

**COUNCIL MEETING MINUTES  
CITY OF SUGAR HILL  
5039 WEST BROAD STREET  
SUGAR HILL, GEORGIA  
MONDAY, DECEMBER 9, 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, 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. Council Member Avery seconded the motion. Approved 5-0.

**APPROVAL OF MINUTES** – Council Meeting November 12, 2024; Work Session November 4, 2024 – Council Member Avery motioned to approve the minutes as written. 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 -  
CONSENT AGENDA**

**OLD BUSINESS**

Veto by Mayor Hembree RZ-24-004, 1036 & 1040 Whitehead Rd. – The Mayor explained the veto and the procedure for the Council. He called for any motions regarding the veto. There was no action taken so the veto stands.

Council Member Anderson motioned to table RZ-24-004 until the January meeting. Council Member Avery seconded for discussion. Council Member Avery's second included sending the item to the Planning Commission in December and then back to the Council in January. The motion and the second were different so the motion did not stand. Council Member Anderson motioned to approve tabling RZ-24-004 to the January meeting. Council Member Hicks seconded the motion. Motion did not carry 2-3 with Council Members Anderson and Hicks voting for the motion and Council Members Avery, Page and Pirkle voting against. Council Member Avery motioned to table RZ-24-004 to the December Planning Commission meeting with a public hearing and then to the January Council Meeting with a public hearing. Council Member Pirkle seconded the motion. The advertising requirements were discussed and the City Attorney verified that no further advertising was required. The City Attorney further clarified that no public hearing was required but the Council could motion to include them. The motion carries 5-0.

**2025 Proposed Operation & Capital Improvement Budget Ordinance** – the Mayor explained that not all of the Council has had a chance to look at the latest version of the budget so it will be tabled and brought back at a Special Called meeting at a later date. The City Manager explained any changes in the operating budget since the last version was presented. Assistant City Manager Troy Besseche explained the Capital Improvement proposed changes since the last version. Council Member Pirkle motioned to table the budget. Council Member Page seconded the motion. Approved 5-0.

**IBC Code Amendment Adoption** – Planner Logan Witter explained the code amendment. The amendment would clarify language within Section 302.1 Exterior Walls to eliminate ambiguity in interpretation. The word projection would be removed. The proposed amendment was submitted to DCA on October 21, 2024 for approval. Council Member Pirkle motioned to approve the IBC Code Amendment. Council Member Page seconded the motion. Approved 5-0.

## **NEW BUSINESS**

**Public Hearing, AX-24-003, Hillside Holdings, LLC, 5871 Hillside Farm Rd. & 545 Riverside Rd. annex 20.09 acres & rezone General Business BG for a brewpub, event venue and chapel** – Planner Claire Weatherly explained the city received an application from Hillside Holdings, LLC on October 22, 2024 requesting annexation of a 20.09 assemblage of property and to rezone to General Business BG for a brewpub, event venue and chapel. The applicant is requesting a special use permit for an event facility. He is further requesting buffer reductions for parcels 7339 121 and 7339 057 for existing conditions and site access. The Planning Commission had no recommendation. Staff recommended approval of the annexation and the rezoning to BG with ten conditions. The public hearing was opened and Drue Warner and David Lee spoke in favor and explained the vision of the project. The following spoke in opposition to the application: Austine Murphy, 554 Emerald Lake Ln.; Andrew Hubbard, 559 Emerald Land Ln.; Marla King, 510 Emerald Parkway. The time for the hearing was exhausted, so the hearing was closed. Council Member Page motion to deny AX-24-003 annexation, rezoning and special use permit. Council Member Avery seconded the motion. Motion to deny approved 5-0.

**Public Hearing, CBD-24-004, Central Business District Design Review for a medical office** – Planner Logan Witter explained that the city received an application from Frank Pittman on behalf of MLC Sugar Hill, LLC requesting design review board approval for a 4,113 square foot urgent care facility located within the central business district overlay. The site was a former CITGO gas station and convenience store. The building was demolished and remnants of the fuel pumps and underground tanks remain. The proposed development borders the Sycamore Summit master plan which no other buildings have gone through design review. There are two exhibits of site plans with the building at the front on Highway 20 with the parking lot in the rear as Exhibit 1 and the building at the rear of the property, parking lot in the front as Exhibit 3. Staff recommended approval of Exhibit 1 site plan with nine conditions. The public hearing was opened, and Frank Pittman spoke for the applicant. Nick Thompson spoke in favor of the project as well as Majed Alboume. No one spoke in opposition, so the hearing was closed.

Council Member Anderson motioned to approve CBD-24-004 amending the following conditions. Condition #1, changing the reference from Exhibits 1 and 2 to Exhibits 2 and 3 and adding use as a medical facility only; Conditions #2 and #3 eliminate; Condition #4 40% of the façade facing Highway 20 shall be transparent through windows and doors on the ground level with 20% of the façade on the west and east facing elevations shall be transparent through windows and doors on the ground level with all other conditions remaining the same. Council Member Pirkle seconded the motion. Approved 5-0.

**Resolution PTSD Coverage through GIRMA** – the City Manager explained that Georgia Municipal Association through GIRMMA has established a program in response to the Ashley Wilson Act to provide coverage for peace officers and volunteer peace officers to cover PTSD from job related incidents. The city will provide a census update every 6 months to make sure that the staff count is correct. Staff recommends that the Council pass the provided resolution and authorize staff to provide the coverage through GIRMA in

response to House Bill 451 “The Ashley Wilson Act” which takes effect January 1, 2025. Council Member Page motioned to approve as presented. Council Member Avery seconded the motion. Approved 5-0.

**Agreement for Landfill Expense Reimbursement** – the Assistant City Manager explained that this agreement would reimburse the city for expenses related to the 30-year closure and monitoring period for the city’s landfill. The amount is \$8,074.22 and is anticipated in the grant line item. Staff recommends approval and to authorize the Mayor to sign the resolution and agreement for HWTF reimbursement. Council Member Page motioned to approve as presented. Council Member Avery seconded the motion. Approved 5-0.

**Transco Project Agreement** – Assistant City Manager Besseche explained that the project is to upgrade the city’s interconnection with Transco Pipeline. The costs associated with this agreement requires three payments, one is in 2024 in the amount of \$571,890 due upon execution of the agreement. The other two are due in 2025 making the total cost \$2,147,047. Funding is provided through a combination of SPLOST (\$1,191,317.32) and gas department reserves (\$956,089.68). Staff recommended approval of the operating agreement upon final legal review and approval of the corresponding budget amendment for funding. Council Member Pirkle motioned to approve as outlined by Assistant City Manager Besseche. Council Member Anderson seconded the motion. Approved 5-0.

**EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL** – Council Member Anderson motioned to enter Executive Session for legal, real estate and/or personnel. Council Member Avery seconded the motion. Approved 5-0.

**PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION** – the meeting was reconvened and the Council discussed two real estate matters and one legal matter. The following action was taken out of Executive Session. The City Attorney Frank Hartley explained that the City has been asked to consider participation in an Amicus Brief in the Chang vs. City of Milton court action. This case was considered by the Court of Appeals and the Amicus Brief requests that the Georgia Supreme Court take the case and overturn the Court of Appeals. Council Member Page motioned to approve participation in the Amicus Brief as described by the City Attorney. Council Member Pirkle seconded the motion. Approved 5-0.

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

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Brandon Hembree, Mayor

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Jane Whittington, City Clerk