

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PUBLIC HEARING & COUNCIL MEETING  
JUNE 26, 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  
Jimmy Burnette, Mayor Pro Tem  
Jace Brooks, Councilmember  
Dan Foster, Councilmember  
Kevin McOmber, Councilmember  
Jeannine Rispin, Councilmember  
Marty Allen, City Manager  
Elvira Rogers, City Clerk

Absent: 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 PM  
PUBLIC HEARING**

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

- 1. SUP-2008-006 - Applicant: Saleshe Patel. Owner: Mukesh Patel. Requests a special use permit to allow for a building height increase for a hotel in the C-2 Zoning District. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard north of Old Peachtree Road and contains approximately 2.01 acres.**  
*The Planning Department and Planning Commission recommend approval with conditions.*

Josh Campbell, Planning Director, presented the staff analysis as follows: The applicant seeks a special use permit on an approximately 2.01-acre tract for a building height increase to allow for a 4-5 story approximately 50-65 foot tall hotel. The proposed site plans indicates an approximately 58,000 square foot 90 room hotel with a total of 106 parking spaces. The

hotel and its associated development would cover the entire 2.01 acre site. Access is proposed via a single driveway onto Gwinco Boulevard.

The subject property is zoned C-2. The maximum building height in C-2 zoned parcels is 35 feet. The proposed 4-5 story building would be up to 65 feet tall. As such, a special use permit would be required in order to allow for the proposed building height.

The site is an undeveloped parcel vegetated with mostly young pines and a few mature trees along Gwinco Boulevard. The topography of the site is generally flat with slopes along the perimeter of the site, reflecting recent grading. The topography of the site is relatively mild compared with Suwanee in general. The zoning ordinance requires hotels to be at least 2 acres. The subject property is 2 acres. The site should be suitable for use as a hotel. The site is located on Gwinco Boulevard southwest of Lawrenceville-Suwanee Road in the I-85 business district. This area is surrounded by commercial uses and zoning districts.

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 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. It is also worth noting that a similar request (SUP-2007-004) for a building height increase for a proposed hotel on Gwinco Boulevard was approved earlier this year.

The subject property is located in what the 2030 Comprehensive Plan designates as the Suwanee Gateway Character Area. The Comprehensive Plan states that “higher intensity developments and taller buildings relative to other parts of Suwanee are appropriate in the Gateway.” It also states that “new hospitality uses should be concentrated along Celebration Drive (the renamed Gwinco Blvd.).

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 2030 Comprehensive Plan Suwanee Gateway Character area. 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 with a building height increase. Therefore, the Planning Department recommends approval with conditions of SUP-2008-006. The Planning Commission voted 4-0 to recommend approval with staff conditions.

**Support:** None.

**Opposition:** None.

## **2. FY 08-09 Budget and FY 10-14 Capital Improvement Program**

*Upon completion of the required public hearings, Council will be able to adopt the FY 09 budget.*

Marty Allen, City Manager, stated this is the second and final public hearing. There will be three additional public hearings on the setting of the millage rate: July 9<sup>th</sup> @ 11:30 A.M.,

July 10<sup>th</sup> @ 5:30 P.M., and July 22<sup>nd</sup> at 6:30 P.M. Mr. Allen presented a PowerPoint presentation.

There was no audience comment.

**3. Occupational Taxes for FY 08-09 in Accordance with Georgia Law 48-13-28**

*Georgia Law states that for any year that revenue generated from occupational taxes is greater than the preceding year's revenue, a public hearing must be held. This hearing is to satisfy that requirement.*

There was no audience participation.

The Public Hearing closed at 6:40 P.M.

**7:00 P.M.**

**CITY COUNCIL MEETING**

**1. Call To Order**

Mayor Williams called the meeting to order at 7:02 P.M.

**2. Announcements**

- *Suwanee's Life is Good festival, held on Saturday, June 14<sup>th</sup>, was a success! We had about 6,000 attendees throughout the day and the festival raised more than \$10,000 for the Life is Good Kids Foundation and Project Joy.*
- *For the parents with new teen drivers, this Friday, June 27<sup>th</sup> marks the application deadline for Georgia Teens Ride with PRIDE (Parents Reducing the Incidents of Driver Error). This program, offered by the Suwanee Police Department, is designed to help parents model safe driving behaviors and attitudes in order for their new teen drivers to be safer and more confident behind the wheel. The two-hour PRIDE class will be held at 2 p.m. Saturday, July 12, at the Suwanee Crossroads Center, 323 Buford Highway.*
- *Join us this Saturday, June 28<sup>th</sup> for the first movie in the "Movies on Main Street" series. At 8:00 p.m. we will be showing the 1956 classic, Invasion of the Body Snatchers at the Burnette-Rogers Pavilion in Old Town. The horror and hysteria of emotionless pod people makes this movie for adults and teens. Bring your lawn chairs or blanket, but please no alcohol.*
- *Just a reminder, the Suwanee Farmer's Market is open every Saturday morning through October 11<sup>th</sup>, except September 20<sup>th</sup>. The Market is from 8am until noon at Town Center Park.*

*For more information on all our upcoming events, please visit [www.suwanee.com](http://www.suwanee.com).*

**3. Pledge of Allegiance**

Mayor Williams was assisted by Zachary Scott, Pack 518 (Shadowbrook); Kyle Scott and Peter from Troop 827 (St. Monica's).

**4. Approval of Minutes**

a. *May 15, 2008 Called Meeting*

***Motion by Mayor Pro Tem Burnette to approve the May 15, 2008 Called Meeting Minutes, second by Councilmember McOmer and so carried 6-0.***

b. *May 27, 2008 Council Meeting*

***Motion by Councilmember Foster to approve the May 27, 2008 Council Meeting Minutes, second by Councilmember Brooks and so carried 6-0.***

c. *June 2, 2008 Called Meeting*

***Motion by Councilmember McOmer to approve the June 2, 2008 Called Meeting Minutes, second by Mayor Pro Tem Burnette and so carried 4-0-2 (Brooks and Foster abstained).***

**5. Adoption of Agenda as Presented**

***Motion by Councilmember Brooks to adopt the Agenda as presented, second by Councilmember Rispin and so carried 6-0.***

**6. Special Recognition**

a. *Jeff Nalley and Ben Thorpe, Suwanee Creek Bicycles recognized for their participation in Tour de Georgia.*

b. *Brittlan Wall, Interscholastic Equestrian Association Competition National Winner*

c. *Sidney Copeland, Scholastic Art & Writing National Award Winner*

d. *Suwanee-area Valedictorians and Salutatorians*

Mr. McFall, Principal at Collins Hill High School was present representing the Valedictorian and Salutatorian from Collins Hill High School

Michael Angel, Salutatorian from North Gwinnett High School was present. Michael is also the national winner of the McDonald's Scholarship (\$5,000) and plans to attend Brigham Young University.

**7. Audience Participation – None.**

**8. NEW BUSINESS**

**A. SUP-2008-006 - Applicant: Saleshe Patel. Owner: Mukesh Patel. Requests a special use permit to allow for a building height increase for a hotel in the C-2 Zoning District. The site is located in Land Lot 152 of the 7th District along Gwinco Boulevard north of Old Peachtree Road and contains approximately 2.01 acres.**

*The Planning Department and Planning Commission recommend approval with conditions.*

***Motion by Councilmember Foster to approve SUP-2008-006, second by Councilmember Rispin for discussion – add conditions to the motion. Councilmember Foster amended the motion to approve with conditions by Councilmember Foster, amended second by Councilmember Rispin and so carried 6-0. Note:*** The applicant was present for the vote.

**B. Consideration of Resolution to Adopt the Budget for the City of Suwanee for Fiscal Year 2008-2009**

*The final public hearing for the FY 09 budget will be conducted at 6:30. The Council will then be able to vote on this resolution to adopt the FY 09 budget.*

***Motion by Mayor Pro Tem Burnette to approve the Resolution to adopt the Budget for the City of Suwanee for Fiscal Year 2008-2009, second by Councilmember Brooks and so carried 6-0.***

**C. Consideration of Resolution to Authorize Staff Positions and Pay & Classification System Assignments for FY 2008-2009 as Outlined in the FY 08-09 Budget Document**

*This resolution identifies staff positions that Council is authorizing for FY 09. The recommendations from the ARC Classification & Compensation Study, along with the associated amendments to the City's Classification Schedule, Pay Plan, and Policies, have also been incorporated into the resolution. The resolution has been revised slightly since the workshop and is included; please insert in Tab C.*

***Motion by Councilmember Rispin to approve the Resolution to authorize Staff Positions and Pay & Classification System Assignments for FY 2008-2009, second by Councilmember Foster and so carried 6-0.***

**D. Consideration of Adoption of Capital Improvement Program for Fiscal Years 2010-2014**

*The 2010-2014 CIP was presented during the May workshop. A public hearing will be held on the CIP at 6:30.*

***Motion by Councilmember Brooks to approve adoption of the CIP for Fiscal Years 2010-2014, second by Mayor Pro Tem Burnette and so carried 6-0.***

**E. Consideration of Appointments to Ethics Board**

*The positions previously held by Debbie Williams and Adrian Costaenz are currently vacant. Dave Williams and Dan Foster will be submitting their nominees.*

***Motion by Councilmember Foster to nominate Ron Larro to fill a vacancy on the Ethics Board, second by Mayor Pro Tem Burnette and so carried 6-0.***

**F. Consideration of Authorizing Mayor to Award Contract to Bron Cleveland Associates, Inc. in an Amount up to \$269,848 for Design and Construction of Various Sidewalk Projects**

*As discussed at the Workshop, staff has reviewed proposals for Design/Build Service for the Alternate Modes Transportation Plan and recommends using Bron Cleveland Associates, Inc.*

***Motion by Councilmember McOmber to authorize the Mayor to Award a contract to Bron Cleveland Associates, Inc., in an amount up to \$269,848 for design and construction of various sidewalk projects, second by Councilmember Brooks and so carried 6-0.***

**9. CONSENT AGENDA**

- A. Approval of 4<sup>th</sup> Quarter Adjustments to FY 07-08 Budget
- B. Authorize the Mayor to Renew Yearly Contract with Southeast Corrections, LLC for Professional Probation Services
- C. Adoption of Rules for Sims Lake Park
- D. Authorize Mayor to Execute Change Order #1 in the Amount of \$5,700 to Qore Property Sciences for Sims Lake Park Project for Additional Testing and Monitoring due to Unsuitable Soil Removal and Replacement at Ravines and Debris Pits
- E. Authorize Mayor to Execute Change Order #2 in the Amount of \$64,944 to Astra Group, Inc. for Sims Lake Park Project for Removal and Replacement of Unsuitable Soils, Tree Removal, Added Drainage Structure and Replacement of Gate Operators
- F. Authorize Mayor to Execute Change Order #1 in the Amount of \$12,673 to Turner Construction Company for City Hall Project for Unsuitable Soils, Deepening the Storm Sewer Line and Relocating Rain Leaders Lines
- G. Authorize Mayor to Execute Change Order #2 in the Amount of \$37,802 to Turner Construction Company for City Hall Project for Owner Requested Changes to the First and Second Floors
- H. Authorize Mayor to Award Contract to M.C. Dean in an Amount up to \$510,706 for Low Voltage Work at New City Hall

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

**10. City Manager's Report – None.**

**11. Executive Session: Real Estate and Personnel Issues**

*Motion by Councilmember Foster to ENTER Executive Session, second by Mayor Pro Tem Burnette and so carried 6-0. Time: 7:43 P.M.*

*Motion by Councilmember Brooks to EXIT Executive Session, second by Councilmember McOmber and so carried 6-0. Time: 8:07 P.M.*

*No Action Taken.*

**12. Adjournment** – Time: 8:07 P.M.

*Motion by Councilmember McOmber to Adjourn, second by Councilmember Foster and so carried 6-0.*

*Approve 07/22/2008*