

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, NOVEMBER 10, 2025, 7:30 P.M.**

CALL TO ORDER - by Mayor Pro Tem Page. Mayor Hembree will be late to the meeting. Present were 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.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Council Member Hicks

APPROVAL OF AGENDA – Council Member Hicks motioned to approve the agenda. Council Member Pirkle seconded the motion. Approved 4-0.

APPROVAL OF MINUTES – Council Meeting & Executive Session October 13, 2025; Work Session & Executive Session October 6, 2025 – Council Member Avery motioned to approve the minutes. Council Member Anderson seconded the motion. Approved 4-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Players Guild at Sugar Hill Annual Report – Ann Mulligan gave the annual report for the Player's Guild.

Children's Theatre Annual Report – Renee Hannah gave the annual report for the Children's Theater.

Mayor Hembree arrived at the meeting.

REPORTS

CITY ATTORNEY

COUNCIL

MAYOR

CITY CLERK

CITY MANAGER

YOUTH COUNCIL

CITIZENS AND GUESTS COMMENTS – Peter Friedrich, 4267 Buford Dr., spoke regarding SB 375. He requested that the Council pass a resolution to reject this bill.

CONSENT AGENDA

OLD 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 held 6-9-25) – the Planning Director explained that the applicant is requesting to withdraw this application without prejudice. Council Member Anderson motioned to allow the applicant to withdraw AX-25-002 without prejudice. Mayor Pro Tem Page seconded the motion. Approved 5-0.

NEW BUSINESS

Public Hearing, AX-25-003, 5942 Cumming Highway, .96 Acres Rocket Brew, Inc., Rezone from R-100 to BG (General Business) for a retail development – Logan Witter, Senior Planner, explained the application.

The property is a pie shape with the smaller portion at the rear of the property. He showed the access easement to allow the entrance at the red light in front of Zaxby's. Staff recommended approval with one condition. The public hearing was opened and Baxter Russell spoke for the applicant. The business would not use speakers but rather employees taking orders on tablets. There were no additional comments, so the hearing was closed. Council Member Anderson motioned to approve AX-25-003 with the staff condition and adding two additional conditions. There shall be a 50' radial undisturbed buffer off the back point with the exception of sanitary sewer; outdoor speakers are prohibited. Council Member Pirkle seconded the motion. Approved 5-0.

Public Hearing, AX-25-004, 6318 Suwanee Dam Rd., Annex and Rezone 10.16 acres from R100 in Gwinnett County to RS-100/CSD – Logan Witter, Senior Planner explained the application. The applicant is requesting that the city annex this property and rezone to RS-100 with a CSD overlay. They will preserve greenspace and allow smaller lots. The staff recommended approval with ten conditions. The public hearing was opened and Ryan Beasley, 1550 N. Brown Rd. spoke for the applicant. The applicant is requesting that the city remove conditions #4 and #5 and add two special use permits to allow 50' lots and a 20' enhanced landscape buffer. The applicant does not know the price range of the units yet.

Peter Igyato, 6531 Sweet Laurel Run, spoke regarding opposition or concerns for the project. There is a natural stream and wooded area in back of this property. This development would be up on a hill and would look down on their properties.

Lindsey Ross, 6561 Sweet Laurel Run, commented on the uniqueness of the natural woodlands in this area. It is a natural pathway for the wildlife and habitats. She also had concerns about the homes being built on a hill looking down.

The applicant's rebuttal was that the existing zoning would permit development more harmful than this request. The stream is addressed in condition #2.

The council had suggestions to be included in the application if it moves forward including maximum number of lots, the special use permit, the rear buffer and the private road. They agreed to table this item and work out concerns and allow the applicant time to address or speak to them. Council Member Pirkle motioned to table AX-25-004. Council Member Avery seconded the motion. Approved 5-0.

Public Hearing, RZ-25-007, 4832 White St., Rezone from MH to R36 (3 units) side setback variance – Logan Witter, Senior Planner, explained the application. This is to subdivide the lot into three lots and put three houses on them. Staff approved the rezoning with four conditions and there is one variance request. The public hearing was opened, and Dustin Sadeghy of Empire Investments spoke for the project. Stephanie Upton, 196 Line Street, spoke against the project. She had a signed petition from some of the surrounding neighbors. The Council recommended tabling this item to allow the city to work with Buford to make the street wider. It is too narrow in areas. The City Attorney explained that the Council can either send it back to the Planning Commission or request that staff work with Buford on obtaining right-of-way or a possible one-way street. Mayor Pro Tem Page motioned to table RZ-25-007 until the January meeting and requested that staff work on road acquisition and making the road compliant. Council Member Pirkle seconded the motion. Approved 5-0.

Public Hearing, ZOA-25-004, Addition of Permitted Animals and Associated Enforcement Methods – Mayor Pro Tem Page explained that this zoning ordinance amendment will delete section 614 and add a new section 615 to allow the keeping of chickens. There was some discussion about adding quail to this section. The City Attorney explained that was not an easy add. They would need more time to review the possibility of adding quail. The public hearing was opened and there were no comments, so the hearing was closed. Mayor Pro Tem Page motioned to approve ZOA-25-004 as presented allowing non-HOA residents to keep chickens for recreational purposes. Council Member Hicks seconded the motion. Approved 3-2 with Council Member Anderson, Hicks and Page voting for the motion and Council Member Avery and Pirkle voting against.

Contract for Delinquent Tax Collection, Appalachian Mountain Services— the City Manager explained that staff have been working with Appalachian Mountain Services on this contract to collect the delinquent property taxes. They will also introduce an amendment to the tax collection policy to reflect that the city will fine any delinquent bills over \$10 not \$150. This will make the process more equitable. Council Member Hicks motioned to approve the contract for delinquent tax collection and allow the City Manager to sign it. Council Member Avery seconded the motion. Approved 5-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Council Member Hicks motioned to enter Executive Session. Council Member Avery seconded the motion. Approved 5-0.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION – The meeting was reconvened, and the Council discussed one real estate and one personnel matter. There was no action taken out of Executive Session.

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk