

**MINUTES
CITY OF SUWANEE, GEORGIA
PUBLIC HEARING & CITY COUNCIL MEETING
JUNE 21, 2011**

Meeting Location: City Hall, 330 Town Center Avenue

Attendees: Jace Brooks, Mayor Pro Tem
Jimmy Burnette, Councilmember
Daniel F. Foster, Councilmember
Richard I. Goodman, Councilmember
Kevin McOmber, Councilmember
Marty Allen, City Manager
Elvira Rogers, City Clerk
Gregory Jay, City Attorney

Absent: Dave Williams, Mayor

**5:30 P.M.
DINNER SESSION
BIG SPLASH ROOM, #2302**

1) 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
COUNCIL CHAMBERS**

Mayor Pro Tem Brooks opened the Public Hearing at 6:31 P.M. and read the procedures for Public Meetings for the record.

2) RZ-2011-002 – Applicant: Davis Development. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning related to the multifamily and townhome component of the overall project. The site is located at the intersection of Wanstead Park Drive and Northolt Parkway and contains approximately 21.58 acres

Josh Campbell, Planning Director, presented the staff analysis as follows: The request is to rezone approximately 19.5 acres from PMUD to PMUD. Essentially changing the conditions of zoning on an approximately 148 acre tract zoned in 2007 by the OPUS Corporation. Due to its size at the time, the project was originally reviewed as a Development of Regional Impact (DRI) found to be in the best interest of the state. The applicant is now requesting to

amend conditions of zoning impacting tracts 8 and 9. Tract 8 was originally intended to accommodate 340 multifamily units and Tract 9 was originally intended to accommodate 140 townhome units. They are now seeking to develop a total of 335 multifamily units overall on the two sites with 207 units located on Tract 8 and 128 units located on Tract 9.

The surrounding area is the Suwanee Gateway area and Tracts 8 and 9 are at the center of the OPUS project. The area is surrounded primarily by commercial uses. There is some residential nearby in unincorporated Gwinnett County.

Staff has distributed revised conditions from the Planning Commission with staff revisions.

SUPPORT: Fred Hazel, represented Davis Development, 407 Oxmoor Lake Drive, McDonough, GA. Davis Development is a multi-family residential group with a wealth of experience with this type project. The applicant agrees with the conditions presented. There is one slight change in item 3 depicting a trail around Tract 9. The depiction of the sidewalk plan will outline how the sidewalk system will work.

Mayor Pro Tem Brooks clarified that the applicant is in agreement to the staff conditions presented to Council at this meeting. Mr. Hazel stated yes.

There was no opposition and no further audience comment.

- 3) **RZ-2011-003-Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office uses and surfacing parking. The site is located in Land Lot 169 of the 7th District along Sutton Gate Drive and contains approximately 24.4 acres**
- 4) **RZ-2011-004-Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office, hotel and commercial uses. The site is located in Land Lot 169 of the 7th District along Sutton Gate Drive and contains 9.26 acres**

Items 3 & 4 were heard together. Per Mr. Campbell, the applicant has requested postponement of these cases in order for staff to analyze the impact of the recent modifications to the rezonings. The Applicant was not present.

Mayor Pro Tem Brooks explained to the audience that the cases would be presented to the Planning Commission prior to City Council hearing them. There was no audience participation.

5) **FY 2012 Budget and 2012-2016 Capital Improvement Program (CIP)**

Marty Allen, City Manager, presented a PowerPoint presentation of the budget. Mr. Allen stated this is the second of two required budget public hearing. There were no Council

questions and no audience comment.

6) Occupational Taxes for FY 2012 in Accordance with Georgia Law 48-13-28

Marty Allen, City Manager, stated that the referenced code section requires a public hearing if revenues generated from occupational taxes is greater than the preceding year. For the City, we have received \$3,000 less than the previous year. Out of an abundance of caution, staff included this item on the agenda. There were no Council questions and no audience comment.

The Public Hearing was closed with the Council Meeting to begin after a brief recess.

7:00 P.M.
COUNCIL MEETING
COUNCIL CHAMBERS

7) Call to Order

Mayor Pro Tem Brooks called the meeting to order at 7:07 P.M.

8) Announcements

- a) Our **20/20 Vision Open House** will launch at this Thursday's Toast @ Town Center event, with a "Visioning Happy Hour" held from 6-9 p.m. The Open House will take place at 3930 Charleston Market Street, Suite B1, in Town Center. The Open House will take place over the next five weeks, through July 28, for the community to offer input in a variety of engaging, creative – even quirky – activities to jumpstart the community conversation. Some of the activities will include postcards from the future, photo suggestion booth, a green/sustainability challenge, collaborative map, and a budgeting exercise. After the kick-off on June 23, it will be open from 11:30 a.m.-1:30 p.m. and 4:30-7 p.m. Tuesdays, Wednesdays, and Thursdays and 9-11 a.m. Saturdays. Those who show up for the grand opening on June 23 will receive a coupon good for a 15% discount at participating downtown Suwanee businesses. In addition, a drawing for a \$20 downtown Suwanee gift certificate will be held that evening and then once each week of the open house. To learn more about the 20/20 Vision and sign up to participate in future activities, please visit www.suwanee2020.com.
- b) Who wouldn't love free "field-level" seats and parking to an Atlanta Braves?! Top that off with a 5-minute drive to the game and it's a baseball fan's dream come true! Join us in Town Center Park on Saturday, June 25 for a hometown **Game on the Green** as the Braves take on the San Diego Padres. Suwanee's event is presented by FOX Sports South, SportSouth, 680 The Fan, ROCK 100.5, and Q100 and will include a telecast of the game on a large outdoor screen in the park. Festivities begin at 6:30 pm, with a free concert and appearances by the Atlanta Braves Tomahawk Team, Heavy Hitters Drumline, and mascots Homer, Chopper, and Parker. Kids will enjoy the free KidZone play area with games, obstacle course, and jump house.

- c) Another event that will be sure to please the kids is the July 16th **Town Center Cinema Movie Night**. The hit movie Rio will take the screen that evening. The event will begin at 8:00 pm.
- d) An event for the big kids in the house is the July 23rd **Suwanee Beerfest**. The goals for this festival are simple: to celebrate the best American beers by the finest brewers from around the country and to have fun doing so. Head to Town Center Park for a sampling of over 120 beers and live music from local artists. To purchase advance tickets with a \$5 discount, visit www.suwaneebeerfest.com.

9) Pledge of Allegiance

10) Approval of Minutes

a) May 24, 2011 Council Meeting

Motion by Councilmember Burnette to approve with Scribner's adjustment to Consent Agenda Item 15.b. Ordinance to Impose License Fees on Insurers Conducting Business within the City – adjusting the fee referenced in Section 2 from \$25.00 to \$26.25, second by Councilmember McOmber and so carried 5-0.

11) Special Recognition

a) Harvest Farm Special Presentation

The Managing Board made a presentation to Council in honor of the second anniversary of the garden being founded.

b) North Gwinnett Middle School

North Gwinnett Middle School presented an art project their 8th grade class made for PlayTown Suwanee.

12) Adoption of Agenda

Motion by Councilmember Foster to adopt the agenda removing item #21. Executive Session, second by Councilmember Goodman and so carried 5-0.

13) Planning Commission Appointment

Motion by Councilmember Goodman to nominate and appoint Doug Ireland to fill the unexpired term of Joy Mitchell, second by Councilmember Burnette and so carried 5-0. Term to expire December 31, 2011.

14) Audience Participation

- Linda Fleming, 527 Main Street, Suwanee, GA. Ms. Fleming stated she has three issues.
1) Thank you for placing HP (Historic Preservation) on hold; 2) Additional names were presented for the petition; 3) request that the June 3, 2011 email from Councilman Goodman be a part of the record of tonight's meeting.

OLD BUSINESS

- 15) RZ-2011-002 – Applicant: Davis Development. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning related to the multifamily and townhome component of the overall project. The site is located at the intersection of Wanstead Park Drive and Northolt Parkway and contains approximately 21.58 acres

Motion by Councilmember Foster to approve with Planning Commission conditions (version 6/21/2011, version2) and add the following changes to condition #3 related to perimeter tract 9 to include, “as generally depicted in Exhibit C- titled Site Plan”, second by Councilmember Burnette and so carried 5-0.

NEW BUSINESS

- 16) RZ-2011-003-Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office uses and surfacing parking. The site is located in Land Lot 169 of the 7th District along Sutton Gate Drive and contains approximately 24.4 acres

Motion by Councilmember Burnette to postpone to the July 26, 2011 Council Meeting, second by Councilmember McOmber, and so carried 5-0.

- 17) RZ-2011-004-Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office, hotel and commercial uses. The site is located in Land Lot 169 of the 7th District along Sutton Gate Drive and contains 9.26 acres

Motion by Councilmember Foster to postpone to the July 26, 2011 Council Meeting, second by Councilmember McOmber, and so carried 5-0.

- 18) Consider Adoption of FY 2012 Budget and 2012-2016 Capital Improvement Program (CIP)

Motion by Councilmember Burnette to approve adoption, second by Councilmember Goodman, and so carried 5-0.

- 19) Consider 4th Quarter Adjustments to FY11 Budget

Motion by Councilmember Foster to approve, second by Councilmember Burnette, and so carried 5-0.

20) Consent Agenda

a) Consider Award of Contract to Southeast Corrections, LLC for Professional Probation Services

The City released an RFP for probation services and received six proposals. The review team recommends awarding the contract to Southeast Corrections, LLC. The contract will be for a one-year term, renewable for two additional one-year terms after an annual review.

b) Authorize Renewal of Contract with Moreland Altobelli for Program Management Services

The City's contract with Moreland Altobelli for program management services expires on June 30, 2011. The contract, originally signed on July 1, 2010, allows for two additional one year periods, which must be formally approved by Council.

c) Authorize Renewal of Contract with Total Technology Group for Information Technology Services

The City entered into a contract with Total Technology Group on July 1, 2010 for IT services. The one-year contract expires on June 30, 2011, but automatically renews for two additional one-year periods unless one of the parties opts out. Upon renewal of the contract, the City's fees for standard services will decrease by 5%.

Motion by Councilmember McOmber to approve the Consent Agenda, second by Councilmember Burnette, and so carried 5-0.

21) Executive Session: Legal, Personnel, and/or Real Estate Issues - Removed

22) Adjournment

Motion by Councilmember Foster, second by Councilmember McOmber, and so carried 5-0.

Approved 07/26/2011