



**AGENDA**  
**CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 24, 2023**

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 an 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

**DINNER SESSION – 5:30 PM**  
**BIG SPLASH ROOM**

**City Council Informal Session**

*Agenda review and informal discussion among City Councilmembers and staff. Food provided for Elected Officials and staff. No action to be taken during the session.*

**COUNCIL MEETING – 6:30 PM**  
**COUNCIL CHAMBERS**

**A. Call to Order**

**B. Adoption of Rules and Procedures**

*In accordance with Section 2.19 of the City Charter, the City Council shall each year adopt its rules of procedure and order of business. Staff recommends adopting the current edition of Robert's Rules of Order.*

**C. Selection of Mayor Pro Tempore**

*In accordance with Section 2.27 of the City Charter, by a majority of vote, the City Council shall elect a Councilmember to serve as Mayor Pro Tempore for that ensuing year. The Mayor Pro Tempore shall assume duties and powers of the Mayor during the Mayor's disability or absence.*

**D. Public Hearing**

**I. 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.*

**2. 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 and Planning Commission recommend approval with conditions.*

**3. 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 and Planning Commission recommend approval with conditions.*

**4. 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 and Planning Commission recommend approval with conditions.*

**5. 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 and Planning Commission recommend approval with conditions.*

**6. 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. The Planning Commission recommends approval of this amendment.*

**E. Announcements**

- I. *Suwanee's Winter Farmers Market is happening twice monthly. Come and enjoy the great outdoors at Town Center Park from 9am – 11am. Stop by and enjoy fresh local winter produces such as lettuces, greens, potatoes, carrots baked goods and a variety of other delicious local flavors. Upcoming Farmers Market dates are January 28<sup>th</sup>, February 11<sup>th</sup>, and February 25<sup>th</sup>.*

2. *Donate blood at City Hall in the Red Cross Blood Drive on February 10<sup>th</sup> from 10:00 AM to 3:00 PM. To reserve your spot, select a time by visiting [redcrossblood.org](http://redcrossblood.org).*
3. *On February 11<sup>th</sup> the Rotary Club of Buford/North Gwinnett is pleased to host the 12th Annual Suwanee Sweetheart Sprint 5k and Fun Run. The race is a Peachtree Road Race qualifier and boasts tons of fun including, medals for each age group, fastest dog, most senior finisher and a Valentine themed costume contest. The race begins at 9am but come early and take part in DJ and mascot fun and a great pre-race warm up. After the race enjoy some hot chocolate, post-race snacks and some fun with your friends and family at the photo booth. Visit [Suwanee.com](http://Suwanee.com) for more information*
4. *Help us celebrate Arbor Day on Saturday, February 25<sup>th</sup>! Meet us at Level Creek Elementary School at 9am to plant trees in honor of this special day. Those interested in volunteering can contact City of Suwanee Environmental Specialist Bill Stinehart at [bstinehart@suwanee.com](mailto:bstinehart@suwanee.com).*
5. *Join us for the 9th annual Suwanee Half Marathon and Old Town 5k on Sunday, February 19<sup>th</sup> presented by Performance Race Services along with the City of Suwanee. To register visit [SuwaneeHalf.com](http://SuwaneeHalf.com). These races will benefit the Suwanee Public Arts Program.*

**F. Pledge of Allegiance**

**G. Approval of Agenda**

**H. Approval of Minutes**

1. **December 8, 2022 Council Workshop**
2. **December 20, 2022 Council Meeting**

**I. Presentation: FY 22 Audit**

*The audit for FY 2022 is complete. A representative from Mauldin & Jenkins will present the results.*

**J. Special Recognition – Quantum Bank – Donation to Art-For-All Campaign**

**K. Audience Participation**

**NEW BUSINESS**

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

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

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

- O. Consider SUP-2023-002 – Owner: Nacoochee Corporation. Applicant: CGP Acquisition & Development LLC**
- P. Consider SUP-2023-003 – Owner/Applicant: ACS Properties, LLC**
- Q. Consider AMD-2023-001 – Amendment to the Suwanee Zoning Ordinance**
- R. Consider Intergovernmental Agreement (IGA) with Gwinnett County**  
*Consideration of an IGA with Gwinnett County regarding jointly funded 2017 SPLOST parks and recreation project.*
- S. Authorize Mayor to Enter into an Agreement with Allied Paving Contractors in the Amount of \$98,345.00 for Installation of Pavement Markings at the Intersection of Russell Street and Main Street**  
*Initial consideration of this item appeared on the December 20, 2022 Council Regular Agenda however it was tabled until this meeting.*
- T. Consider Annual Council Board Appointments and Re-Appointments**  
*There are various annual appointments for multiple city boards and commissions expiring January 31<sup>st</sup>. Additionally, the DDA recommends Jessica Rantamaki for appointment to Seat 6 (vacant), and the Public Arts Commission recommends Jason Smith for appointment to their vacant board seat.*
- U. Consider Ordinance to Establish 2023 Election Fees**  
*The City must adopt an ordinance to call the November 7, 2023 municipal election and to establish the qualifying fees to fill the expired terms of Mayor, and Council posts 1 and 2.*
- V. Arbor Day Proclamation**  
*The City will celebrate Arbor Day on February 25, 2023.*
- W. Council Consent Agenda**
- 1. Approve 2nd Quarter Budget Adjustments**  
*The proposed 2nd 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%).*
- 2. Authorize 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.*
- 3. Authorize 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.*

**4. Approve 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.*

**X. Executive Session: Legal, Personnel, and/or Real Estate (if needed)**

**Y. Adjournment**