

## Minutes

### **CITY COUNCIL MEETING TUESDAY, SEPTEMBER 27, 2022**

Meeting Location: City Hall, 330 Town Center Avenue, Council Chambers

Attendees: Larry Pettiford, Mayor Pro Tem  
Heather Hall, Councilmember  
Linnea Miller, Councilmember  
Beth Hilscher, Councilmember  
Peter Charpentier, Councilmember  
Marty Allen, City Manager  
Robyn O'Donnell, City Clerk  
Gregory Jay, City Attorney

Absent: Jimmy Burnette, Mayor

---

#### **A. Call to Order**

Mayor Pro Tem Pettiford called the meeting to order at 6:31 p.m.

#### **B. Public Hearing**

*(The purpose of a public hearing is to provide an opportunity to express views and to provide information to decision-makers relating to a pending public hearing agenda item. Public hearings are intended to receive information from the public; it is not intended to be a question-and-answer session.)*

##### **1. RZ-2022-004 – Owners: 3805 317 LLC and Franklin Property Group LLC. Applicant: Walker Anderson Homes**

(This item was postponed at the August 23, 2022 Council Meeting) The applicant requests a rezoning from R-100 (Residential Single Family District) to RM-8 (Residential Multi-Family Duplex District) to allow for the construction of 20 townhomes. The site is located at the southeast corner of Lawrenceville-Suwanee Road and Suwanee Avenue including 212 and 220 Suwanee Avenue and contains approximately 3.06 acres.

Mr. Josh Campbell stated the applicant has since revised the submitted proposal to request 7 single-family detached units. The Planning Commission recommended approval of the initial proposal. The Planning Department recommends that if you do choose to approve the revised proposal that you zone it to IRD with conditions dated September 27, 2022.

The applicant, Mr. Corbit Woods, 390 Brogden Road, Suwanee, stated that there are a couple conditions that he would like to verify so he respectfully requested to table this to the October 25, 2022 Council meeting.

Dondra Goldman, 284 and 218 Seminole Circle – Ms. Goldman expressed concern for the development’s potential effects on the environment, wildlife, and increased traffic. She stated that neither the development plan or its architecture fits with the neighborhood.

Paul Dzikowski, 5265 Overbend Trail – Noting that his parents live in the neighborhood of the potential development, Mr. Dzikowski shared concerns regarding potential environmental and drainage issues. He stated that the proposal does not fit with the current residences of the neighborhood.

Mr. Woods, the applicant, stated his request to table the item would allow for adjustments to be made based on feedback from the neighbors.

**2. RZ-2022-005 – Owner: North Georgia Congregational Holiness Church. Applicant: Mainstreet Building Group**

The applicant requests a rezoning from R-100 (Residential Single Family District) to IRD (Infill Residential District) in order to allow for the development of four single-family homes. The site is located at 3988 Scales Street and contains approximately 0.7 acres. The Planning Commission and Planning Department recommends approval with conditions.

The applicant, Chuck Rigdon, 287 Daves Farm Road, Jefferson, described the request to Council.

Ms. Elvira Rogers, 3968 Calaboose Street – Ms. Rogers noted that she and her husband are long-time residents of the historic old town area. They feel a development on this property is positive. Their concerns with constructing four houses on the property include the ability to keep the Old Town Character Area, as it’s described in the 2040 Comprehensive Plan, as well as potential traffic difficulties on the small roads in the area. They would like a developer to be mindful of items such as erosion control and drainage.

Zach Whigham, 670 Scales Road – Mr. Whigham stated concerns regarding the size of Calaboose Street, noting that two cars cannot currently pass on this street due to the street being narrow. He requested that the city consider improvements of some type to this street.

**3. SUP-2022-004 – Owner: 425 Buford Highway LLC. Applicant: Kathleen Diehl, DVM**

The applicant requests a Special Use Permit to allow for a veterinary clinic without outdoor boarding in the OTCD (Old Town Commercial District) zoning district. The site is located at 425 Buford Highway, Suites 103 and 104, and contains approximately 1.85 acres. The Planning Commission and Planning Department recommend approval with conditions.

The applicant’s representative, Mr. Kelly Edge, 3062 Four Oaks Drive, Atlanta, spoke to Council and described the practice.

**4. AMD-2022-001 Proposed Amendment to City of Suwanee Zoning Ordinance including Article V**

A proposed amendment to the City of Suwanee Zoning Ordinance includes, but is not limited to, Article V. Zoning District Development and Use Regulations, in order to eliminate a Permitted Use Community Garden as allowed use in R-100 and R-140 and add Community Garden as a Permitted Special Use in single-family residential districts R-100, R-140, R-75 and IRD, and other changes related to that Special Use. The Planning Commission recommends approval.

Ms. Carol Beck, 4590 Barony Drive – Ms. Beck stated that the change of this ordinance does not help her with the current issue of her neighbors having chickens and a chicken coup on the property next to hers. She described the details and problems of having this next to her home and feels it has decreased their property's value.

Bennie Williams, 4460 Barony Drive – Mr. Williams stated his support of Carol and Carl Beck. He feels they have been negatively impacted by the current issue of having chickens and a chicken coup on the abutting property. He requested that the city address the Beck's concerns.

**5. AMD-2022-002 Proposed Amendment to the City of Suwanee Zoning Ordinance including Article XVIII**

A proposed amendment to the City of Suwanee Zoning Ordinance including Article XVIII. Administration, Enforcement, Penalties, and Remedies by adding Section 1808 Appeal of Zoning Decision and Section 1809 Appeal from Zoning Board of Appeals. The Planning Commission recommends approval.

**C. Announcements**

1. Come and enjoy the great outdoors for Suwanee's Winter Farmers Market at Town Center Park from 9 – 11 am twice each month. Stop by and enjoy the season's finest fresh local produce, baked goods, and a variety of other delicious local flavors. Upcoming Winter Farmer's Market dates are October 8<sup>th</sup> and October 22<sup>nd</sup>.
2. On Saturday, October 8th we will bring the Taste of BBQ Festival back to Town Center Park. This is a family-friendly, community event featuring tasty BBQ bites, local vendors, an artist market, live music, food, and a Family Fun Zone with activities for children of all ages. The Taste of BBQ Festival is a fundraiser for Project Green.
3. Why run from the spirits when you can take them with you? The 2<sup>nd</sup> annual Spooky Spirit 5K, presented by the team behind the award-winning Suwanee Wine Fest, offers a "cocktails and costumes" twist on the traditional 5K on Saturday October 15<sup>th</sup> from 11 am – 1:00pm. This timed, Peachtree Road Race qualifier is fitting for anyone, whether you are a competitive runner trying to beat your personal record, or you're simply looking to sip and stroll with your closest cocktail loving friends.

4. If you're a sucker for scary-tale endings, join us for a sweet treat at the park Saturday October 29<sup>th</sup> for Dinner and a BOO-vie and other fun activities. We will start off with Town Center business trick-or-treating at 5pm, followed by the movie Hocus Pocus at 6:30, and then Ghostbusters: Afterlife, beginning around 8:15.
5. Tickets are now on sale for the 9th Annual Suwanee Wine Festival happening on November 5<sup>th</sup>. Festival attendees will get to sip and stroll around Town Center Park while enjoying unlimited samples of delicious wines, hand-selected by local wine experts. The festival features over 150 wines from all over the world, plus a Georgia winery section where local wineries offer tastings of their favorites. The Suwanee Wine Festival will also have live music, artisanal products for sale from local vendors and artists, food from some of the area's most popular restaurants and food trucks, and more! The non-wine fans get to enjoy ready-to-drink cocktails, seltzers, and beer. A new addition to this year's festival will be Grape Stomping! To purchase tickets, visit [SuwaneeWineFest.com](http://SuwaneeWineFest.com).

**D. Pledge of Allegiance**

**E. Approval of Agenda**

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

**F. Approval of Minutes**

1. **August 11, 2022 Called Meeting**
2. **August 11, 2022 Council Workshop**
3. **August 23, 2022 Called Meeting**
4. **August 23, 2022 Council Meeting**

*Motion to approve all sets of Minutes by Councilmember Charpentier, second by Councilmember Hilscher and so carried 5-0.*

**G. Special Recognition – Police Chief Cass Mooney, 25 Years of Service**

**H. Audience Participation - None**

*(The purpose of audience participation is to provide an opportunity for the public to address the Mayor and Council and bring items to their attention. This time is not intended to be a question-and-answer session. If someone has a topic requiring detailed discussion or response, please contact the city to schedule a phone or in-person meeting at 770-945-8996.)*

## NEW BUSINESS

- I. Consider RZ-2022-004 – Owners: 3805 317 LLC and Franklin Property Group LLC. Applicant: Walker Anderson Homes**

*Motion to table RZ-2022-004 until the October 25, 2022 Council meeting by Councilmember Charpentier, second by Councilmember Hall and so carried 5-0.*

- J. Consider RZ-2022-005 Owner: North Georgia Congregational Holiness Church. Applicant: Mainstreet Building Group**

*Councilmember Hilscher motioned to approve RZ-2022-005 subject to the Planning Commission and Planning staff conditions, second by Councilmember Miller and so carried 5-0.*

- K. Consider SUP-2022-004 – Owner: 425 Buford Highway LLC. Applicant: Kathleen Diehl, DVM**

*Councilmember Hall motioned to approve SUP-2022-004 subject to conditions laid out by the Planning Commission, second by Councilmember Charpentier, and so carried 5-0.*

- L. Consider AMD-2022-001 Proposed Amendment to City of Suwanee Zoning Ordinance including Article V**

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

- M. Consider AMD-2022-002 Proposed Amendment to the City of Suwanee Zoning Ordinance including Article XVIII**

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

- N. Authorize Mayor to Enter into an Agreement with Clark Patterson Lee for Construction Administrative Services**

This agreement encompasses hourly administrative services during the construction of Town Center on Main.

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

**O. Consider Land Donation to White Street Park**

JTG, the developer of the Harvest Park neighborhood, would like to donate a piece of property to the city. The property is adjacent to White Street Park.

*Motion to accept the land donation by Councilmember Miller, second by Councilmember Charpentier and so carried 5-0.*

**P. Consider Easement Donation for the Russell Street Sidewalk Project**

The Huthmakers will be donating an easement for the construction of the Russell Street sidewalk.

*Motion to approve by Councilmember Hilscher, second by Councilmember Hall and so carried 5-0.*

**Q. Consider Adoption of the Pedestrian and Bicycle Plan**

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

**R. Executive Session: Real Estate**

*Motion to enter Executive Session at 7:24 p.m. to discuss real estate matters by Councilmember Hilscher, second by Councilmember Hall and so carried 5-0.*

*Motion to exit Executive Session at 7:37 p.m. by Councilmember Hilscher, second by Councilmember Miller and so carried 5-0.*

*Councilmember Hall motioned to authorize the purchase of 2.11 acres comprising tax parcels 7-235-011, 012, and 013 (3900 block of Lawrenceville-Suwanee Road) for the sum of \$1.3 million dollars in furtherance of construction of public safety/police station, second by Councilmember Miller and so carried 5-0.*

**S. Adjournment**

*Motion to adjourn at 7:38 p.m. by Councilmember Charpentier, second by Councilmember Hall and so carried 5-0.*

**Approved October 25, 2022**