

**MINUTES**  
**CITY COUNCIL MEETING**  
**TUESDAY, FEBRUARY 27, 2018**

Meeting Location: City Hall, 330 Town Center Avenue

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

Absent: James M. Burnette, Mayor

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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 Pro Tempore Goodman called the meeting to order at 6:30 PM and read the procedures for Public Hearings for the record.

**B. Public Hearing**

- 1. RZ-2018-001 – Owner: Suwanee First Baptist Church. Applicant: Spartan Investors I, LLC. The applicant requests a rezoning from R-100 (Residential Single Family District) to RM-6 (Residential Multi-Family District) to allow for townhomes. The site is located in Land Lot 237 of the 7th District at 641 Eva Kennedy Road.**

*The Planning Commission recommended denial.*

Josh Campbell presented the staff analysis as follows: This request is rezone approximately 18 acres from R-100 to RM6. Staff recommended denial and the Planning Commission recommended denial. With staff's initial recommendation,

a number of conditions was included should Council choose to approve. Subsequent conditions have been provided as the site plan has been modified to reduce the number of units from 93 residential units to 78 residential units. Most of the changes to the site plan have been along Eva Kennedy Road. The changes are to insure consistency with the surrounding environment. The plan also has provided connections to adjacent properties to provide connectivity. The applicant has worked to develop a site plan that meets the recommended conditions. Should Council choose to approve, staff recommends approval with conditions dated 2/27/2018 (copy attached).

Support: Jeff Mahaffey, Spartan Investor I, 1550 North Brown Road, Lawrenceville, GA. Mr. Mahaffey stated staff has summarized the project well. The applicant has addressed the issues raised. A pocket park is included in the project and relocated. The applicant is in agreement with the revised conditions.

Opposition: Richard Plumer, 4094 Stonecypher Road. Mr. Plumer provided a copy of his statement against project which included the following: The project will change the Eva Kennedy character, multi-family housing is becoming a problem in Suwanee, ratio of single family to multi-family is eroding the downtown area. Mr. Plumer also provided a list of residents opposed to the rezoning.(copies attached).

2. **RZ-2018-002 – Owner/Applicant: Old Town Suwanee Partners, LLC. The applicant requests a rezoning from IRD (Infill Residential District) to IRD (change of conditions) to allow for the construction and renovation of detached single family homes. Site contains approximately 2.4 acres in Land Lot 237 of the 7th District and includes all of the block surrounded by Scales Street, Scales Road, and Jackson Street.**

*The Planning Commission recommended approval with conditions.*

Josh Campbell presented the staff analysis as follows: The applicant request to change the conditions of zoning. The applicant plans to renovate 4 existing homes and construct 2 new single family detached homes. The property was zoned for 14 housing units. Because of the number of units originally proposed on the property there was a requirement for back alleys and paving Jackson Street. With the reduction of units on the property, the applicant desires to keep the character of the old town area and keep the site in tact. Staff recommended approval with conditions. The Planning Commission recommended approval with staff conditions. Should Council choose to approve the application, staff recommends approval with conditions dated 2/26/2018.

Support: Mark Brock, 385 Pandemar Trail, Lawrenceville, GA 30043. Mr. Brock stated he purchased the property in 2008 with the idea of developing it with 14 homes. The plans have changed and he desires to remodel the 4 existing homes and construct 2 single family homes on the tract. He is requesting 1 additional lot which is included in the conditions.

Opposition: None

**3. Alcohol Beverage License – Chipotle Mexican Grill**

Chipotle Mexican Grill, located at 3186 Lawrenceville-Suwanee Road, has applied for an on-premise consumption license for distilled spirits to supplement their existing beer license. Ms. Leslie Ratelle is the licensee. The Business Services department recommends approval.

Support: Leslie Ratelle, 2714 Legislative Lane, Buford, GA 30519 was present.

Opposition: None

There being no further items the Public Hearing was closed.

**C. Announcements**

1. The City of Suwanee is in search of farmers, herb and flower growers, butchers, bakers, jams and soap makers, and others to participate in the 13th season of the city's **Farmers Market**, as well as food truck vendors for our very popular **Food Truck Fridays**.

The regular Suwanee Farmers Market will return on Saturday mornings beginning on May 12. Food Truck Fridays will return to Town Center on May 4. Applications for both the Farmers Market and Food Truck Fridays are due on March 1.

2. The City is also looking for designers, artists, and creative people in general to submit **logo designs for Suwanee Fest 2018**. The designer of the winning logo will see his or her design on official festival t-shirts and marketing posters, as well as receive a \$500 prize.

The competition is open to professional and amateur designers of all ages. In celebration of the bicentennial anniversary of the founding of Gwinnett County, this year's Suwanee Fest will have a vintage Americana theme. The deadline for submissions is April 13; see SuwaneeFest.com for additional guidelines and an entry form.

3. The next **Winter Farmer's Market** will be held on Saturday, March 10th from 9-11 a.m. Stop by and enjoy fresh local winter produce, such as lettuces, greens, potatoes, carrots, Brussels sprouts, baked goods, and a variety of other delicious, local flavors.
4. Spring is just around the corner and we have several runs starting in Town Center Park that will get you outside enjoying the weather! More details on all races can be found at Suwanee.com

- a. Put on your best running kilt and join us for the **Suwanee Kiwanis Shamrock 5K Run on March 17**. Participants will receive a performance tech t-shirt with "Irish flair" and prizes will be given for the most festive St. Patrick's Day attire.
- b. Strut your mutt at the **8th Annual Run for the Rescues 5K & Festival on March 24**. We encourage everyone to bring their dogs for this run to benefit homeless pets. Enjoy food, arts and crafts, inflatables for the kids, and treats for dogs, cats, and runners alike at the post-race festival.
- c. The Sarcoma Foundation of America (SFA) has been producing Race to Cure Sarcoma events in cities across the United States, and has chosen Suwanee as the location for its **inaugural Race to Cure Sarcoma Atlanta on April 14**. This 5K Walk/Run is a family friendly event, with a goal to raise both awareness and resources for sarcoma research nationally.

**D. Pledge of Allegiance – Boy Scout Troops 511 and 699; Girl Scout Troop 2285**

**E. Approval of the Agenda**

*Motion to approve the agenda as presented by Councilmember Foster, second by Councilmember Ireland and so carried 5-0.*

**F. Approval of Minutes**

- 1. January 11, 2018 Council Workshop
- 2. January 23, 2018 Council Meeting

*Motion to approve the Minutes as presented by Councilmember Miller, second by Councilmember Hilscher and so carried 5-0.*

**G. Council Recognition: 2017 City of Suwanee Employee Award Winners**

**H. Audience Participation – None**

**OLD BUSINESS**

**I. Consider RZ-2018-001 from R-100 to RM-6 at 641 Eva Kennedy Road**

*Motion to approve RZ-2018-001 with conditions dated 2/27/2018 with Council modifications by Councilmember Hilscher, second by Councilmember Ireland and so carried 4-1 (Councilmember Foster voted against).*

**Condition Modifications:**

- 1b. Specify Development shall be limited to a maximum of 78 residential units.*
- 6.A. Add Minimum ally rad frontage of 22 feet for single family attached units.*
- 6.B. Add Minimum alley rad frontage of 35 feet for single family detached units.*

**14. Add Pocket park shall include benches and plantings subject to review by the Planning Department.**

## **NEW BUSINESS**

- J. Consider RZ-2018-002 IRD (change of conditions) for 2.4 acres at Scales Street, Scales Road, and Jackson Street**

*Motion to approve RZ-2018-002 with conditions dated 2/26/2018 Councilmember Miller, second by Councilmember Hilscher and so carried 5-0.*

- K. Consider Alcohol Beverage License for Chipotle Mexican Grill**

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

- L. Consider Award of Contract for Facilities and Parks Asset Management & Maintenance Plan**

*The City has released bids for a consultant to update the existing facilities maintenance plan. Bids are due on February 19.*

*Motion to award contract to Jacobs Engineering for Facilities and Parks Asset Management & Maintenance Plan in an amount not to exceed \$138,081 by Councilmember Hilscher, second by Councilmember Miller so carried 5-0.*

- M. Consider Change Order in the Amount of \$29,294.97 to Contract with L.C. Whitford Co, Inc. for the I-85 Bridge Project**

*The City's contractor for the I-85 bridge project, L.C. Whitford Co, Inc. has presented an additive change order in the amount of \$29,294.97 for altering the newly installed "S" illuminated signs on the bridge fence. Staff recommends approval.*

*Motion to approve by Councilmember Ireland, second by Councilmember Miller and so carried 5-0.*

- N. Consider Authorizing the Mayor to execute agreements for Workers' Compensation, Causality and Liability Insurance with Travelers Insurance and others**

*Staff has reviewed data from quotes obtained for the city's workers' compensation, casualty and liability insurance.*

*Motion to approve execution of documents by Councilmember Foster, second by Councilmember Hilscher and so carried 5-0.*

- O. Consent Agenda**

- 1. Approve Capital Budget Adjustments**

*Staff has prepared recommended adjustments to the capital budget.*

**2. Approve Addendum to Contract with PPS for Probation Services**

*The Georgia Department of Community Supervision has reviewed the City's existing contract with PPS for probation supervision and required that we modify the contract's period of service.*

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

**P. Executive Session: None**

**Q. Adjournment**

*Motion to adjourn by Councilmember Foster, second by Councilmember Miller and so carried 5-0.*

**Approved March 27, 2018**