



**AGENDA**  
**CITY COUNCIL WORKSHOP**  
**THURSDAY, JANUARY 12, 2023**  
**5:30 PM**

Note: As set forth in the Americans With Disabilities Act of 1990, the City of Suwanee does not discriminate on the basis of disability in the admission or access to or treatment or employment in its programs or activities. Robyn O'Donnell has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, is available from the ADA coordinator.

The City of Suwanee will assist citizens with special needs given proper notice. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Suwanee should be directed to Robyn O'Donnell, 330 Town Center Avenue, Suwanee Georgia 30024, 770-945-8996.

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

**I. Special Presentation(s)**

**A. Police Quarterly Report**

*Chief Mooney will present the department's quarterly report.*

**II. Staff Updates**

*Staff updates are intended to provide information about the topic without a presentation. Should Council wish to discuss any item in more detail, staff is prepared to offer additional information.*

**A. Organizational Matters for 2022**

*The following organizational matters will be included at the beginning of the January 24<sup>th</sup> agenda:*

- Selection of Mayor Pro Tempore*
- Adoption of Rules and Procedures*

**B. 2<sup>nd</sup> Quarter Capital Budget Adjustments**

*The proposed 2<sup>rd</sup> quarter capital budget adjustments provide the final funding for Town Center on Main project from the sale of StillFire. The proposed budget adjustments create the structure for receiving the funds from the sale of StillFire and the transfer from the Downtown Development Authority (DDA) fund to the Master Plan Implementation fund for the percentage of the StillFire sale that was due to the City (75%). This item will be on the January 24<sup>th</sup> Council Consent Agenda, unless Council prefers otherwise.*

**C. FY 22 Audit Presentation**

*The audit for FY 2022 is complete. A representative from Mauldin & Jenkins will present the results at the January 24<sup>th</sup> Council meeting.*

**D. Alcohol Beverage License for EHL Food, LLC dba La Belle Vie, 1500 Peachtree Industrial Blvd Suite 150**

*EHL Food, LLC dba La Belle Vie, located at 1500 Peachtree Industrial Blvd Suite 150, has applied for an alcohol license for on-premises consumption of beer, wine, and distilled spirits under new ownership. Chae Yong Lee has applied to be the licensee. The Business Services Department recommends approval. Consideration of this application will appear on the January 24<sup>th</sup> Council Public Hearing and Regular Agenda, unless Council prefers otherwise.*

**E. Riverview Run Drive Stormwater Project**

*A stormwater pipe at 4121 Riverview Run Dr. will need to be rebuilt. The estimated cost is \$300,000. The work will be performed by Thomas & Hutton and Peach State Construction, who have design-build contracts with the city. This item will appear on the January 24<sup>th</sup> Council Consent Agenda, unless Council prefers otherwise.*

**F. Red Rock Point and Red Rock Court Stormwater Project**

*A stormwater system on Red Rock Point and Red Rock Court needs to be redesigned and rebuilt. The scope of work is still being developed however the initial estimated cost is \$500,000. The work will be performed by Thomas & Hutton and Peach State Construction, who have design-build contracts with the city. This item will appear on the January 24<sup>th</sup> Council Consent Agenda, unless Council prefers otherwise.*

**G. 2023 Local Maintenance and Improvement Grant (LMIG) Application**

*Staff has assembled a list of streets, utilizing a scoring system as a guide to prioritize resurfacing. This list must be submitted to GDOT for their consideration. This item will appear on the January 24<sup>th</sup> Council Consent Agenda unless Council prefers otherwise.*

**III. Discussion Items**

**A. RZ-2023-001 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

*The applicant requests a rezoning from C-2 (General Commercial District) and C-2A (Special Commercial District) to M-1 (Light Industry District) to allow for a self-storage facility. The site is located at 300 Peachtree Industrial Boulevard south of Tench Road and contains approximately 3.5 acres. The Planning Department recommends approval with conditions. This item will appear on the January 24<sup>th</sup> Council Public Hearing and Regular Agenda.*

**B. SUP-2023-001 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

*The applicant requests a Special Use Permit to allow for a self-storage facility in the M-1 (Light Industry District) zoning district. The site is located at 300 Peachtree Industrial Boulevard south of Tench Road and contains approximately 3.5 acres. The Planning Department recommends approval with conditions. This item will be on the January 24<sup>th</sup> Council Public Hearing and Regular Agenda.*

**C. SUP-2023-002 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**

*The applicant requests a Special Use Permit to allow for a car wash in the C-2A (Special Commercial District) zoning district. The site is located at 300 Peachtree Industrial Boulevard south of Tench Road and contains approximately 1.4 acres. The Planning Department recommends approval with conditions. This item will appear on the January 24<sup>th</sup> Council Public Hearing and Regular Agenda.*

**D. SUP-2023-003 – Owner/Applicant: ACS Properties, LLC**

*The applicant requests a Special Use Permit to allow for outdoor storage in the C-2 (General Commercial District) zoning district. The site is located at 3640 Burnette Road and contains approximately 8 acres. The Planning Department recommends approval with conditions. This item will appear on the January 24<sup>th</sup> Council Public Hearing and Regular Agenda.*

**E. AMD-2023-001 – Amendment to the Suwanee Zoning Ordinance**

*A proposed amendment to the City of Suwanee Zoning Ordinance including Article XX. Zoning Board of Appeals, by adding paragraphs to Section 2012. Administrative Variances, in order to allow for single family residential lots either greater than 1.5 acres in size and/or located in the Old Town Overlay District to be considered for administrative variances related to accessory structure requirements. This item will appear on the January 24<sup>th</sup> Council Public Hearing and Regular Agenda.*

**F. Main Street Park**

*Staff will provide an update on the project.*

**G. Annual Appointments**

*Terms will expire at the end of January for appointed members of several city boards. Staff will discuss the appointments/reappointments with Council. This item will appear on the January 24<sup>th</sup> Council Regular Agenda for consideration, unless Council prefers otherwise.*

**i. Downtown Development Authority Appointment**

*The Suwanee DDA nominates Jessica Rantamaki to fill the open board seat vacated by Dax Flinn. The seat was recently re-appointed in January 2022 and will go until January 2026. Mrs. Rantimaki was chosen from a highly qualified group of final applicants and the DDA looks forward to having her unique expertise and knowledge added to the board.*

**H. 2023 Election Fees**

*The City must adopt an ordinance to call the November 7, 2023 municipal general election and to establish the qualifying fees to fill the expired terms of Mayor, Council Post 1, and Council Post 2. Consideration of this ordinance will be included on the January 24<sup>th</sup> Council Regular Agenda, unless Council prefers otherwise.*

**I. 2023 Event Schedule**

*The 2023 event schedule is complete. Staff will review the schedule.*

- J. Knowledge Sharing**
  - i. Gwinnett Municipal Association Activities**
  - ii. Other**

**IV. City Manager's Report**

- A. Special Recognition Options for the Council Meeting**
  - i. Quantum Bank – Public Art Donation**
- B. Minutes for Approval**
  - i. December 8, 2022 Council Workshop**
  - ii. December 20, 2022 Council Meeting**