

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, JUNE 9, 2025, 7:30 P.M.**

CALL TO ORDER – by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Joshua Page, Council Members Taylor Anderson, Meg Avery, Alvin Hicks and Gary Pirkle, City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington, and City Attorney Lee Thompson.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Council Member Anderson.

APPROVAL OF AGENDA – Council Member Hicks motioned to approve the minutes as written. Mayor Pro Tem Page seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Council Meeting & Executive Session May 12, 2025; Work Session & Executive Session May 5, 2025 – Council Member Hicks motioned to approve the minutes. Council Member Anderson seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

REPORTS

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

CITIZENS AND GUESTS COMMENTS – James January 1282 Frontier Dr., spoke regarding planning and zoning applications and the way they are presented. He also talked about variances and the number presented.

CONSENT AGENDA

OLD BUSINESS

TCO Design Review 25-003, 5290 Sycamore Rd., New Single-family Residence – Planning Director (public hearing held 4-14-25) – Staff recommended tabling this item to allow time to review the new site plan. Council Member Anderson motioned to table this item until July. Council Member Hicks seconded the motion. Approved 5-0.

TCO Design Review 25-004, 5300 Sycamore Rd. New Single-family Residence – Planning Director (public hearing held 4-14-25) - Staff recommended tabling this item to allow time to review the new site plan. Council Member Anderson motioned to table this item until July. Council Member Hicks seconded the motion. Approved 5-0.

RZ-25-003, 4862 White St. R292-014, Rezone from MH to R36 for Detached Single-Family Residences (public hearing held 5-12-25) – Planning Director Newell explained that there were no changes to the application since the May Council Meeting. Staff recommended approval with the front setback at 30' with the side setback variance from 10' to 5'. Council Member Avery had questions regarding the elevations and price point. Mayor Pro Tem Page stated that these homes are a step in the right direction for the area. Council Member Pirkle thought the property seemed the size for two houses not three. Council Member Anderson reminded Council that 3 or 4 mobile homes could go on the property as currently zoned. Council Member Pirkle motioned to deny RZ-25-003. Council Member Avery seconded. Motion denied 2-3 with Council Members Pirkle and Avery voting in favor of denial and Council Members Anderson, Hicks and

Page voting against. Council Member Anderson motioned to approve RZ-25-002. Council Member Hicks seconded the motion. Approved 3-2 with Council Members Anderson, Hicks and Page voting to approve and Council Members Avery and Pirkle voting against.

FY25 LMIG Supplemental Grant Request – Assistant City Manager Besseche explained that the city will receive additional LMIG funding in the amount of \$309,170.92. They have outlined the additional streets to be paved and/or patched. There will be a 3rd round of street paving that will be presented at the July Council meeting. Staff recommended approval with three actions, approval, authorize the Mayor to sign and a budget amendment for the funding. Council Member Pirkle motioned to approve the LMIG funding and the budget amendment. Mayor Pro Tem Page seconded the motion. Approved 5-0.

NEW BUSINESS

Public Hearing, AX-25-002, 5853, 5875 Suwanee Dam Rd., 5868 Henry Bailey Rd., 2.72 acres Rezone to General Business (BG) for Retail Commercial Development– Planning Director Newell explained that the city received an application from Five Group LLC c/o Jeong Kyun Park requesting General Business (BG) for a retail commercial development. The majority of the parcel R7339 005 was annexed into the city as AX-08-001. There were conditions attached to the annexation and rezoning. The additional parcels that the applicant is requesting to annex into the city as AX-25-002 are currently zoned RS-100 in Gwinnett County. The total project would be BG for an 18,000 square ft development with a recreational component. Staff is recommending approval with five conditions and approval of the variance request to reduce the front setback long Suwanee Dam Rd. and Henry Bailey Rd. from 40' and 30' to 10'. The public hearing was opened, and the applicant Jeong Kyun Park spoke regarding the project. He presented a summary presentation of the project. He stated it contains a recreational product not a water park.

The following spoke in opposition to the project: Caroline Williams, 329 Lanier Place Ct.; Annabelle Blankemeyer, 365 Kendrix Rd.; Clifton Prewitt, 5443 Sugar Ridge Dr.; and Michael Lee, 198 Eastham Ct. They had concerns regarding traffic, effects of commercial so close to residential and the daycare behind this project. There were other comment cards turned in that expressed opposition for various reasons. The applicant rebuttal discussed the right-in and right-out and access issues. He felt that their plan is an improvement from the one passed in 2008.

The public hearing was closed. The Council discussed traffic, the entrance and Kendrix Rd. Council Member Anderson suggested some additional conditions. Mayor Pro Tem Page motioned this item be tabled to allow further time to look into these items. Council Member Anderson seconded the motion. Approved 3-2 with Council Member Anderson, Page and Hicks voting for the motion and Council Members Pirkle and Avery against.

Public Hearing, RZ-25-004, 1100 Old Cumming Rd., R7306 051 & 289, Change in Conditions (conditions approved 8-13-20) – the Planning Director explained that the city received an application from Sinh Bui requesting to change the conditions of zoning for the Sycamore Square project. The property was approved with conditions on August 13, 2020. Since the work session additional conditions were modified. The applicant is requesting to build fee simple townhomes and detached homes. This includes 41 attached single-family residences and 9 zero lot line detached homes.

The public hearing was opened, and Sinh Bui spoke regarding the request for change in conditions. The residential part of this project is ready to move forward. Lidl is not ready to proceed with their commercial portion. The units decreased and have their entrance off of Sycamore Rd. They are ready to move forward with this project. James January 1282 Frontier Dr. suggested a flashing yellow light or something on Sycamore to indicate the entrance and exit access. The Council asked for clarification if the entrance off of Sycamore connected to the commercial portion and the residential portion. Mr. Bui stated that it does not. Council Member Anderson suggested additional conditions that provide one parking space per three or four units within the townhome section for visitor parking. They will also need sidewalks inside the development. Council Member Page suggested connectivity to the commercial development whether it be the start of the road until the commercial section comes but they should be connected. Council Member Anderson motioned to approve RZ-25-004 with the conditions outlined by staff and with the following additional conditions: condition # 11 should be modified to provide in addition to what is already there interparcel access from the residential development to the commercial development at some location. The overall development should be limited to 50 units with a total of nine single family detached units. The development should have a minimum of one parking space per four units of on street parking. Provide a twenty-five-foot setback along Sycamore Rd. Single family residences along Sycamore Rd. shall front Sycamore Rd. with sidewalk connections from the residences to the sidewalk along Sycamore Rd. The sidewalk along

Sycamore Rd. shall be a minimum of six feet wide that matches what Lidl is building. Council Member Avery seconded for discussion. She questioned whether conditions could be added to a project that is already approved. The City Attorney Lee Thompson answered that the Council could add conditions to the project. Council Member Avery's second stands. Council Member Anderson clarified that the applicant requested change in condition so that allows the Council to add additional conditions. The motion was approved 5-0.

Hillcrest Drive Right of Way Dedication – the Assistant City Manager explained that Prestwick has finished construction on a portion of the greenway trail north from Norvare to the western property line and wants to donate the right-of-way along Hillcrest Dr. to the city where the trail has been constructed. Mayor Pro Tem Page motioned to accept the donation of right-of-way for Hillcrest Dr. from Prestwick Development Company, LLC and authorize execution of the associated documents. Council Member Hicks seconded the motion. Approved 5-0.

Ordinance Amendment Chapters of the Sugar Hill Code related to Incorporating Gwinnett County Code – Request to Table to allow required Advertising. Mayor Pro Tem Page motioned to table this item until the July meeting. Council Member Avery seconded the motion. Approved 5-0.

Mill Creek Property Sale, 4605 Creek Bluff Dr. – the Assistant City Manager explained that the city accepted bids for the property and received two. The highest bid was \$250,009.99 from Ing Chai and Nanthawan Ninhavanh. Staff recommended awarding the bid to the highest bidder (Ing Chai and Nanthawan Ninhavanh) in the amount of 250,009.99 and authorize a purchase and sale agreement with the bidder to close by 8/8/2025. Council Member Hicks motioned to award the bid to the highest bidder to close by 8-8-25. Mayor Pro Tem Page seconded the motion. Approved 5-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Council Member Hicks motioned to enter Executive Session for one legal, one personnel and one real estate matter. Mayor Pro Tem Page seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – the meeting was reconvened, and the Council took the following action out of Executive Session. Council Member Hicks motioned to approve the purchase of the 2.47 acres of property at 4981 Nelson Brogdon Blvd. also known as parcel #R7292 091 from Carrie Lee Kinlaw as Administrator of the Estate of Jackie Deloy Kinlaw in the amount of \$610,000 and approve the corresponding budget amendment with funds from unrestricted reserves. Council Member Anderson seconded the motion. The motion was approved 4-1 with Council Member Pirkle voting against.

ADJOURNMENT – Mayor Pro Tem Page motioned to adjourn. Council Member Avery seconded the motion. Approved 5-0.

Brandon Hembree, Mayor

Jane Whittington, City Clerk