

TO: Mayor & City Council
FROM: Jane Whittington, City Clerk
DATE: September 4, 2026
RE: Veto by Mayor Hembree, DRB-CBD 26-001

Mayor Hembree vetoed DRB-CBD 26001 and the action to deny the certificate of design review under the central business district.

The Charter provides: "Ordinances vetoed by the mayor shall be represented by the clerk to the council at its next regular meeting and, if the council should then or at its next regular meeting adopt the resolution by an affirmative vote of four members, it shall become law."

As required by the Charter, I am placing the Resolution to deny the design review on the regular agenda for the September 14, 2026 Council Meeting. The council would be able to take action on the ordinance at either the September 14, 2026 Council Meeting or the October 12, 2026 Council Meeting.

Under the language of the Charter stated above, the Council's consideration and action is whether to approve DRB-CBD 26-001 as attached to this memo. In order to approve it, an affirmative vote of four members is required. If it is not approved by an affirmative vote of four members, the mayor's veto stands. Further, if the design review is not approved by an affirmative vote of four members, then no action will have been taken and the matter would be pending until action is taken by the council.

CITY OF SUGAR HILL

RESOLUTION

File Reference: DRB-CBD 26-001

4934 Hannah Street

Tax Parcel: R7-291-007

A RESOLUTION TO DENY A CERTIFICATE OF DESIGN REVIEW UNDER THE CENTRAL BUSINESS DISTRICT

WHEREAS, the City of Sugar Hill has received an application from Cathi Gomez requesting a Certificate of Design Review Approval for the addition of a pool for an existing residence located at tax parcel R7-291-007, also known as 4934 Hannah Street which is located within the Central Business District inside the municipal limits of Sugar Hill in land lot 291 of the 7th district of Gwinnett County, Georgia, and

WHEREAS, the City of Sugar Hill finds that the site design, materials, colors and architectural detail as shown on proposed Exhibit 1 attached and incorporated herein are not consistent with the requirements for acting on applications for Certificate of Design Review Approval under Section 1001 F. of the City of Sugar Hill Zoning Ordinance.

WHEREAS, the City of Sugar Hill finds the request for two (2) variances to allow an accessory dwelling unit built without a building permit and to allow encroachment into the required 10-foot setbacks due to potential issues to do maintenance or repair on the storm drain on the adjacent parcels.

BE IT THEREFORE RESOLVED, the City Council of Sugar Hill does hereby deny the proposed project.

Resolution adopted this 10th day of August, 2026.

Mayor – Brandon Hembree

VETO
Brandon Hembree

ATTEST:

City Clerk, Jane Whittington

Veto received 8-17-26
Jane Whittington
City Clerk

I am issuing the following veto message for “DRB-CBD Design Review 26-003”, which was denied by the Sugar Hill City Council on August 10, 2026:

Pursuant to the City of Sugar Hill’s Charter, I am exercising my authority as Mayor to veto the City Council’s action on “DRB-CBD Design Review 26-003”.

This action is based on, what I believe is, a procedural oversight related to the presentation and public hearing held on August 10, 2026. Even though the item was advertised as a Design Review for the Central Business District, the presentation given by the Planning Department and subsequent hearing focused solely on the two variance requests in and not the design review aspects of the application.

As a result of this procedural oversight, the members of the City Council did not take and were not able to take into consideration the totality of the application. Because of this, I believe the application deserves reconsideration, and a veto provides additional opportunities for discussion and consideration by the City Council on both the variance requests and design review components of the application.

Sincerely,
Brandon Hembree
Mayor of Sugar Hill