

**CITY COUNCIL MEETING**  
**TUESDAY, FEBRUARY 28, 2017**

*Meeting Location: City Hall, 330 Town Center Avenue*

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

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**DINNER SESSION – 5:30 PM**  
**BIG SPLASH ROOM**

**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.*

**COUNCIL MEETING – 6:30 PM**  
**COUNCIL CHAMBERS**

**A. Call to Order**

Mayor Burnette called the meeting to order at 6:34 P.M and read the Procedures for Public Hearings for the record.

**B. Public Hearing**

**1. Vice Bar & Bistro Alcohol Beverage License**

Vice Bar & Bistro, located at 45 Satellite Blvd, Suite G, has applied for re-issuance of their distilled spirits license. The applicant, Mr. Cordaveious DeShaun Brown, has paid outstanding taxes and staff has issued an administrative license for on-premise consumption of beer and wine. Staff recommends approval. There was no audience comment.

- 2. RZ-2016-006 - Owners: SLF III-GA Suwanee Gateway, LLC. Applicant: John A. Hastings. The applicant requests a rezoning from PMUD (Planned Mixed-Use Development) to PMUD (change of conditions) to allow for townhomes. The site is located in Land Lot 169 of the 7th District at 558 and 608 Northolt Parkway and contains approximately 11 acres**

Josh Campbell, Planning Director, presented the staff analysis as follows: The applicant proposes to construct a total of 67 attached single family townhomes. The project would have an overall density of approximately 6 units per acre. The zoning is appropriate for this location. The addition of 67 townhome units is complementary to surrounding multifamily and commercial development and will positively contribute to the vitality of the Suwanee Gateway PMUD. The Planning Commission recommended 5-0 to postpone. Should Council approve, staff recommends approval with conditions dated February 27, 2017.

**Support:** Matt Reeves, Anderson, Tate and Carr, One Sugarloaf Center, 1960 Satellite Boulevard, Duluth, GA 30097, represented the applicant. Mr. Reeves stated they have worked with staff and agree with conditions. There was no opposition at Planning Commission Meeting. The applicant has worked with the Planning Commission regarding the buffer concern along McGinnis Ferry Road. A landscape plan was submitted as exhibit to address this concern. The plan includes evergreen plantings in the buffer. The closest house on the McGinnis Ferry side is 300 feet away. The development on the Northolt Parkway side will provide more eyes and shoppers in the area. This is a difficult site, and will include retaining walls to make the site work. This will be a high quality development. Lennar is a high quality builder and wants to deliver high quality homes in the Suwanee area.

**Opposition:** None.

- 3. RZ 2017-001 – Owner: Kinada Capital, LLC. Applicant: Rajesh Patel. The applicant requests a rezoning from M-1 (Light Industrial) & C-2 (Commercial) to O-I (Office Institutional) to allow for a senior living facility. The site is located in Land Lot 209 of the 7th district at the southeast intersection of Buford Highway and McGinnis Ferry Road**

Josh Campbell, Planning Director, provided the staff analysis as follows: The applicant requests a rezoning from M-1 (Light Industrial District) and C-2 (General Commercial District) and the second tract is zoned M-1 (Light Industrial District). Both tracts are currently undeveloped. The tracts are requested to be rezoned to O-I (Office-Industrial District) to allow for an assisted living facility including 60 assisted living rooms and 26 memory care units. The facility would offer amenities including social and recreational activities, meal services, housekeeping and laundry services, 24-hour emergency response, shuttle transportation service, physiotherapy, virtual doctor services, a beauty salon, and a movie theater for residents. The applicant proposes one contiguous 66,795 square foot building. The site is approximately 6.6 acres.

The Future Land Use Plan calls for industrial use on the subject site, which is consistent with the vision for the entire Buford West Character Area in the 2030 Comprehensive Plan. A need for senior housing was identified in the 2030 Comprehensive Plan. The proposed assisted living project will not have a

negative impact on any of the existing surrounding uses, and it would create a good transition from the industrial uses to the south and more urban character developing north of McGinnis Ferry Road along Buford Highway. Staff recommended approval. Planning Commission recommended approval with an amendment to staff conditions. If Council desires to approve, staff recommends approval with Planning Commission conditions.

**Support:** Rajesh Patel, 525 Glen Harris Drive, Atlanta, GA. Mr. Patel stated he is one of three owners of the project. This is the second facility in the area. This will be a replica of the building in Covington. Everything went smoothly with staff and the Planning Commission.

Councilmember Goodman requested additional information on virtual medical care. Mr. Patel stated this will allow residents to phone a doctor utilizing a special room for interaction via internet. A registered RN will be on site for medical assistance.

Councilmember Miller requested the name of the site in Covington. Mr. Patel stated the name is The Oaks at Ashton House.

**Opposition:** None.

4. **RZ 2017-002 & AN-2017-001 – Owner/Applicant: Inland Sims. The applicant requests annexation into Suwanee rezoning from M-1 (Gwinnett Light Industrial) to M-1 (Suwanee Light Industrial) to allow for four industrial buildings. The site is located in Land Lot 171 of the 7th district at 540 Satellite Blvd**

Josh Campbell, Planning Director, presented the staff analysis as follows: This is a rezoning in connection with an Annexation. Staff recommends rezoning within the City of Suwanee. Applicant proposes 67,000 square feet of office. The annexation will aide in clarifying service delivery.

Staff and Planning Commission requests approval of the request.

**Support:** Wayne Radfield, 1631 Newburn Road, Rutledge, GA (Madison). Mr Radfield stated he is requesting that the 19.83 acres be annexed into the city and rezoned.

**Opposition:** None.

There being no additional business, Mayor Burnette closed the Public Hearing.

### C. Announcements

1. The Suwanee Police Department will host **Georgia Teens Ride with P.R.I.D.E.** (Parents Reducing Injuries and Driver Error) on March 8 at the Suwanee Police Training Center. These classes target parents/guardians and their teenage drivers who are either just beginning to drive or are preparing for a learner's permit. This is not a hands-on, mechanical "how-to" course, but a class that addresses driving attitude and behavior of teenagers ages 14-19. For more information or to register, call 770-904-7669.
2. Join us on Friday, March 10<sup>th</sup> for **Suwanee Spring Fling** hosted by the North Gwinnett Baseball & Softball Association. Kicking off the spring baseball and softball season, this event will feature a 'parade of players,' inflatables, a prize raffle, and a family movie. The event starts in Town Center Park at 6pm.
3. The spring race season will be in full swing with **Suwanee Kiwanis Shamrock 5K Run** on Saturday, March 18. Enjoy nature's beautiful springtime flora and fauna on this Peachtree Qualifier Course!
4. You won't want to miss the **7<sup>th</sup> Annual Suwanee American Craft Beer Fest** on Saturday, March 18<sup>th</sup> from noon to 5pm. Beer nerds and novices alike are invited to descend upon Town Center Park for an afternoon of brews, tunes, and fun. A whopping 350 craft beers from around the nation makes this award-winning festival one of the largest beer events in the South. Many breweries use the event as an opportunity to debut new or seasonal beers, as well as brews specifically for the annual Brew Battle Competition. Beer Fest is also home to the largest home brew competition in the area.
5. Strut your mutt at the **7th Annual Run for the Rescues 5K, Fun Run & Festival** on Saturday, March 25. Benefitting Georgia SPCA, you'll enjoy food and beverages, arts and crafts, inflatables for the kids and treats for dogs, cats and runners alike.
6. The **Suwanee Farmers Market** is currently searching for farmers, herb and flower growers, butchers, bakers, jams and soap makers, and others to participate in its 12th season. The regular Suwanee Farmers Market will be open from 8 a.m.-noon Saturdays, May through the first week in October, at Town Center Park. Visit [suwanee.com](http://suwanee.com) for more information.

D. Pledge of Allegiance – Thomas Adams, Troop 827

E. Approval of the Agenda

*Motion to approve the Agenda by Councilmember Foster, second by Councilmember Miller and so carried 6-0.*

**F. Approval of Minutes**

- 1. January 12, 2017 Called Meeting**
- 2. January 12, 2017 Council Workshop**
- 3. January 24, 2017 Council Meeting**

*Motion to approve Minutes as presented by Councilmember Goodman, second by Councilmember Hilscher and so carried 6-0.*

**G. Council Recognition**

**1. Drew Garland – Mural Project**

Mayor Burnette and Assistant City Manager, Denise Brinson, recognized Mr. Garland for the mural that has been painted on his building along Buford Highway. The mural provides an enhancement to the Buford Highway corridor. Mayor Burnette read and presented a Proclamation.

**H. Audience Participation – None.**

**OLD BUSINESS**

**I. Consider Vice Bar & Bistro Alcohol Beverage License**

*Motion to approve Alcohol Beverage License for Vice Bar & Bistro (Cordaveious DeShaun Brown) by Councilmember Hilscher, second by Councilmember Goodman and so carried 6-0.*

**J. Consider RZ-2016-006 to PMUD Change of Conditions for approximately 11 acres on Northolt Parkway**

*Motion to approve RZ-2016-006 with conditions dated 2/27/2017 by Mayor Pro Tempore Ireland, second by Councilmember Goodman and so carried 6-0.*

**K. Consider Right of Way Abandonment on Northholt Parkway**

*Motion to TABLE the Right of Way Abandonment on Northholt Parkway by Councilmember Foster, second by Councilmember Miller and so carried 6-0.*

**NEW BUSINESS**

**L. Consider RZ-2017-001 to O-I on approximately 6.6 acres at Buford Highway and McGinnis Ferry Road**

*Motion to approve RZ-2017-001 with Planning Commission conditions by Councilmember Miller, second by Mayor Pro Tempore Ireland and so carried 6-0.*

**M. Consider Annexation AN-2017-001 of approximately 19.38 acres at 540 Satellite Blvd**

*Motion to approve AN-2017-001 by Councilmember Foster, second by Councilmember Goodman and so carried 6-0.*

**N. Consider RZ-2017-002 on approximately 19.38 acres to M-1 at 540 Satellite Blvd**

*Motion to approve RZ-2017-002 by Mayor Pro Tempore Ireland, second by Councilmember Hilscher and so carried 6-0.*

**O. Consider Arbor Day Proclamation**

The City will celebrate Arbor Day on April 28, 2017 at White Street Park.

*Motion by Councilmember Goodman to approve the Arbor Day Proclamation and authorize the Proclamation be read into the record by Councilmember Miller, second by Mayor Pro Tempore Ireland and so carried 6-0.*

**P. Consider Award of Contracts to: Clark Patterson Lee; Development Planning and Engineering, Inc.; Columbia Engineering and Services, Inc.; and Integrated Science and Engineering, Inc. for On-Demand Engineering Services**

The Planning Department released an RFQ for on-demand engineering services and received proposals from 12 firms. After conducting interviews, the selection committee recommends awarding the contract to these four firms.

*Motion to approve award of contracts by Councilmember Hilscher, second by Mayor Pro Tempore Ireland and so carried 6-0.*

**Q. Consider Award of Contract to Lord Aeck Sargent and Clark Patterson Lee for the 2040 Comprehensive Plan**

The Planning Department issued an RFQ for development of the 2040 Comprehensive Plan. The City received proposals from four teams. After conducting interviews, the selection committee recommends awarding the contract to the team of Lord Aeck Sargent and Clark Patterson Lee.

*Motion to approve award of contracts by Councilmember Miller, second by Councilmember Foster and so carried 6-0.*

**R. Award Contracts to Peach State Construction Company, LLC teamed with Development Planning & Engineering Inc. and Georgia Bridge & Concrete, LLC teamed with Clark Patterson Lee for On-Demand Services of Public Works Projects**

Staff released bid packages for design-build services for public works projects, such as pedestrian facilities and similar types of projects along with general maintenance services for curb and gutter repair, sidewalk repair, stormwater pipe repair, headwall repair, catch basin repair, asphalt repair (pothole and small patching areas), etc. The City received two proposals and staff recommends awarding contracts to both teams.

*Motion to approve award of contracts by Mayor Pro Tempore Ireland, second by Councilmember Goodman and so carried 6-0.*

**S. Consider Resolution in Support of “Georgia’s Not Buying It” Initiative**

The Demand an End program has launched the “Georgia’s Not Buying It” initiative with the goal of ending Domestic Minor Sex Trafficking in Georgia and across the country.

*Motion to approve the Resolution by Councilmember Foster, second by Councilmember Miller and so carried 6-0.*

**T. Authorize Mayor to Execute Quit-Claim Deed and Conveyance of Property to Downtown Development Authority in Furtherance of Reconciling Survey and Boundary Lines with Terwilliger Pappas**

Agenda item associated with the pending mixed use project adjacent to Town Center.

*Motion to approve Executing a Quit-Claim Deed and Conveyance of Property to Downtown Development Authority in furtherance of reconciling Survey and Boundary Lines with Terwilliger Pappas; also, to authorize a small remnant of right-of-way to be abandoned in furtherance of boundary lines by Councilmember Foster, second by Mayor Pro Tempore Ireland and so carried 6-0.*

**U. Consent Agenda**

**1. Renew NGAA Agreement**

Staff recommends renewing the agreement with the North Gwinnett Arts Association to provide the Welcome Center and other services.

**2. Approve 2<sup>nd</sup> Quarter FY 17 Budget Adjustments**

Staff has prepared recommended adjustments to the FY 17 budget.

**3. Authorize the Mayor to Enter into a Memorandum of Understanding with Georgia Department of Transportation**

The City must execute a construction agreement with Georgia DOT for completion of Buford Highway reconstruction.

**4. Ratify Title VI Documents**

The City must execute a “Non-Discrimination Agreement” in compliance with federal highway regulations in order to continue to receive federal funds for road projects.

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

**V. Executive Session: No Executive Session**

**W. Adjournment**

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

**Approved March 28, 2017**