

MINUTES
CITY COUNCIL MEETING
TUESDAY, AUGUST 22, 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

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 6:31 PM and read the procedures for Public Hearings for the record.

B. Public Hearing

1) 2017 Millage Rate

Marty Allen, City Manager stated this is the third and final hearing. After analyzing the tax consolidation data provided by Gwinnett County, staff recommends a proposed millage rate of 4.93 mills, the same proposed millage rate used in the adopted FY 2018 budget. A PowerPoint presentation was provided for the audience.

Audience Comment:

- Joe Briggs, 203 Hailwood Court, Suwanee. Mr. Briggs asked if commercial property includes investor owned housing (i.e., apartments and condos)? Staff responded commercial property is not included.

- 2) **RZ-2017-004 – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. Rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northwest corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.3 acres**

Mayor Burnette stated the case has been postponed by the Planning Commission.

Motion to Postpone to the September 26, 2017 Council Public Hearing by Councilmember Hilscher, second by Councilmember Goodman and so carried 6-0.

Mayor Burnette stated there will be an opportunity to speak on this case at the September Planning Commission Meeting and the September Council Meeting Public Hearing.

- 3) **RZ-2017-005 – Owner: Kuang Hu Chien. Applicant: HomeSouth Communities. Rezoning from C-2 (General Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 251 of the 7th District at the northeast corner of the intersection of Peachtree Industrial Boulevard and Village Crest Drive and contains approximately 7.6 acres.**

Mayor Burnette stated the case has been postponed by the Planning Commission.

Motion to Postpone to the September 26, 2017 Council Public Hearing by Councilmember Hilscher, second by Councilmember Miller and so carried 6-0.

Mayor Burnette stated there will be an opportunity to speak on this case at the September Planning Commission Meeting and the September Council Meeting Public Hearing.

Audience Comment:

- Janet Vergona, 4349 Silver Peak Parkway, Suwanee – requested Council reconsider where Public Hearing notices are posted and publicized.
- Griffin Goodman, 523 Vickery Arbor Drive, Suwanee – inquired why cases continue to be postponed. Mayor Burnette stated there are a lot of moving parts and there is not enough information for Council to act. Councilmember Ireland stated the case needs to go through the full P&Z process.
- Andrea Hermoyian, 923 Meadow Club Court, Suwanee – inquired what is the best way to communicate concerns between meetings. Mayor Burnette stated contact can be made with staff. She expressed a second

concern regarding how Gwinnett County is aware of developments in Suwanee and how it impacts the schools. Mayor Burnette stated the School Board is contacted by the City. The School Board conducts demographic studies. Ms. Hermoyian was instructed to contact Gwinnett County schools regarding her concerns about classroom size, etc.

- Becka Wilson, 4798 Arbor Crest Place, Suwanee. She asked for clarification in the workflow of the case. Ms. Wilson was informed the case will go before the Planning Commission before being heard by City Council.
 - Joe Briggs, 203 Hailwood Court, Suwanee. Mr. Briggs expressed concern regarding the rezoning project impact on traffic, on-street parking and schools. He expressed concern that the 2040 Plan did not include a middle school.
 - Rasheedah Sims, 1022 Allen Lake Pass, Suwanee (Rivermore). Expressed concern on schools, traffic, home values, over development. Her family chose this town for greenspace and the quality of life.
 - Millicent Debose, 787 Village Manor Place, Suwanee. Ms. Dubose expressed concerned that the postponements continue and there is a feeling the residents are not being heard.
 - Debbie Elliott, 4372 Hansboro Way, Suwanee. Ms. Elliott expressed concern for the number of townhome communities being built in Suwanee. She left Stone Mountain due to the same issues.
 - Jeff Loyd, 4444 Lassen Court, Suwanee. Expressed concern that the site is zoned commercial and the rezoning is residential (townhomes). He stated he understands this is privately owned property.
 - Jennifer Kaba, 4441 Lassen Court, Suwanee. Expressed concern for the trees that will be removed between the development and Village Grove. She expressed concern regarding traffic.
- 4) **RZ 2017-006 – Owner: White Street Village, LLC. Applicant: White Street Village, LLC. The applicant requests a rezoning from PMUD (Planned Mixed-Use Development) to PMUD (change of conditions) to allow for a planned mixed-use development with a mix of single family attached, single family detached, and stacked flats. The site is located in Land Lots 209 and 210 along White Street and White Lane at the northwest corner of the intersection of Buford Highway and McGinnis Ferry Road and contains approximately 32.2 acres**

Josh Campbell presented the staff analysis as follows: the request is for change of conditions in zoning. The property was rezoned in 2016 as a planned mixed-use development. The property ownership has changed and the new owner is requesting a change in conditions based on the design. The current plan (August 15, 2017) includes 208 units (111 townhomes and 97 single family detached units). The Planning Department recommended approval with conditions. The Planning Commission recommended approval with revised conditions. Stacked townhomes were eliminated and length of driveways were regulated. Mr. Campbell stated if the Council desires to approve the request, staff recommends approval based on the August 15, 2017 site plan.

Audience Comment:

- John Bonanno, 1000 Peachtree Industrial Boulevard, Suite 6-387, Suwanee, represented the applicant. He stated the applicant is in agreement with revised conditions as discussed with staff. The applicant is working with staff on architecture. The project design has taken traffic flow into consideration.
 - Quixote Atkins, 720 Silver Peak Court, Suwanee spoke in opposition to the request. Mr. Atkins asked questions about the zoning processes. He also expressed concern regarding impact on schools.
 - John Bonanno (applicant representative) provided the following rebuttal. He stated he was one of the developers of River Club. The design of this development is 30% master on main for single family; driveway modifications are to encourage downsizing and cars in the garage.
- 5) **RZ 2017-007 – Owner: Noble Corner, LP. Applicant: Lennar Georgia, Inc. The applicant requests a rezoning from M-1 (Light Industry District) and C-2A (Special Commercial District) to PMUD (Planned Mixed-Use Development) to allow for townhomes. The site is located in Land Lot 239 of the 7th District on Peachtree Industrial Boulevard between the two shopping centers of McGinnis Crossing and Plaza at Suwanee Station and contains approximately 16.3 acres.**

Motion to Postpone to the September 26, 2017 Council Public Hearing by Mayor Pro Tempore Ireland, second by Councilmember Foster and so carried 6-0.

- 6) **RZ 2017-008 – Owner: Halifax Enterprises, LLC. Applicant: Corridor Development, Inc. The applicant requests a rezoning from C-2 (General Commercial) to RM-8 (Residential Multi-Family Duplex District) to allow for townhomes. The site is located in Land Lot 237 of the 7th District at 760 Peachtree Industrial Boulevard and contains approximately 6.1 acres.**

Motion to Postpone the September 26, 2017 Council Public Hearing by Councilmember Miller, second by Councilmember Goodman and so carried 6-0.

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

C. Announcements

- 1) *We're now accepting applications for our next 10-week **Citizens Police Academy** session. This popular program strengthens the relationship between citizens and the police and offers a better understanding of the risks and responsibilities of police officers.*

The class runs for ten weeks, September 18 through November 20, from 6:30-9:00 p.m. at the Suwanee Police Substation & Training Center. Some of the classes included in this training will be Active Shooter Response, Traffic Stops, Building Searches, Crime Prevention, and Narcotics Identification. This program also includes a ride along with a Suwanee Police Officer.

Applications must be received no later than September 7 at 5:00 p.m. Contact Officer Richard Pope at 770-904-7641 for an application.

- 2) *You'll enjoy our next **Food Truck Friday**, hosted by the Suwanee Youth Leaders, with a theme of All-American! The event will take place Friday, September 1, beginning at 5:30 pm. Check suwanee.com for the tentative food truck line-up.*
- 3) *Everyone's favorite weekend in Suwanee is right around the corner! **Suwanee Fest** returns to Town Center Park September 16 and 17. Nearly 200 vendors and exhibitors, 15 entertainment acts, and one amazing parade are just some of the highlights of this beloved fall tradition. New to the event this year:*
 - *Topgolf Man Cave*
 - *Celebrity appearance by Lightning McQueen and Tow Mater (Sunday only)*
 - *Headliner The Molly Ringwalds*

For more information, visit www.SuwaneeFest.com.

- 4) *Registration for the 2018 season of **Harvest Farm** will open on September 1. Harvest Farm, Georgia's largest organic community garden, is located in the City of Suwanee's White Street Park. The garden includes 76 plots that can be rented on an annual basis to grow veggies, fruits, flowers, and herbs. Applications can be submitted online at harvestfarmsuwanee.com. The 2018 season will open January 1 and run through December 31.*
- 5) *Our new White Street Park community **orchard**, the first of its kind in the area, is getting its finishing touches and we need your help! We have two upcoming community work days scheduled for Saturday, September 30 and Saturday,*

October 14, both from 8:30-11:30 am. During these work days, volunteers will plant grasses, fruit trees, and willow planting for children's playground features. The work days are family friendly so children are welcome to attend. For more details or to sign up, please e-mail whitestreetorchard@gmail.com.

- 6) You have one last month to enjoy the **Farmers Market**. The popular market is open at Town Center Park 8 am-noon Saturdays through September 30.

D. Pledge of Allegiance – Troop 1830

E. Approval of the Agenda

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

F. Approval of Minutes

- 1) July 13, 2017 Council Workshop
- 2) July 25, 2017 Council Meeting

Motion by Councilmember Goodman to approve the Minutes as presented, second by Mayor Pro Tempore Ireland and so carried 6-0.

G. Audience Participation

- Kelvin Minnifield, 4708 Arbor Crest Place, Suwanee. Mr. Minnifield inquired about a tree maintenance program for his neighborhood (Village Grove). He stated the trees are not pruned, lighting is being blocked at night and school buses knock limbs off the trees. Mayor Burnette recommended Mr. Minnifield contact staff. Councilmember Miller shared information on the Suwanee App process.
- Jeff Loyd, 4444 Lassen Court, Suwanee. Mr. Loyd inquired about the neighborhood removing trees from the right of way. Council recommend Mr. Loyd contact staff.
- Chris Shumake, 972 Spring Park Lane, Suwanee. Mr. Shumake inquired on the process of Planning Commission handling rezoning cases.

OLD BUSINESS

H. Consider RZ-2017-004 from C-2 to PMUD at the northwest corner of Peachtree Industrial Boulevard and Village Crest Drive

Motion by Councilmember Foster to Postpone RZ-2017-004 to the September 26, 2017 Council meeting, second by Councilmember Goodman and so carried 6-0.

I. Consider RZ-2017-005 C-2 to PMUD at the northeast corner of Peachtree Industrial Boulevard and Village Crest Drive.

Motion by Councilmember Miller to Postpone RZ-2017-005 to the September 26, 2017 Council meeting, second by Councilmember Goodman and so carried 6-0.

NEW BUSINESS

J. Consider Adoption of 2017 Millage Rate

Motion to approve the millage rate at 4.93 by Councilmember Foster, second by Councilmember Goodman and so carried 6-0.

K. Consider RZ 2017-006 – Rezoning from PMUD to PMUD (change of conditions) along White Street and White Lane.

Motion to approve RZ-2017-006 by Mayor Pro Tempore Ireland with amendments in accordance with the August 21, 2017 conditions with Condition 2.B.ix. to read “A minimum of 70% of the units should be served by minimum 15’ long driveway”; and Condition #19 to read “Include parks as shown in the concept plan dated August 15, 2017. At least one park shall include a building constructed as a community facility that is a minimum of 800 square feet. Said facility may serve as the mail kiosk for the development or a gathering place. A minimum 1,000 square foot pool with at least 2,000 square feet of deck space shall be included within the park. Deck space shall include shaded areas.”, second by Councilmember Hilscher and so carried 6-0.

L. Consider RZ 2017-007 – Rezoning from M-1 and C-2A to PMUD on Peachtree Industrial Boulevard between McGinnis Crossing and Plaza at Suwanee Station.

Motion by Councilmember Miller to Postpone RZ-2017-007 to the September 26, 2017 Council meeting, second by Councilmember Foster and so carried 6-0.

M. Consider RZ 2017-008 – Rezoning from C-2 to RM-8 at 760 Peachtree Industrial Boulevard and contains approximately 6.1 acres

Motion by Councilmember Hilscher to Postpone RZ-2017-008 to the September 26, 2017 Council meeting, second by Councilmember Goodman and so carried 6-0.

N. Consider Municipal Court Code Amendments

At the request of Chief Judge Cuadra, staff has prepared some amendments to the City code to further clarify the Municipal Court’s authority.

Motion to approve by Councilmember Goodman, second by Mayor Pro Tem Ireland so carried 6-0.

O. Consent Agenda

1) Ratify Amendment #1 to the Agreement with Lord, Aeck, Sargent for the 2040 Comprehensive Plan

The City is under contract with Lord, Aeck, Sargent, Inc. for consulting services

related to preparation of the 2040 Comprehensive Plan. This amendment changes the payment terms of this contract from an hourly basis to lump sum.

2) Approve Resolution to Deed Property at 343 Buford Highway to the Downtown Development Authority

This agreement will transfer the City's approximately 8,000 square foot building to the DDA for economic development purposes. The majority of the building is currently occupied by Gwinnett County Fire Station #13, with a lease expiring in April 2019.

3) Authorize Mayor to Execute Agreement with Clark Patterson Lee to Design a Park and Road on Main Street

On demand engineer Clark Patterson Lee will prepare the design and construction documents for the park and road that were master planned in 2016.

Motion to approve by Councilmember Goodman, second by Mayor Pro Tem Ireland so carried 6-0.

P. Executive Session: None

Q. Adjournment

Motion to adjourn by Mayor Pro Tempore Ireland, second by Councilmember Miller and so carried 6-0.

Approved September 26, 2017