

**CITY OF SUGAR HILL
COUNCIL MEETING MINUTES
5039 WEST BROAD STREET
SUGAR HILL, GEORGIA
MONDAY, AUGUST 10, 2026, 7:30 P.M.**

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

PLEDGE OF ALLEGIANCE TO THE FLAG

INVOCATION – given by Council Member Pirkle.

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

APPROVAL OF MINUTES – Council Meeting July 13, 2026; Work Session July 6, 2026 - Council Member Avery motioned to approve the minutes as noted on the agenda. Council Member Page seconded the motion. Approved 5-0.

As a point of privilege Mayor Hembree congratulated Chief Kain on her promotion to Gwinnett County PD Chief of Staff of the Uniformed Division. She introduced the new North Precinct Major Shelly Milsaps.

AWARDS/PRESENTATIONS/PROCLAMATIONS

REPORTS

CITY ATTORNEY

COUNCIL

MAYOR

CITY CLERK

CITY MANAGER

Chris Hardin, Assistant to the City Manager, gave an update on the Events Department.

Cindy Pugh, Finance Director, gave an update on the delinquent Tax sale of properties and Fifas.

YOUTH COUNCIL

CITIZENS AND GUESTS COMMENTS

Michael Sansom, 930 Sugar Meadow Dr., spoke regarding AI data, tag splash and software impacts.

Sue Raia, 6260 Wild Timber Rd. spoke regarding opposition to the Ordinance, Stationary Automated License Plate Reader Systems on tonight's agenda. She said that there is a lot of misinformation out there.

Chris Kiby stated that he works in the flock camera industry and the audits provided by flock industry is what caught the people abusing it. That is proof that the oversight works.

Rob Coleman, stated that flock cameras have caught murderers and he supports having them.

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

Appointment to the Sugar Hill Planning Commission Post #3 – Mayor Hembree asked if there were any nominations for Post 3. Council Member Avery nominated Luke Woody. There were no other nominations, so he was sworn in by Mayor Hembree.

Appointment to the Sugar Hill Planning Commission Post #5 – Mayor Hembree requested nominations for Post 5. Council Member Hicks nominated Deborah Arnstein for Post 5. There were no other nominations so Ms. Arnstein will be sworn in at the Planning Commission meeting.

Public Hearing, VAR-26-001, Sugar Hill Parcel owner LLC/Mahaffey Pickens Tucker LLP, Nelson Brogdon Blvd & Stanley St. variance exceed 12-foot maximum setback along right of way, variance for less than 50% transparency windows and doors – Planning Director Helen Balch explained the application. The applicant is requesting two variances, one to allow front setbacks to exceed the required 12 foot maximum along the right of way. The other variance is to allow less than 50% transparency in the windows and doors on the ground level street facing facades. Staff recommends approval with conditions. The public hearing was opened and Shane Latham, Mahaffey Pickens Tucker spoke for the applicant Sugar Hill Parcel Owner LLC. He explained that the two buildings would be 13,300 square feet. The physical characteristics make it hard to meet the current zoning requirements without a variance. The buildings are located on a busy major corridor of State Route 20 and the downtown area. There were no comments in opposition, so the hearing was closed. Council Member Pirkle stated that these buildings would be better further back from the road (Highway 20). Also the back of the buildings should not be as transparent as they face the road not the front of the buildings. He motioned to approve VAR-26-001. Council Member Piovesan seconded the motion. Approved 5-0.

Public Hearing, AX-26-001, 4929 Hidden Branch Dr. annex and rezone to RS-100 – Planning Director Balch explained the application. The applicant is requesting annexation and rezoning from Gwinnett County R75 to RS-100 in the city to build four single family residences. The property consisting of 1.64 total acres is currently vacant. Staff recommends approval with four conditions. The public hearing was opened, and Bryan Matthews spoke for Ritz Homes the applicant. They had a hard time getting the sewer approved but have worked everything out with Gwinnett County. There were no comments in opposition, so the hearing was closed. Council Member Pirkle motioned to approve. The City Attorney stated that the motions should include approval of the annexation and rezoning including the conditions. Council Member Pirkle restated the motion for approval of the annexation and rezoning with staff conditions excluding condition #2 that requires the applicant to include natural gas appliances. Council Member Page seconded for discussion. He withdrew his second. Council Member Page made a substitute motion to approve the annexation and rezoning for AX-26-001 with the four staff conditions. Council Member Piovesan seconded the motion. Approved 5-0.

Public Hearing, RZ-26-001, 4822 Lanier Ave., Bryan Matthews, Rezone from RS-72 to R-36 for construction of four attached single-family homes – Planning Director Balch explained that the applicant is requesting rezoning from R72 to R-36 to develop four attached single-family residences with design review. This property is within the Town Center Overlay. The parcel is 1.07 acres. The public hearing was opened, and Mr. Matthews spoke regarding this request. The area has a lot of disrepair, and the property is across from the gas distribution business. The proposal includes a double car garage in the rear of the townhomes. The property is currently vacant. There were no comments in opposition, so the hearing was closed. Council Member Pirkle made a motion to deny this rezoning request. Council Member Page seconded the motion. Approved 5-0.

Public Hearing, DRB-CBD Design Review 26-003, 4934 Hannah St., design review & two variances for side and rear setback for pool house – Planning Director Balch explained that the applicant is requesting approval of design review and two variances. One variance is for an existing accessory dwelling unit built without a permit and the other is to encroach into the required rear and side setbacks. The applicant constructed a two-story pool house in the backyard on a pad previously occupied by a 960 square foot detached garage. Two variances and design review are now requested. The public hearing was opened, and Cathi Gomez explained the confusion of the building's construction. She was out of town in Texas when this occurred. Ms. Gomez went to Municipal Court over the driveway and thought this had all been settled. There were no comments in opposition, so the hearing was closed. Council Member Pirkle suggested tabling this to allow more time to review the situation. Council Member Page expressed concerns about the city having access to city property behind this property and motioned to deny the request. Council Member Avery seconded the

motion. The motion carried 3-2 with Council Members Avery, Page and Piovesan voting for the denial and Council Members Hicks and Pirkle voting against.

Ordinance, Stationary Automated License Plate Reader Systems – Council Member Pirkle explained that this was discussed at the Work Session. The city maintains two cameras and this ordinance will remove the two city cameras and require that any policies out of the Marshal's office be approved by the Council. It will not affect the cameras operated by Gwinnett County Police Department or Gwinnett County School system. This would be a Service Delivery issue. The city does not currently provide police services, so he does not see the need for the cameras. Council Member Piovesan suggested that Council Member Pirkle perform his due diligence and have a conversation with the Chief and the City Manager. Council Member Pirkle motioned to approve this proposed ordinance. The motion died for lack of a second. Council Member Piovesan motioned to table this item for a lack of due diligence and prep. Council Member Pirkle seconded the motion for discussion. He disputed the lack of due diligence and withdrew his second. Council Member Hicks seconded the motion. Approved 5-0.

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

Brandon Hembree, Mayor

Jane Whittington, City Clerk