

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, JUNE 2, 2025
CITY HALL COUNCIL CHAMBERS, 7:00 P.M.
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

AWARDS AND PRESENTATIONS/PROCLAMATIONS – 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 Frank Hartley.

Mark Mackain, All-in Futbol Club Presentation/Updates – Mayor Hembree turned it over to Mark Mackain to give an update on the soccer program at Gary Pirkle Park. Mark thanked the city for their support and gave an update on the All-in Futbol Club.

OLD BUSINESS

TCO Design Review 25-003, 5290 Sycamore Rd., New Single-family Residence – Planning Director (public hearing held 4-14-25) The Planning Director reported that staff met with the applicant and they are looking at a survey to combine the properties and re-divide them. They want to continue to table until they have completed the process.

TCO Design Review 25-004, 5300 Sycamore Rd. New Single-family Residence – Planning Director (public hearing held 4-14-25) This is the same applicant and process as TCO 25-003.

RZ-25-003, 4862 White St. R292-014, Rezone from MH to R36 for Detached Single-Family Residences (public hearing held 5-12-25) – the Planning Director explained that there were no real changes from the presentation last month. The Planning Commission recommended approval and staff recommended approval. Staff have not received any responses from people living on White Street.

FY25 LMIG Supplemental Grant Request – the Assistant City Manager went over the street paving program and the list of streets. Council Member Pirkle asked if the city had funding to repair the streets that are on the failing list. The Assistant City Manager will present that in a future meeting to not hold up this contract.

NEW BUSINESS

AX-25-002, 5853, 5875 Suwanee Dam Rd., 5868 Henry Bailey Rd., 2.72 acres Rezone to General Business (BG) for Retail Commercial Development (public hearing 6-9-25) – Planning Director Newell explained that this application is for a retail shopping center with parking on one side and retail on the other. Staff recommended approval with five conditions. The Planning Commission also recommended approval. They are requesting a variance on the setback along Suwanee Dam Rd and Henry Bailey Rd. from 40' to 30'.

RZ-25-004, 1100 Old Cumming Rd., R7306 051 & 289, Change in Conditions (conditions approved 8-13-20) (public hearing 6-9-25) – the Planning Director explained that this application is for a change in conditions that were approved for a condo project with age restrictions. The request is not for the future Lidl parcel but rather for the housing portion. It

consists of single-family along Sycamore Rd. and townhomes on the rest of the property. They want to remove age restrictions and have fee simple townhomes.

Hillcrest Drive Right of Way Dedication – the Assistant City Manager explained that the Refinery has completed their project and wants to donate a portion of the right-of-way to dedicate to the greenway. Staff recommends approval.

Ordinance Amendment Chapters of the Sugar Hill Code related to Incorporating Gwinnett County Code – City Attorney/City Clerk. The City Attorney explained that chapters of the Sugar Hill code have not been updated with the changes Gwinnett County has made over time. The noise ordinance is an example of the difference in the ordinances.

WORK SESSION DISCUSSION ITEMS

CITY MANAGER DISCUSSIONS/UPDATES

The City Manager updated that he is working with the Finance Director on the second letter to go out to property owners that are past due on their city property taxes.

Public Safety

Operations

Construction

Development/Events

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – Council Member Page motioned to enter Executive Session for real estate and personnel matters. Council Member Hicks seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – there was no action taken out of Executive Session. The Council discussed two real estate and one personnel and one legal matter.

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk