

**MINUTES  
CITY OF SUWANEE, GEORGIA  
PUBLIC HEARING & CITY COUNCIL MEETING  
JULY 26, 2011**

Meeting Location: City Hall, 330 Town Center Avenue

Attendees: Dave Williams, Mayor  
Jace Brooks, Mayor Pro Tem  
Jimmy Burnette, Councilmember  
Daniel F. Foster, Councilmember  
Richard I. Goodman, Councilmember  
Kevin McOmbler, Councilmember  
Jessica Roth, Assistant to the City Manager  
Phyllis Edmond, HR Manager  
Gregory Jay, City Attorney

Absent: Marty Allen, City Manager  
Elvira Rogers, City Clerk

---

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

**1) 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.  
PUBLIC HEARING  
COUNCIL CHAMBERS**

Mayor Dave Williams opened the Public Hearing at 6:31 and read the procedures for Public Meetings for the record.

**2) Alcohol Beverage License: The MoonDance Lounge**

**This business, located at 300 Peachtree Industrial Boulevard, Ste. 300, has applied for a license for on-premise consumption of beer, wine, and distilled spirits. The business has applied for Mrs. Christine Alestra to be the licensee. The Finance department has reviewed and recommends approval.**

SUPPORT: Todd Elliott, 542 Julianne Way, Woodstock, GA 30188, represented MoonDance Lounge. He is the general manager and was there in the owner's absence.

There was no opposition and no further audience comment.

- 3) SUP-2011-002-Applicant: Dance Connection Performing Arts. Owner: Omega Ventures Capital, LLC. Requests a special use permit to allow for a dance studio in the M-1 (light industrial) zoning district. The site is located at 105 Satellite Boulevard and contains approximately 9.97 acres**

Josh Campbell, Planning Director, presented information on the request for a dance studio in the M-1 location. The dance studio is to be located at 105 Satellite Boulevard. The proposal is for the dance studio to occupy 12,000 square feet space of a 97,000 square feet building. Special Use Permit process wants to ensure that the facility will adequately and safely handle the change in use. Most buildings built for warehouse purposes are not constructed by the same codes as buildings for occupancy of people. Staff recommended a series of conditions that would require the applicant to upgrade the space to come into compliance with building codes issues and fire safety codes issues as needed. This will be handled through the appropriate calculations of the building review process. Planning and Zoning recommends this approval with revised conditions. Staff recommends approval with revised set of conditions. Another concern that might be related to this use is combining parking with commercial truck traffic normally associated with warehouse use. The warehouse traffic is separated from customer traffic and should not be a conflict. Primary operation hours are off the industrial use hours.

SUPPORT: Sidney Mozayyani, 105 Satellite Blvd., Suwanee, presented photos for Council review. The sprinkler system and lighting is adequate for the dance studio. This building was previously occupied by Motorola.

There was opposition and no further audience comment.

- 4) RZ-2011-003-Applicant: SDM Partners, LLC. Owner: SLF III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office uses and surface parking. The site is located in Land Lot 169 of the 7<sup>th</sup> District along Sutton Gate Drive and contains approximately 24.4 acres**
- 5) RZ-2011-004-Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC. Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office, hotel and commercial uses. The site is located in Land Lot 169 of the 7<sup>th</sup> District along Sutton Gates Drive and contains approximately 9.26 acres**

Josh Campbell, Planning Director made the presentation for RZ-2011-003 and RZ-2011-004. Both requests are for the same site. This was previously the Opus site and is now “The Terraces at Suwanee Gateway”. A corporate campus is proposed. Tracts 2, 4, and 7 are the tracts involved in the request. Owners would like to continue forward with rezoning and are requesting flexibility to rearrange uses on these three tracts. Upgrades will be required to ensure that the facility adequately handles the uses and meets building codes and fire codes

as needed. Planning recommended approval with staff conditions by a vote of 4-0. They would like to rearrange use of tracts to attract “class A” office users in Suwanee Gateway. Mr. Campbell recommended voting separately for these (RZ-2011-003 and RZ-2011-004) if Council approves the requests

SUPPORT: Steve Martin, 66 Camden Road, Atlanta, GA 30309. Mr. Martin stated he is one of the owners of the office building. David Moore, another financial partner was present with Mr. Martin in support of the request as well. Mr. Martin says that flexibility to move around the uses that are there is needed to meet market conditions. The concept plan shows a five or six story parking deck to be built there. Current market conditions would not allow for the rent necessary for this to happen and there is no requirement for the deck.

There was no opposition and no further audience comment.

**7:00 P.M.**  
**COUNCIL MEETING**  
**COUNCIL CHAMBERS**

**6) Call to Order**

Mayor Dave Williams called the meeting to order at 7:04 p.m. All members were present.

**7) Announcements**

- a) *The City continues to gather resident’s input and ideas for improving the Suwanee community through the **20/20 Vision** Open House at 3930 Charleston Market Street. The Open House will close this Thursday, so be sure you get there before then! After that, the strategic planning process will shift to small-group roundtable discussions that will be held through the fall. Please sign up to take part in these discussions at [www.suwanee2020.com](http://www.suwanee2020.com).*
- b) *Suwanee’s annual **Broadway in the Park** takes place this weekend with offer free performances of *Hairspray* by Suwanee Performing Arts. The performances will be held at 7:00 pm Friday and Saturday evenings on the Town Center stage. Come enjoy the phenomenal music and inspiring music!*
- c) *This Thursday’s **Toast @ Town Center** will adopt a 60’s theme in honor of the upcoming *Hairspray* production. In addition to a dress rehearsal for the production, the North Gwinnett Arts Association will also host an ArtWalk with an opportunity to view and purchase artwork and speak with artists.*
- d) *Don’t miss the August 13<sup>th</sup> **Rock & Jock Festival** in Town Center Park. Beginning at 5:00 pm, the event will kick off with a pep rally of sorts for our local high school teams so come out to support your school! The “rock” part of the festival will begin at 6:00, with a line-up that includes Gasoline Brothers, Ingram Hill, and headline band Better Than*

*Ezra, who is known for putting on a high-energy live show every time they hit the stage.*

**8) Pledge of Allegiance – Troop 827**

**9) Approval of Minutes**

**a) June 21, 2011 Council Meeting**

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

**10) Special Recognition**

**a) Right to Hike**

Right to Hike donated an emergency call unit to the City. It is located on the Suwanee Creek Greenway near the fence behind Swift Atlanta. Mr. Brent Siler, Right to Hike Vice President, was in attendance and shared an overview of the non-profit that was established in memory of Meredith Emerson.

**b) Everett Brothers Music Barn**

Council recognized the new owners for their recent efforts preserving the Everett Brothers Music Barn.

**11) Adoption of Agenda**

*Motion made to adopt the agenda with one modification to authorize the Mayor rather than Police Chief to execute an agreement with Open Portal Solutions in item 18 a.*

*Motion to adopt the agenda by Councilmember Foster, second by Mayor Pro Tem Brooks and so carried 6-0.*

**12) Audience Participation**

- Maurice Cook, 1342 River View Run Lane, Suwanee, GA, stated that he has been bothered by the Partnership Gwinnett relationship with the City. He says it was first approved 9/25/2007 and that there never was a contract. He says that he hasn't seen any benefit from us paying \$20,000. He wants to know who's running City Hall.

**NEW BUSINESS**

**13) Consider Alcohol Beverage License: The MoonDance Lounge, 300 Peachtree Industrial Boulevard, Suite 300**

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

**14) SUP-2011-002-Applicant: Dance Connection Performing Arts. Owner: Omega Ventures Capital, LLC. Requests a special use permit to allow for a dance studio in the M-1 (light industrial) zoning district. The site is located at 105 Satellite Boulevard and contains approximately 9.97 acres**

*Motion by Councilmember McOmber to approve with staff and Planning Commission conditions, second by Councilmember Foster, and so carried 6-0.*

- 15) **RZ-2011-003-Applicant: SDM Partners, LLC. Owner: SLF III Suwanee Gateway, LLC.** Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office uses and surface parking. The site is located in Land Lot 169 of the 7<sup>th</sup> District along Sutton Gate Drive and contains approximately 24.4 acres

*Motion by Councilmember Goodman to approve as recommended by staff, second by Councilmember Burnette, and so carried 6-0.*

- 16) **RZ-2011-004-Applicant: SDM Partners, LLC. Owner: SLF-III Suwanee Gateway, LLC.** Requests a rezoning from PMUD (Planned Mixed Use Development) to PMUD to modify the conditions of zoning to allow for office, hotel and commercial uses. The site is located in Land Lot 169 of the 7<sup>th</sup> District along Sutton Gates Drive and contains approximately 9.26 acres

*Motion by Councilmember Burnette to approve with staff conditions, second by Mayor Pro Tem Brooks, and so carried 6-0.*

- 17) **Consider Resolution to Rename Gwinco Boulevard as Celebration Drive and Gwinco Connector as Celebration Connector**

*This was a recommendation originally included in the I-85 study completed in 2005. Staff has contacted the businesses along Gwinco Boulevard and they support changing the name. Additionally, due to the current work on the McGinnis Ferry Rd. extension, this is a good time to make this change so it can be addressed in new signage produced for that project.*

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

## **Consent Agenda**

- a) **Authorize the Chief of Police to Execute an Agreement with Open Portal Solutions, Inc. Regarding an Electronic Accident Reporting System**

*The State of Georgia recently contracted with Open Portal to provide an online traffic report management system. This will improve customer service and save staff time. Staff recommends offering the same access to Suwanee records, while still providing hard copies to those who request them, as the City has always done. Open Portal charges nominal fees to the customer for this service and will share a portion with the City (\$5).*

- b) **Authorize the Mayor to Renew the Contract with Partnership Gwinnett for Economic Development Services**

*This is an annual renewal of the contract between the City and Partnership Gwinnett for ongoing economic development services.*

**c) Adopt a Resolution to Set Qualifying Dates and Poll Worker Compensation for the November 8, 2011 General Election**

*This resolution sets the qualifying dates and poll worker compensation for the November 8, 2011 general municipal election to fill the expired terms of the following: Mayor, Posts 1 and 2; and Special Election for Alcohol Referendum. Per discussion at the workshop, qualifying has been set for three days, beginning at 8:30 am on Monday, August 29 and concluding at 4:30 pm on Wednesday, August 31.*

***Motion by Councilmember Goodman, second by Mayor Pro Tem Brooks, and so carried 6-0.***

**18) Executive Session: Legal, Personnel, and/or Real Estate Issues – No Executive Session**

**19) Adjournment**

***Motion by Councilmember Dan Foster, second by Councilmember Dick Goodman, and so carried 6-0.***

***Approved 08/23/2011***