

**CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
JANUARY 22, 2008**

Meeting Location:

Dinner Session – City Hall Conference Room (373 Highway 23)

Public Hearing and City Council Meeting - Crossroads Center (323 Highway 23)

Attendees: Dave Williams, Mayor
Jace Brooks, Councilmember
Jimmy Burnette, Mayor Pro Tem
Dan Foster, Councilmember
Kevin McOmber, Councilmember
Jeannine Rispin, Councilmember
Marty Allen, City Manager
Elvira Rogers, City Clerk
Gregory Jay, City Attorney

**5:30 P.M.
DINNER SESSION**

City Council Informal Session

Informal discussion among City Councilmembers and staff. Food provided for Elected Officials and staff. No action to be taken during session.

**6:30 P.M.
PUBLIC HEARING**

Mayor Williams opened the Public Hearing at 6:30 P.M. City Manager Allen read the procedures for Public Hearings for the record.

- SUP-2007-004 - Applicant: Nimish Patel. Owner: Yon J. Lee. Requests a special use permit to allow a building height increase for a hotel in the C-2A zoning district. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard and contains approximately 2.00 acres.**

Josh Campbell, Planning Division Director, presented the staff analysis as follows: The applicant seeks a special use permit on an approximately 2-acre tract for a building height increase to allow for an approximately 43,500 square foot 4 story approximately 48 foot tall hotel approximately. The proposed site plan indicates an 82 room hotel with a total of 87 parking spaces. Access is proposed via a single driveway onto Gwinco Boulevard. Detention is shown towards the rear of the site.

The subject property was annexed into the City in 2000 and zoned C-2A. The C-2A zoning district has a maximum height of 35 feet. The proposed 4 story building would be slightly over 47 feet tall. As such, a special use permit would be required in order to allow the 4 to 5 story hotel.

The Special Use Permit process was created by the City Council in 2001 to better handle certain land uses.

The site is mostly cleared of any significant vegetation and should be suitable for use as a hotel. The site is located on Gwinco Boulevard north of Old Peachtree Road in the I-85 business district.

This area is developed with predominantly commercial uses and zoning districts. Gwinco Boulevard is developed with several restaurants and hotels. The surrounding area is suitable for a building height increase.

The building height increase proposes a fourth story for a hotel (47 to 48-feet tall). This increase would be 12 to 13 feet higher than typically allowed in the C-2A zoning district. Residential uses are not located near the subject property. A 12 to 13 foot taller hotel building should not negatively impact the area.

The future land use plan recommends commercial uses for the location. The proposed use of the property as a hotel is consistent with this designation. The City has historically targeted the I-85 Business District as one of the appropriate locations for special uses in commercial zoning districts. The subject property is located in the heart of this area close to I-85. As such, subject property is an appropriate location for additional building height.

In conclusion, approval of the request with conditions would be appropriate. The proposal is consistent with the Future Land Use Plan's commercial designation and the tract is located in the heart of a commercial area, with no residential uses in the immediate area. The subject property is well located for a hospitality use, and a building height increase would be appropriate at this location. Therefore, the Planning Department recommends approval with conditions of SUP-2007-004. The Planning Commission recommended approval with staff recommended conditions.

The applicant was not present. There was no audience participation.

The Public Hearing closed at 6:44 P.M.

7:00 P.M.
CITY COUNCIL MEETING

1. Call To Order

Mayor Williams called the meeting to order at 7:05 P.M.

2. Organizational Matters for 2008

A. Selection of Mayor Pro Tem

Motion by Councilmember Foster to select Jimmy Burnette as Mayor Pro Tem, second by Councilmember Brooks and so carried 5-0-1 (Burnette abstained).

B. Adoption of Rules of Procedure

Motion by Councilmember Rispin to adopt Robert's Rules of Order, 10th Edition as the Rules of Procedure, second by Mayor Pro Tem Burnette, and so carried 6-0.

3. Announcements

- The next Citizens Police Academy will begin on February 12th and classes will be held once a week for eight weeks. The program is open to all Suwanee residents as well as to those who work in the City. Topics covered include crime scene processing, traffic stops, responding to burglary calls, crime prevention and narcotics identification. The deadline for notarized applications is Friday, January 25th. For more information, contact Sgt. Elias Casanas at Suwanee Police Department.

- *Gwinnett Magazine's* 2007 edition of its annual "Best of Gwinnett" issue features several City of Suwanee events, locations, and icons. Suwanee was among those who received a nod in the following categories:
 - ✓ Best Neighborhood: Downtown Suwanee
 - ✓ Best Business Address: Town Center Park
 - ✓ Best Concert Venue: Town Center Park
 - ✓ Best Place for People Watching: Town Center Park
 - ✓ Best Artistic/Cultural Scene: Suwanee Arts in the Park
 - ✓ Best Local Festival: Suwanee Day
 - ✓ Best Park: Suwanee Creek Greenway
 - ✓ Best Downtown: Town Center
 - ✓ Favorite Elected Official: Former Mayor Nick Masino

For information on all upcoming events, please visit www.suwanee.com

4. Pledge of Allegiance

The children of former Mayor Masino and Mayor Williams: Anna Masino, Vincent Masino, Julia Masino, Max Williams, Ramsey Williams; joined by Hannah Doherty lead the Pledge.

5. Approval of Minutes

A. December 13, 2007 Called Meeting

Motion by Mayor Pro Tem Burnette to approve the December 13, 2007 Called Meeting Minutes, second by Councilmember Rispin and so carried 4-0-2 (Williams and McOmber abstained).

B. December 20, 2007 Council Meeting

Motion by Councilmember Foster to approve the December 20, 2007 Council Meeting Minutes, second by Councilmember McOmber and so carried 5-0-1 (Williams abstained).

6. Adoption of Agenda as Presented

Motion by Councilmember Foster to adopt the agenda with the following amendment: Move Item #7 Special Recognition after the City Manager's Report, second by Mayor Pro Tem Burnette and so carried 6-0.

7. Audience Participation – None.

8. OLD BUSINESS

A. SUP-2007-004 - Applicant: Nimish Patel. Owner: Yon J. Lee. Requests a special use permit to allow a building height increase for a hotel in the C-2A zoning district. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard and contains approximately 2.00 acres.

Motion by Councilmember McOmber to approve SUP-2007-004 with staff conditions, second by Mayor Pro Tem Burnette, and so carried 6-0.

9. NEW BUSINESS

A. Consideration of Authorizing the Mayor to Enter into Agreement with the Lowest Responsible Bidder to Study the City Water System

The bids were due for the study of the City water system on January 15th. Staff has reviewed the data and request approval to move forward with the lowest responsible bidder. ACTION: Consider authorizing the Mayor to enter into agreement with the recommended consulting firm for the study of the City water system.

Motion by Councilmember Rispin to authorize the Mayor to enter into Agreement with the recommended consulting firm (Rindt-McDuff Associates) to study the City Water System – amount not to exceed \$28,000, second by Councilmember Brooks and so carried 6-0.

B. Arbor Day Proclamation

Arbor Day is proposed for Friday, February 15th. Staff is planning a tree planting event by the new pedestrian bridge.

Motion by Mayor Pro Tem Burnette to adopt the Arbor Day Proclamation, second by Councilmember Foster, and so carried 6-0.

11. CONSENT AGENDA

A. Authorize the Police Department to Proceed with the Purchase of Police Communication Equipment from Motorola in the Amount of \$257,805.36

This phase of the Police Department's communications system upgrade includes the purchase of communication equipment including 24 mobile units with ADP encryption; 40 portables with chargers, ADP encryption, and spare batteries; flashing of 4 existing

radios, adding ADP encryption, and reprogramming 9 existing radios; and an accessory charger. ACTION: Authorize the Police Department to proceed with the purchase of Police Communications Equipment from Motorola in the amount of \$257,805.36.

- B. Authorize the Mayor to Renew Agreement with Pro-Pride Commercial Cleaning Services for Janitorial Services

Pro-Pride Commercial Cleaning Services provides janitorial services for City Hall, the Police Department, and Crossroads. The annual contract renewal has been included in the FY 2007-2008 Budget. The company has performed well and has agreed to continue providing the same services for the same monthly amount of \$1,895.00. ACTION: Authorize the Mayor to renew the agreement with Pro-Pride Commercial Cleaning Services for janitorial services.

- C. Authorize the Mayor to Enter into Agreement with the Atlanta Regional Commission for FY 2008-2009 Comprehensive Pay and Classification Study

Staff is recommending that the City enter into a contractual service agreement with the Atlanta Regional Commission (ARC) to conduct the FY 2008-2009 Comprehensive Pay and Classification Study. The pay and classification plan provides a systematic arrangement of the positions in the City of Suwanee. The last study was done in FY 2004. Staff recommends using ARC for this service. ACTION: Authorize the Mayor to enter into agreement with the Atlanta Regional Commission for FY 2008-2009 Comprehensive Pay and Classification Study

- D. Authorize the Mayor to Grant an Easement to Georgia Power for Site Lighting for New City Hall

At the December 2007 Council Meeting, Council authorized the Mayor to enter into agreement with Georgia Power Company to provide site lighting for new City Hall. ACTION: Authorize the Mayor to grant an easement to Georgia Power for relocation of the transformer for new City Hall.

Motion by Councilmember Brooks to approve the Consent Agenda, second by Councilmember McOmber and so carried 6-0.

12. City Manager's Report - None

13. Special Recognition

- A. Nick Masino, Former Mayor

Former Mayor Masino was recognized for his tenure by other former Mayors, staff, citizens, and Darth Vader accompanied by two Storm Troopers.

14. Adjournment – 8:35 P.M.

Motion by Councilmember Rispin and the meeting adjourned.

Approved 2/26/2008