

MINUTES
CITY OF SUWANEE, GEORGIA
CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 25, 2012
7:30 P.M.

Meeting Location: City Hall, 330 Town Center Avenue, Council Chambers

Attendees: Jimmy Burnette, Mayor
Daniel F. Foster, Mayor Pro Tem
Richard I. Goodman, Councilmember
Beth S. Hilscher, Councilmember
Doug Ireland, Councilmember
Kevin McOmber, Councilmember
Marty Allen, City Manager
Elvira Rogers, City Clerk

Absent: Gregory Jay, City Attorney

A. Call to Order

Mayor Burnette called the meeting to order and read the Procedures for Public Hearings for the record.

B. Public Hearing

- 1) **RZ 2012-005 & SUP 2012-002 – Applicant: Amburgy Properties. Owner: Regency Church of God. Requests a rezoning from C-2 (General Commercial) to M-1 (Light Industry) and a special use permit to allow for a self-storage facility. The site is located at 345 Sawmill Drive and contains approximately 2.09 acres.**

Josh Campbell, Planning Director, presented the staff analysis. Self-storage facilities are only allowed in M-1 with a Special Use Permit. The applicant proposes a 71,000 sq. ft. self-storage facility. There are currently 2 buildings on the site. Between the subject property and the interstate there is an old abandoned road bed that will need to be addressed should the request be approved. The applicant is proposing climate controlled self-storage with 80% of the units interior access. The surround area is heavily commercial. The Future Land Use Plan for this area does designate office. It's worth noting that Suwanee Gateway discussions promote a positive image for the Gateway. This has been relayed to the applicant and they have complied with the current architectural layout. The design of the building is strong. Staff recommends approval of both requests with conditions. The Planning Commission also recommends approval of both requests with one condition in SUP-2012-002 being altered to reflect the applicant insuring the site is secure with a fence. Two separate votes will be necessary.

Support: Waylon Hoge, 4615 Braselton Highway, Dacula, GA represented the applicant. The site has been specifically designed that all access doors will face inward. This will be a great improvement for this area. Landscape has been designed to meet the City's requirements. Applicant is in agreement with staff recommendations and conditions.

Foster asked about the hours the facility will be staffed. Hoge stated at time the building will not be a 24-hour facility. There will be access via security code.

Opposition: None

There being no further comment or discussion, the Public Hearing was closed.

C. Announcements

- 1) *Join us this Saturday evening, September 29th, as we show We Bought a Zoo as part of Hiser Orthodontics' Movies Under the Stars. The PG-rated movie stars Matt Damon and Scarlett Johansson in a story about a young family who moves to the countryside in order to renovate and reopen a struggling zoo. The movie will begin at dusk.*
- 2) *The City of Suwanee will accept plot applications for the 2013 season at its Harvest Farm Community Garden on Wednesday, October 3. Applications will be accepted from 6:30-7:30 p.m. at White Street Park, where the community garden is located. The garden's 76 plots are available first to City of Suwanee residents and then to other area residents. The annual fee for a plot ranges from \$50-\$100, depending upon the size of the plot requested; City residents receive a 25% discount.*
- 3) *We're almost at the end of the Town Center 2012 events season and there are some great October events you won't want to miss. The Celebrate Service Music Festival, sponsored by the Amigos for Christ, will be held Saturday, October 6th, beginning at 10am and will include an appearance by Lovin' Spoonful. The popular Taste of Suwanee, presented by the North Gwinnett Tip-Off Club, will be the following Saturday, October 13th, beginning at noon. Rounding out the month is the Korean Festival, sponsored by the Korean American Association of Greater Atlanta, which will be the weekend of October 20th and 21st. All events are held at Town Center Park. For more details, please visit www.suwanee.com.*
- 4) *And, of course, October is the month for Suwanee's Halloween activities. Suwanee's younger residents will enjoy the annual Trek or Treat event, held on Saturday, October 27th, at Suwanee Creek Park. The event lasts from 11am-1pm and includes games, a costume parade, pictures with Parker, and free hot dogs. We're also excited that Aurora Theater is back this year to present Terror on the Trail at Sims Lake Park. The haunted tours, complete with new ghost stories and zombies, will take place the last three weekends of October, beginning at 7:30pm*

each Friday and Saturday evening. Tickets are available at www.scarystroll.com.

- 5) *We're pleased to let you know that the Suwanee Creek Greenway is fully open again following an extensive rehabilitation. The project raised the level of the trails and added more boardwalk to make the Greenway less susceptible to flooding. In addition, the trails have been widened. The City still hopes to widen the portion of the trail under the bridge at Lawrenceville-Suwanee Road, but is awaiting approval from the state. If that project is approved, the Greenway will be temporarily closed at that location in the future to complete the work.*

D. Pledge of Allegiance

E. Approval of the Agenda

Motion to adopt the agenda by Councilmember Hilscher, second by Councilmember Goodman and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

F. Approval of Minutes

- 1) **May-August 2012 Workshops**

Motion to approve by Councilmember Goodman, second by Councilmember Ireland and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

- 2) **August 28, 2012 Council Meeting**

Motion to approve by Mayor Pro Tem Foster, second by Councilmember McOmber and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

G. Council Recognition

- 1) **Suwanee Day sponsors and volunteers**

Amy Doherty, Events Manager, recognized the sponsors and volunteers. Marty Allen, City Manager, and Mayor Burnette expressed appreciation to all for their participation in Suwanee Day.

H. Consider Appointment to the Downtown Development Authority

The Downtown Development Authority (DDA) recommends that Beth Hilscher be re-appointed to the DDA. Beth resigned when she qualified to run for Council. State law permits one Councilmember to serve on the DDA.

Motion by Councilmember Goodman to re-appoint Beth Hilscher to the DDA, second by Councilmember Ireland and so carried 5-0-1 (Hilscher abstained). Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – abstained; Ireland – yes; McOmber - yes

I. Audience Participation

- *Linda Fleming, 527 Main Street, Suwanee, GA. Ms. Fleming presented documents to Council related to the creation of a National Register District in Suwanee (copies will be attached to the Minutes). The intent is to be proactive and make the City aware they are not interested in their property being included in the National Register District. Included in the packet presented by Ms. Fleming is a petition signed by property owners who express the same and copies of maps designating those properties.*

NEW BUSINESS

- J. Consider RZ 2012-005 & SUP 2012-002 – Applicant: Amburgy Properties. Owner: Regency Church of God. Requests a rezoning from C-2 (General Commercial) to M-1 (Light Industry) and a special use permit to allow for a self-storage facility. The site is located at 345 Sawmill Drive and contains approximately 2.09 acres.**

Motion by Councilmember Ireland to postpone RZ-2012-005 and SUP-2012-002 to the October, second by Councilmember McOmber for discussion.

McOmber stated he has viewed the Comprehensive Plan and discussed with staff that this could be a very complimentary use for the area. There had been a question as to the fit. McOmber stated he is confident this is an exact fit based on the Comprehensive Plan.

Ireland stated he would like the opportunity to review further.

McOmber asked the applicant if a month would adversely affect the project. Mr. Hoge stated there is a current contract and a 30-day delay will cause a contractual delay. Mr. Hoge asked if decisions could be deferred to staff to work out questions.

Discussion that the postponement could be a called meeting prior to the October Workshop. Applicant was open to this option.

Goodman stated if the concern is the proposed character, he's not sure that there could be an improvement based on the information presented.

Councilmember Ireland amended motion to postpone RZ-2012-005 to a Called Meeting on October 18, 2012, second by Councilmember McOmber and so carried 4-2 (McOmber, Goodman) Votes: Burnette – yes; Foster – yes; Goodman – no; Hilscher – yes; Ireland – yes; McOmber – no

Councilmember Ireland amended motion to postpone SUP-2012-002 to a Called Meeting on October 18, 2012, second Councilmember McOmber and so carried 4-2 (McOmber, Goodman) Votes: Burnette – yes; Foster – yes; Goodman – no; Hilscher – yes; Ireland – yes; McOmber – no

**** Clerk's Note: Please see clarification of meeting date below between Items K and L.**

K. Consider Adopting Revised Fee Schedule

Staff recommends adopting two revisions to the City's fee schedule. The first adds a nominal fee of \$50 to cover the cost of inspections required by utility companies prior to reconnecting utilities on a vacant property. The second revision makes the fee schedule consistent with the recently updated State Open Records Act.

Motion to adopt by Mayor Pro Tem Foster with a clerical revision, second by Councilmember Hilscher and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

**** Clerks Note: Marty Allen, City Manager, confirmed with Council that the October Workshop is October 11, 2012 not October 18, 2012.**

Motion by Councilmember Ireland to change the date of the postponement of RZ-2012-005 from October 18, 2012 to a Called Meeting on October 11, 2012, second by Councilmember McOmber and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

Motion by Councilmember Ireland to change the date of the postponement of SUP-2012-002 from October 18, 2012 to a Called Meeting on October 11, 2012, second by Councilmember McOmber and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

L. Consider Adopting Emergency Notification Policy

Staff anticipates launching the CodeRED program at the end of September, which will include an “all call” to City residential land lines. More details were included in the September issue of CrossRoads. The City needs to adopt a policy that outlines how the program is implemented.

Motion to adopt the Emergency Notification Policy by Mayor Pro Tem Foster, second by Councilmember Goodman and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

M. Consider Adopting Policy Regarding Usage of the Shooting Range at the Police Training Facility

Due to liability and cost issues, staff recommends having adequate policies in place to govern non-Police usage of the shooting range at the new training facility.

Motion to adopt the Shooting Range Policy by Councilmember Hilscher, second by Mayor Pro Tem Foster and so carried 6-0. Votes: Burnette – yes; Foster – yes;

Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

N. Executive Session: Legal, Personnel, and/or Real Estate Issues (if necessary)

Motion by Mayor Pro Tem Foster to Enter Executive Session for real estate matters, second by Councilmember Goodman and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber – yes

Motion by Councilmember Goodman to Exit Executive Session, second by Mayor Pro Tem Foster and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber – yes

No Action Taken

O. Adjournment

Motion to adjourn by Councilmember McOmber, second by Councilmember Goodman and so carried 6-0. Votes: Burnette – yes; Foster – yes; Goodman – yes; Hilscher – yes; Ireland – yes; McOmber - yes

Approved 10/23/2012