

**CITY OF SUGAR HILL
MAYOR & COUNCIL WORK SESSION MINUTES
MONDAY, AUGUST 3, 2026, 7:00 PM
CITY HALL COUNCIL CHAMBERS
5039 WEST BROAD STREET
SUGAR HILL, GA 30518**

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.

AWARDS AND PRESENTATIONS/PROCLAMATIONS

Proclamation Rowan Rieve Day – Council Member Piovesan read the proclamation and explained that tomorrow would have been Rowan’s 13th birthday. The proclamation was presented to Rowan’s family.

Council Member Piovesan motioned to move the Flock Camera Ordinance agenda item to Work Session Discussions. Council Member Pirkle seconded for discussion. He withdrew his second. Council Member Hicks seconded the motion. Motion carries 3-2 with Council Members Hicks, Page and Piovesan voting yes and Council Member Pirkle and Avery voting no.

OLD BUSINESS

NEW BUSINESS

Appointment to the Sugar Hill Planning Commission Post #3 – Mayor Hembree explained that the posts were previously held by Michael Masha and Phil Olsen who will no longer be serving.

Appointment to the Sugar Hill Planning Commission Post #5 – Mayor Hembree

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 – Planner Jennifer Howard explained the application. The applicant is requesting to move the buildings farther from the street and a variance for 50% transparency on the windows. Staff recommends approval of the setback but denial for the 50% reduction in transparency.

AX-26-001, 4929 Hidden Branch Dr. annex and rezone to RS-100 – Planning staff explained the application. They are requesting to combine the parcels and build single family detached homes. Staff recommends approval with four conditions.

RZ-26-001, 4822 Lanier Ave., Byan Matthews, Rezone from RS-72 to R-36 for construction of four attached single-family homes – Planning staff explained that the Council previously approved 3 units on the parcel. They are now requesting 4 attached units. Council requested that the applicant show whether the units are front entry or rear entry on the site plan.

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 pool house was constructed without permits and it encroaches on the setbacks in several areas. They need a

variance for these setbacks. Director Balch is to clarify how far the building does encroach into the setbacks.

WORK SESSION DISCUSSION ITEMS

Flock Cameras – Council Member Pirkle had concerns with all the recent news about the misuse of flock cameras. He wants the city council to look at removing the cameras owned by the city, terminate the contract with Flock and require City Council approval to install any future cameras. This does not apply to cameras that Gwinnett County or Gwinnett Public Schools have placed within the city. Chief Smith updated the council that the city has two cameras, one that moves and one that is on Highway 20 near the Ford Dealership. The information is stored for thirty days then deleted.

North Price/Woodward Mill Intersection – Council Member Page requested that the city look at an option at this intersection such as a three-way stop. The Assistant City Manager can request that the county review this intersection for next years budget.

Residential Buffer Zone – Council Member Avery requested that staff look at the residential buffers in the zoning ordinance. They discussed Article 12 buffer table and the buffers in the RS100 and R36 zoning. Planning to look at the ordinance and prepare a draft for the Planning Commission and City Council to review.

Amending the Chicken Ordinance to allow Quail – Council Member Page reminded staff that the council previously discussed allowing quail in residential areas. This would be part of the chicken ordinance which passed recently.

CITY MANAGER DISCUSSIONS/UPDATES

Public Safety

Operations

Construction

EXECUTIVE SESSION, LEGAL, REAL ESTATE, PERSONNEL – Council Member Page motioned to enter Executive Session to discuss a legal matter. Council Member Piovesan 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 Hicks seconded the motion. Approved 5-0.

Brandon Hembree, Mayor

Jane Whittington, City Clerk