

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, DECEMBER 1, 2025, 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

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.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

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) – Planning Director Newell explained that the development had been shifted closer to the road. They dropped one unit and they dropped the variance for 50' lots.

Fleet Management Program – the Assistant City Manager explained that there are 62 units in the city fleet. This program will help the city level out the cost for new vehicles and allow newer vehicles with safety features.

NEW BUSINESS

RZ 25-008 & DRB-TCO 25-006, 5243 Sycamore Road; R7305-017, 285, 287, R7306-064A, 064D, 065, 222, Rezone to R36 (TCO) (public hearing 12-8-25) – the Planning Director asked the City Attorney to explain this item. Lee Thompson explained that the city denied the request to rezone this property for townhomes. The parties sued in superior court. The Judge remanded the matter back to the Council to consider. The Planning Director explained that this is rezoning and design review. The staff is recommending approval with 17 conditions. The applicant has not set a price point yet. The public hearing will be held at next Monday's Council Meeting.

Public Hearing #1, 2026 Proposed Budget & 2026 Proposed Capital Improvement Budget – the Finance Director Cindy Pugh explained the proposed budget. State law requires that the city adopt a balanced budget. The budget is a conservative estimate. It includes a 4.5% increase for employees. The Assistant City Manager explained the capital improvement budget for 2026 and five years. The public hearing was opened and Kalee Weiland, 5623 Riverside Walk Dr., spoke regarding the budget and funds. There were no other comments so the hearing was closed.

WORK SESSION DISCUSSION ITEMS

CITY MANAGER DISCUSSIONS/UPDATES

Venue & Events Impact Study, Trevor Butler, Senior Consultant, KB Advisory Group – the City Manager introduced Trevor Butler, Senior Consultant for KB Advisory Group. He explained the study and the costs and how the data was gathered for this study.

Public Safety

Operations

Construction

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – there was no Executive Session held.

PUBLIC ACTION TAKEN OUT OF EXECUTIVE SESSION

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk