBD and the TCO. This item would next go to the Planning Commission and back to the Council for approval.

CITY MANAGER DISCUSSIONS/UPDATES

ZOA-24-002, Zoning Ordinance Amendment Residential Driveways includes changes to section 407 and 1106. It is ready to go forward to the Planning Commission and then back to City Council.

2024 Training Discussion Council Member Page suggested that when the Council takes training, they share what they learned potentially as a part of their monthly report.

Inclusive Task Force Update – Council Member Page stated that the task force members had a meeting to discuss the playground. They looked at a mission statement and a sensory area. The task force will have zoom meetings going forward.

AX-24-003, Hillside Farms annexation application accepted, parcels 7339 121, 7339 057 – the City Manager stated that the city received an annexation application for these parcels. It will go to the Planning Commission and back to the Council next month.

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 Hicks motioned to adjourn. Council Member Page seconded the motion.

Brandon Hembree, Mayor

Jane Whittington, City Clerk