

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, DECEMBER 8, 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. City Attorney Frank Hartley was not present.

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Council Member Hicks.

APPROVAL OF AGENDA – Council Member Pirkle motioned to approve the agenda. Council Member Hicks seconded the motion. Approved 5-0.

APPROVAL OF MINUTES – Council Meeting & Executive Session November 10, 2025; Work Session November 3, 2025 - Council Member Anderson motioned to approve the minutes. Council Member Avery seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

REPORTS

CITY ATTORNEY

COUNCIL

MAYOR

CITY CLERK

CITY MANAGER

YOUTH COUNCIL

CITIZENS AND GUESTS COMMENTS – Karl Siegele, 520 Pine Roc Tr. Spoke regarding the Riverlands project as budgeted. He requested that the community be allowed to be involved in building this project.

CONSENT AGENDA

OLD BUSINESS

AX-25-004, 6318 Suwanee Dam Rd., Annex and Rezone 10.16 acres from R100 in Gwinnett County to RS-100/CSD (public hearing held 11-10-25) – Logan Witter, Planner, explained the application. This was tabled from last month and has been reduced to 33 units. They also moved the project forward 25' to allow more buffer in the rear of the property where it borders Laurel Park. The public hearing was held last month. Staff recommended approval with ten conditions and two special use permits. Mayor Pro Tem Page motioned to approve the annexation and rezoning to RS-100/CSD with the conditions and special use permits as outlined by staff. Council Member Hicks seconded the motion. Approved 5-0.

Fleet Management Program – the Assistant City Manager explained that the city currently has 62 vehicles in the standard fleet valued at an average of \$2,421,139. Staff recommends entering into agreements with Enterprise Fleet Management for vehicle lease management for 2026 as well as related additional services such as telematics, fuel and maintenance tracking. Legal counsel has reviewed the documents and provided edits and changes which are included in the final versions. Council Member Anderson motioned to approve the agreements with Enterprise Fleet Management necessary to provide for the lease-purchase of new vehicles in the 2026 budget, to provide fleet management support services and authorize the Mayor to sign. Council Member Hicks seconded the motion. The motion was approved 3-2 with Council Members Anderson, Hicks and Page voting for the motion and Council Members Avery and Pirkle voting against.

NEW BUSINESS

Public Hearing, RZ 25-008 & DRB-TCO 25-006, 5243 Sycamore Road; R7305-017, 285, 287, R7306-064A, 064D, 065, 222, Rezone to R36 (TCO) – Planner Logan Witter asked the City Attorney to explain this case. City Attorney Lee Thompson explained that this was a lawsuit filed in superior court last year after the zoning was denied. It was reprimanded to the Council for a new public hearing. The applicant would have the right to revive the lawsuit if the case passes with something they do not agree on. Logan Witter explained the application. The parcel is located at the corner of Sycamore Rd. and Appling Rd in the town center overlay. It is 14.91 acres and the proposal is for 65 single-family attached units. The applicant is requesting several variances in conjunction with the rezoning. Staff recommends approval with 17 conditions. The public hearing was opened and Andrea Pearson, Bloom Parham, spoke for the applicant. She explained the proposal and the collaborative process to reach conditions that both parties could agree on. The applicant Zach Kittle explained that they would save the last 4 minutes of the time for rebuttal if necessary.

Dave Williams spoke regarding storm drains in the area of this project and traffic concerns.

Council Member Hicks motioned to approve RZ-25-008 rezoning as requested with the Town center Overlay design Review 25-006 with the 17 conditions as described by staff. Council Member Anderson seconded the motion. The motion was approved 3-2 with Council Members Anderson, Hicks and Page voting for the motion and Council Members Avery and Pirkle voting against.

Public Hearing #2, 2026 Proposed Budget & 2026 Proposed Capital Improvement Budget – the City Manager reviewed the 2026 proposed budget. This is the second public hearing held for the budget. He went over the 2025 year in review and explained the accomplishments and projects that were completed. The Assistant City Manager explained the proposed 2026 and the five-year Capital improvement Budget. The public hearing was opened, and Samantha Piovesan spoke regarding the Oak Street inclusive park. She explained the importance of this park in the area. There were no other comments, so the public hearing was closed.

Council Member Avery spoke regarding timing of the budget, the Riverlands project and recreation as a whole. She is in favor of recreation and greenspace. Mayor Pro Tem Page thanked staff for their work on the budget. He noted the higher costs of goods and services and that no budget is perfect. Council Member Anderson spoke regarding the Capital Improvement Budget. He made note that all of these projects were just budgeted but they will still have to come before the Mayor and Council for design and cost approval.

Council Member Hicks motioned to approve the 2026 Proposed and 2026 Capital Improvement Budgets as presented. Council Member Anderson seconded the motion. The motion was approved 3-2 with Council Members Anderson, Hicks and Page voting for the motion and Council Members Avery and Pirkle voting against.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – there was no Executive Session held.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk