

MINUTES
CITY COUNCIL MEETING
TUESDAY, OCTOBER 28, 2014

Meeting Location: City Hall, 330 Town Center Avenue

Attendees: Jimmy Burnette, Mayor
Beth S. Hilscher, Mayor Pro Tempore
Daniel F. Foster, Councilmember
Richard I. Goodman, Councilmember
Doug Ireland, Councilmember
Linnea Miller, Councilmember
Marty Allen, City Manager
Gregory Jay, City Attorney

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

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.
COUNCIL MEETING
COUNCIL CHAMBERS

1. Call to Order

Mayor Burnette called the meeting to order at 6:33 P.M. and read the procedures for Public Hearings for the record.

2. Public Hearing

- a) **RZ 2014-007 - The applicant requests a rezoning from R-100 and R-140 to PMUD to allow for a planned mixed use development of single family attached and detached units. The site is located in Land Lot 211 of the 7th District on the east side of Martin Farm Road and contains 31.14 acres.**

Josh Campbell, Planning Director, presented the staff analysis as follows: Staff recommends approval with conditions and the Planning Commission recommends denial. As a result, the applicant has requested postponement to discuss with residents who have concerns about the rezoning. Mr. Campbell stated he has received communication from residents of Martin Farm expressing their support of the postponement.

Support: Mitch Peevy, 4480 Commerce Drive, Buford, GA. There have been on-going conversations with the neighbors that have been constructive and positive. Mr. Peevy stated their intent is to try to work with neighbors in the area. He requested postponement of the rezoning.

Opposition: Monty Pascal, 509 Golden Meadows Circle. Mr. Pascal stated he is leading a coordinated effort by residents to work with the development, city staff and Council. There is support for the postponement.

- b) RZ 2014-008 - The applicant requests a rezoning from C-2 and C-2A to RM-8 to allow for a multi-family residential development. The site is located in Land Lots 169 and 170 of the 7th District along Sawmill Drive near Lawrenceville Suwanee Road and contains approximately 30.89 acres.**

Josh Campbell, Planning Director, presented the staff analysis as follows: The site is located near a liquor store and two hotels that function as extended stay hotels. The Police Department has expressed concern for this number of units to be in this area due to the number of calls for service already in the area at the hotels. Another concern is that the Comprehensive Plan calls for office park development in this area. Staff recommended denial and the Planning Commission recommended denial. Mr. Campbell stated if Council chooses to approve the request, staff has provided conditions for the rezoning for consideration.

Support: Amanda Hemmingston, Mahaffey, Pickens, Tucker, 1550 North Brown Road, represented the applicant. The applicant believes the plan supports the city's goals for this character area. This is an in-fill tract near an interchange. A multi-family project would thrive in the Suwanee Gateway area. Applicant agrees with conditions proposed by staff and requests approval.

Opposition: None.

- c) RZ-2014-009 – The applicant requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for single family homes. The site is located at the corner of Suwanee Dam Road and Village Grove Drive and contains approximately 1.92 acres.**

Josh Campbell, Planning Director, presented the staff analysis as follows: This project is part of Village Grove. The applicant proposes to develop the acreage at the front of the site. At the Planning Commission meeting, there was concern expressed related to on-street parking. As a result, staff recommends conditions to address these concerns. Staff and the Planning Department recommended approval of the request.

Support: Michael Zambri, 223 Longneedle Park, Sugar Hill, GA. Mr. Zambri stated over the past 3 months there have been meetings with city staff and the HOA representatives of Village Grove to work out the compromises presented to handle the

concerns and enhance the project. The project is a reduction from 60 condo units to 12 single family detached.

Opposition: None.

d) De-Annexation of 4818 Sunview Court (7-288-049) and 4838 Sunview Court (7-288-051)

Josh Campbell, Planning Director, stated when North Gwinnett High School was legislatively annexed into the City earlier this year, some residential property was unintentionally included. Two of the three affected property owners have submitted applications to de-annex; staff recommends approval.

There was no audience comment.

e) Alcohol Beverage License Request: Movie Tavern, 2855 Lawrenceville Suwanee Road

Movie Tavern has applied for a new licensee, Mr. Nathan Harden. Staff has reviewed the application and recommends approval.

Support: Dana Isenstein, Sard & Leff Attorneys, 3789 Roswell Road, Atlanta and Nathan Harden, 2855 Lawrenceville Suwanee Road were present.

There being no additional comment, the Public Hearing closed.

3. Announcements

- a) Google has announced that the City of Suwanee is Georgia's 2014 eCity and one of the country's digital capitals. This designation from the global technology company recognizes Suwanee as having the strongest online business community in the state. To determine America's digital capitals, Google and IPSOS, an independent research firm, analyzed the online strength of local small businesses in cities across the country. Factors considered included whether small businesses had a website, used a blog, promoted themselves via social networks, sold goods directly from their website, and had a mobile-friendly website.
- b) Approximately 30 artist-painted doors are on exhibit at Sims Lake Park throughout October as part of the 2014 **Doors to Homes & Hope exhibit**. Presented by Gwinnett Habitat for Humanity and ArtWorks! Gwinnett, more than 140 doors are exhibited through November 1 in locations throughout Gwinnett County. The exhibit is designed to bring awareness to the issue of homelessness and the universal need for affordable housing. All of the doors may be viewed and purchased for \$100 at gwinnetthabitat.org; proceeds will be shared by Gwinnett Habitat for Humanity and Artworks! Gwinnett.
- c) The City's **Connects** community newsletter won two Awards of Excellence in the printed publications-external publications and graphic design-publications categories, from the

City-County Communications and Marketing Association (3CMA). Connects is written by City of Suwanee staff and designed by the Veugeler Design Group in Buford. 3CMA judges in the graphic design category commented: "Lively, engaging, and a big step up from the previous newsletter. Strategic use of color adds personality and interest within budget constraints."

4. Pledge of Allegiance

5. Approval of the Agenda

Motion by Councilmember Goodman to approve the agenda as presented, second by Councilmember Miller and so carried 6-0.

6. Approval of Minutes

- a. **September 11, 2014 Council Workshop**
- b. **September 23, 2014 Council Meeting**

Motion by Councilmember Foster to approve, second by Councilmember Goodman and so carried 6-0.

7. Special Recognition

a. Shane Edmisten

Mayor Burnette and City Manager, Marty Allen, recognized Captain Edmisten for 20 years of service to the City. Marty shared highlights of Shane's service to include solving bank robberies.

b. Suwanee Fest Committee & Sponsors

Mayor Burnette and Amy Doherty recognized Suwanee Day Sponsors (12 Stone Church, Choices 2 You and Gwinnett Daily Post).

8. Consider Appointing Norman Cuadra as Chief Judge of Suwanee Municipal Court

Former Chief Judge Mark Lewis has resigned from Suwanee's Municipal Court. Norman Cuadra is one of Suwanee's Associate Judges.

Motion by Councilmember Goodman to appoint Norman Cuadra as Chief Judge, second by Councilmember Ireland and so carried 6-0.

9. Audience Participation

Former Mayor Richard Trice invited the Council and staff to attend the December Suwanee Business Alliance meeting that will be held at City Hall on December 10th.

OLD BUSINESS

10. Consider RZ 2014-007 - The applicant requests a rezoning from R-100 and R-140 to PMUD to allow for a planned mixed use development of single family attached and

detached units. The site is located in Land Lot 211 of the 7th District on the east side of Martin Farm Road and contains 31.14 acres.

Motion by Councilmember Goodman to postpone RZ-2014-007 to the November 18, 2014 Council Meeting, second by Councilmember Miller and so carried 6-0.

11. Consider RZ 2014-008 - The applicant requests a rezoning from C-2 and C-2A to RM-8 to allow for a multi-family residential development. The site is located in Land Lots 169 and 170 of the 7th District along Sawmill Drive near Lawrenceville Suwanee Road and contains approximately 30.89 acres.

Motion by Councilmember Foster to deny RZ-2014-008, second by Councilmember Ireland and so carried 6-0.

NEW BUSINESS

12. Consider RZ 2014-009 – The applicant requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for single family homes. The site is located at the corner of Suwanee Dam Road and Village Grove Drive and contains approximately 1.92 acres.

Motion by Mayor Pro Tempore Hilscher to approve RZ-2014-009 with Planning Department conditions dated October 28, 2014, second by Councilmember Goodman and so carried 6-0.

13. Consider De-Annexation of 4818 Sunview Court (7-288-049) and 4838 Sunview Court (7-288-051)

Motion by Councilmember Miller to De-Annex 4818 Sunview court and 4838 Sunview Court, second by Councilmember Goodman and so carried 6-0.

14. Consider Alcohol Beverage License Request: Movie Tavern, 2855 Lawrenceville Suwanee Road

Motion by Councilmember Foster to approve, second by Councilmember Ireland and so carried 6-0.

15. Consider Award of Contract for Downtown Suwanee Master Plan

The City received four submittals from consultants in response to an RFQ for the update to the Downtown Suwanee Master Plan. A committee consisting of City Council members and staff interviewed each consultant on October 23.

Motion by Councilmember Ireland to authorize contract with TSW for services related to the 10-year Downtown Suwanee Master Plan in an amount not to exceed \$90,000, second by Councilmember Goodman and so carried 6-0.

16. Consider Adopting Intergovernmental Agreement with Gwinnett County Concerning Joint Funding of the Western Gwinnett Bikeway

One of Gwinnett County's SPLOST projects is the construction of a multi-use trail along Peachtree Industrial Blvd. The County estimates the portion of the project within the Suwanee city limits will cost \$460,000. According to the IGA, the County will fund \$372,600 and the City will contribute the remaining \$87,400.

Motion by Councilmember Foster to adopt Agreement with Gwinnett County concerning joint funding for the Western Gwinnett Bikeway, second by Councilmember Miller and so carried 6-0.

17. Executive Session: Personnel

Motion by Councilmember Goodman to ENTER Executive Session for Personnel matters, second by Mayor Pro Tempore Hilscher and so carried 6-0.

Motion to EXIT Executive Session by Councilmember Foster, second by Councilmember Ireland and so carried 6-0.

Motion by Councilmember Foster to adopt the pay increase as discussed in Executive Session for the City Manager, second by Mayor Pro Tempore Hilscher and so carried 6-0.

18. Adjournment

Motion to Adjourn by Councilmember Ireland, second by Councilmember Goodman and so carried 6-0.

Approved November 18, 2014