

**COUNCIL MEETING MINUTES
CITY OF SUGAR HILL
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, APRIL 13, 2026, 7:30 P.M.**

CALL TO ORDER – by Mayor Hembree. Present were Mayor Brandon Hembree, Mayor Pro Tem Josh Page, Council Members Meg Avery, Alvin Hicks, Gary Pirkle and Samantha Piovesan. Also present were City Manager Paul Radford, Assistant City Manager Troy Besseche, City Clerk Jane Whittington and City Attorney Frank Hartley.

PLEDGE OF ALLEGIANCE TO THE FLAG – Boy Scout Troop 513 led the pledge.

INVOCATION – given by Council Member Pirkle

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

APPROVAL OF MINUTES – Council Meeting March 9, 2026; Work Session March 2, 2026 – Council Member Hicks motioned to approve the minutes. Council Member Piovesan seconded the motion. Approved 5-0.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamation Arbor Day – Mayor Hembree explained that the city is designated as a tree city and this proclamation urges citizens to support the efforts of Arbor Day by planting and protecting our trees.

REPORTS

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

CITIZENS AND GUESTS COMMENTS

Kalee Weiland, 5623 Riverside Walk Dr., spoke regarding the Design Review case 26-002 processes.

Mark Daniels, 5872 Sycamore Ridge Dr., spoke regarding Design Review 26-002 and the limited space downtown.

Jerry Oberholtzer, 748 Austin Creek Dr., thanked the council for their support of Boy Scout Troop 513. The Eagle Rank citizenship required them to attend a meeting in their community and analyze their position on one of the agenda items.

Cristeal Seal, a resident of Lyric spoke regarding parking and stated that there is plenty of parking downtown.

CONSENT AGENDA

OLD BUSINESS

Right of Way Dedication White (Border) Street – the Planning Director Artagus Newell, explained that this is a right of way dedication along Border St. (address is along White St.) that is associated with a recent rezoning case RZ-25-007 for a three-lot subdivision. As a condition of the rezoning, the developer is required to submit a portion of the property as right of way to the city for future road improvements. This is a ten-foot-wide strip that will not affect the buildability of the three lots and the required front setback. Council Member Pirkle asked if this would allow the city to make the road two lanes. The Assistant City Manager explained that that would require a donation on the other side of the road which is in Buford. Council Member Page motioned to approve the right of way dedication for 4832 White St. Council Member Pirkle seconded the motion. Approved 5-0.

NEW BUSINESS

Planning Commission Appointment – Mayor Hembree explained that the Council is not ready to move forward with this nomination yet. Council Member Hicks motioned to table this item. Council Member Avery seconded the motion. Approved 5-0.

PUBLIC HEARING, CDB Design Review 26-002, 5033 West Broad St. – Mayor Hembree requested that the City Attorney Frank Hartley explain what a design review is and the process of what the Council will consider tonight. Planner Logan Witter explained that the city submitted a design review application to the City Council requesting approval for construction of a 29,000 square foot office and retail building located within the Central Business District. The proposed building would be located in front of the City Hall parking deck located on the existing parking area. The building would have three above ground levels and a partial rooftop level with an outdoor area. Fifteen parking spaces would be displaced but a recent parking analysis shows an average daily surplus of parking. There was a 2014 plan that shows the lot with a building on it. Council Member Page asked staff if this parking pad was built with utilities ready and then a parking pad was put over it and staff replied that it was. Council Member Avery had questions for staff regarding the transparency of windows and the size of the building.

The public hearing was opened and Daniel Ciprianni spoke for the applicant. He explained that they designed the building according to a 2014 plan that showed it there. As they researched and cored the area they found out that it is not pad ready. They want to build this with a possible secret entrance and an exit to the lower parking lot. They would have a speak easy with a terrace entry and duck pin bowling. This building would create sixty to one hundred jobs with about a 2% impact on parking. David Riddle 1841 Hopkins Mill Rd. Watkinsville spoke regarding the architecture of the building. Council Member Piovesan asked if the building is 31,000 or 32,000 square feet. Mr. Ciprianni stated that would include the patio area.

Mason Roszel, 5007 Oak Grove Dr. and an active member of the Downtown Development Authority spoke in favor of the building. He explained that the design review is very important. This will allow for more restaurants and office space which is badly needed.

Mark Daniels 5872 Sycamore Ridge Dr spoke in opposition to the building and the downtown parking.

Council Member Pirkle stated that the building itself does not look bad but needs to be located somewhere else. Council Member Page asked if the site plan shows the parapet or knee wall to see how it sits on the lot.

Council Member Pirkle motioned to deny CDB Design Review 26-002. Council Member Avery seconded the motion. Motion to deny was not approved 2-3 with Council Member Avery and Pirkle voting in favor and Council Members Hicks, Page and Piovesan voting against the denial. Council Member Page motioned to table this item until May to allow more time to get all the questions answered. Council Member Pirkle seconded the

motion. Approved 5-0. The Mayor noted that since the public hearing was held tonight there would not be another hearing in May.

Contract Award: 26-001 Road Repairs & Resurfacing – Assistant City Manager Besseche explained that there are fourteen streets considered for repairs and/or resurfacing. This would include Local Maintenance and Improvement Grant program (LMIG) funds and the city budgeted funds. The Local Road Assistance Program (LRA) would allow an additional 327,957.82 to be added to the program. The budget will be amended to reflect the additional funds from LRA and SPLOST for a total expenditure of \$1,300,000. He explained the bid process and that Allied Paving was the lowest bid. Staff recommended awarding the contract to Allied Paving. Council Member Pirkle motioned to approve. Council Member Piovesan seconded the motion. The City Attorney requested that the motion include the contract award. Council Member Pirkle amended the motion to approve the contract award to Allied Paving for a contract total of \$1,300,000. Council Member Piovesan seconded the motion. Approved 5-0.

Contract Award: 26-004 Ridge Lake Park Ph 3 Parking – Assistant City Manager Besseche explained that this phase of Ridge Lake Park improvements includes an expansion of the parking lot with an addition of a pavilion, terraced seating and a fishing dock to be completed in house. The parking lot was advertised for bid and Summit Construction was the best-ranked bid. Staff recommended awarding the contract to Summit in the amount of \$939,388.89. At the work session concerns regarding the proximity of the parking lot to State Route 20 and the safety of children was raised. Staff will have a fence constructed under a separate contract. Landscaping will be added in the fall planting season. Council Member Hicks motioned to authorize the Mayor to approve a contract with Summit Construction & Development LLC for the parking lot expansion in the amount of \$939,388.89.

Staff Request to Table, Contract Award: 26-002 Roosevelt Collection Site Development – Council Member Avery motioned to table this item. Council Member Piovesan seconded the motion. Approved 5-0.

Property Dedication Oak Street – the Assistant City Manager explained that staff has coordinated with the developer to reserve adequate capacity for the potential city park . The developer will build the storm pond on the site, but the city would maintain it. Council Member Piovesan motioned to authorize the Mayor to sign the Deed of Dedication for approximately two acres of land to be used for parks, greenspace and stormwater purposes, subject to final legal review. Council Member Hicks seconded the motion. Approved 5-0.

EXECUTIVE SESSION: TO DISCUSS LEGAL, REAL ESTATE AND/OR PERSONNEL – Council Member Piovesan motioned to enter Executive Session. 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.

ADJOURNMENT – Council Member Page motioned to adjourn. Council Member Piovesan seconded the motion. Approved 5-0.

Brandon Hembree, Mayor

Jane Whittington, City Clerk